



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

08.14.26

Status of Property: Sea Oats Beach Club remains closed until further notice

BRJ Rebuild Update:

- Excellent progress continues throughout the first-floor units, office, and common areas as BRJ begins to complete the remaining renovation work. We are now entering the finishing stages, with walkthroughs and additional inspections scheduled to begin next week. We look forward to sharing additional updates and pictures as we move closer to completion of this portion of the renovation process.

HVAC:

- Air conditioning is now operational in all downstairs units and remains running to maintain a climate-controlled environment throughout the downstairs renovations.

Finish Work:

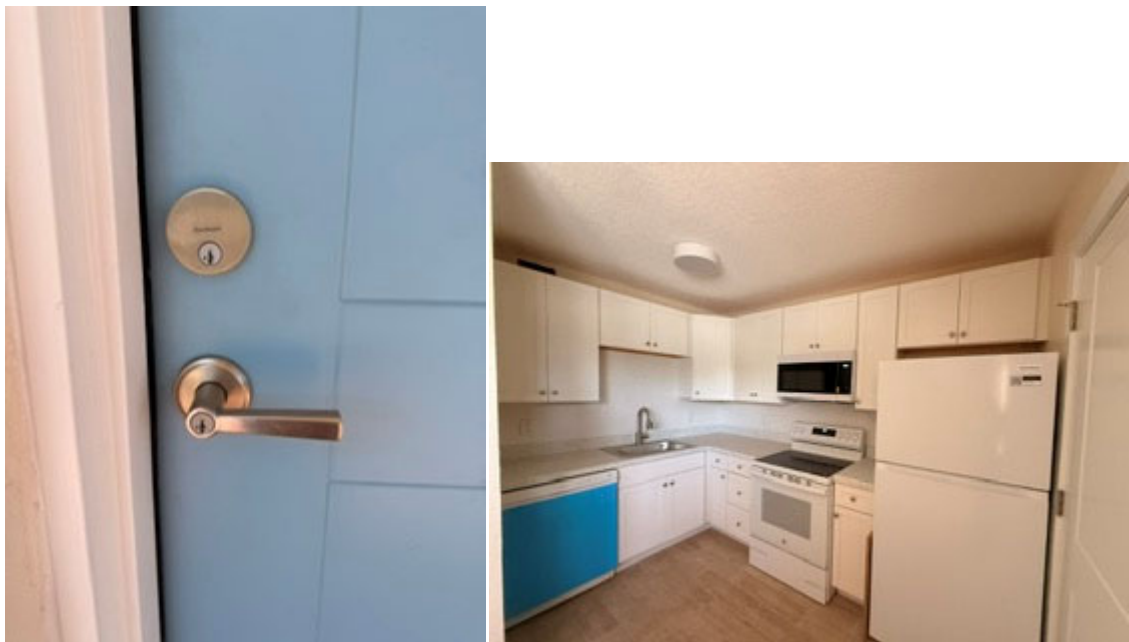
- Installation of windowsill trim is ongoing
- Cabinet hardware (handles and knobs) completed
- Toilet installation completed
- Bedroom closet door hardware completed
- Exterior door handles and locks installed

2nd Floor Information:

- The Board met on July 27, 2026, to review and approve the 2nd-floor renovation contract. Following receipt and review of the remaining additional information requested, the contract is expected to be signed next week, with permitting and the 2nd-floor demolition to begin shortly thereafter.

Financial Update:

- The Board will promptly update all Owners regarding any significant developments from the financial institution. We appreciate your patience and understanding as we work diligently to secure the most financially responsible solution while protecting the Association’s long-term financial and physical sustainability.
- Thank you to all Owners who responded to our request and brought their 2026 Maintenance Fees current.
 - Delinquency statements have been mailed to Owners with outstanding balances. Accounts remaining unpaid after **July 31, 2026**, have been referred to our collection agency, Meridian, and will incur additional collection costs of approximately **33%**.
 - Once an account has been referred to collections, payments can no longer be made directly to the Association. Please keep this in mind when addressing any outstanding balance.
 - If you have already paid your account in full but received a delinquency statement, please contact the office to confirm receipt of your payment or disregard the notice.



2026 Budget and Maintenance Fees Information:

- The 2026 Budget was reviewed and approved during December 18th, 2025, Board of Director’s Budget Meeting
- **Maintenance Fees 2026: \$781.75** The billing was mailed out on December 26th, 2025
 - **Late Fees & Interest:**
 - **Due:** February 1st, 2026
 - **Accrual of Late Fees (\$25) and Interest (12%):** March 1st, 2026

- Payments Accepted:**
- **Mail:** Include the payment stub, please clearly mark unit/week on check - **Send to address below**
 - **Owner’s Portal:** Note: 3.5% service/processing fee for credit card payments
 - **Call the Office:** 941-474-3611

Mailing Address for Checks:

SEA OATS BEACH CLUB CONDOMINIUM ASSOC
C/O CPMC
P.O. BOX 620573
ORLANDO, FL 32862-0573

Obligation to Pay: Owners are required to pay maintenance fees regardless of the property’s condition or usage



ALL FIRST-FLOOR AC UNITS ARE OPERATIONAL AND RUNNING

SEA OATS BEACH CLUB OWNER'S INFORMATION

Third-party Trades Paused:

All third-party trades with RCI and II remain suspended due to the extensive damage caused by the 2024 hurricanes, which rendered SOBC uninhabitable. As a result, incoming traders would have no available accommodation, making it an inequitable arrangement for all parties involved

Unit Sales:

Cunningham Property Management has paused all sales with the company until a firm reopening date has been determined.

Unit owners may still sell or gift their units independently; however, prospective new owners must be made aware of the following:

- Use of the unit is not guaranteed and is restricted depending on the reopening timeline.
- New owners are responsible for all Maintenance Fees due, as well as any possible future special assessments. All Maintenance Fees must be paid-in-full before transfer is official and legal.
- All sales must be properly recorded with the Charlotte County, FL Clerk's Office before any transfer of ownership will be officially recognized.

Please ensure that all parties involved are fully informed prior to any sale or transfer.

Owner Contact Information:

Please help us ensure our records remain accurate by keeping your contact information up to date. If you have any changes to your mailing address, cell phone number, or email address, please notify us by contacting Amy@VacationFLA.com or Theresa@VacationFLA.com.

We rely on Owners to inform us of any updates so that we can ensure timely communication and delivery of important notices and mailings. This responsibility rests with the Owner.

Deed-Back Policy:

The Board has approved a deed-back policy that is reviewed on a case-by-case basis. To qualify, all Maintenance Fees and Special Assessment balances must be paid in full. The Owner is responsible for all legal, recording, and related transfer costs.

- If you believe you qualify and are interested in pursuing a deed-back, please contact Theresa at Theresa@VacationFLA.com.

Owners Portal:

- The Owners Portal is a great source that contains SOBC BOD Meeting minutes, Owner Updates, and Monthly Financial paperwork all in one spot for your review and convenience... If you still have not created your Portal log-in, please reach out to either Theresa@VacationFLA.com or Amy@VacationFLA.com for the pertinent information



TOILET INSTALLATION COMPLETE



We appreciate all Owners' continued patience and support as we work toward reopening Sea Oats Beach Club and providing an improved resort experience for years to come.

