



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

09.04.26

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

BRJ Rebuild Update:

We are extremely pleased to announce that permitting for the second-floor renovation was approved by Charlotte County on Thursday, September 3, 2026. This is an important milestone that allows us to move forward with the next phase of the renovation process.

The first-floor renovation completion continues to move forward at a steady pace, with BRJ focused on completing the remaining work throughout the units, office, and common areas. Several unit walk-throughs have already been completed, and the project is progressing into the final stages. The team is actively addressing punch-list items and completing the remaining finishing details to ensure the work is properly completed.

Inspections have been completed and passed by the county. We are encouraged by the progress being made and look forward to providing further updates and photographs as the first-floor work advances toward completion.

At this time, a reopening timeline has not yet been established, as it remains dependent on funding approval and the conditions identified once BRJ begins second-floor demolition. We appreciate your continued patience and understanding as these critical phases of the project progress.

We recognize, understand, and share the frustration caused by the extended timeline for returning to Sea Oats. We sincerely appreciate your continued patience and support as we address the remaining challenges and work diligently toward reopening.



2nd Floor Information:

- The Board met on July 27, 2026, to review and approved the 2nd-floor renovation contract. Following receipt and review of the remaining additional information requested, the contract was finalized signed on 08.17.26.
- Permitting was approved by Charlotte County on Thursday September 3rd, 2026, for 2nd-floor demolition and renovation.



Financial Update:

- We remain in communication with Centennial Bank regarding financing and are currently awaiting an update on the status of the process.
 - The Board will keep Owners informed of any significant developments as information comes available.
 - We sincerely appreciate your continued patience and understanding as the Board works diligently to identify and secure the most financially responsible solution for the Association. The focus remains on protecting the interests of all Owners while ensuring the Association has a positive path forward that supports the completion of necessary work and maintains its long-term financial and operational stability.
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- Thank you to all Owners who have fulfilled their 2026 Maintenance Fee obligations and remain current on their accounts. Your timely payments are greatly appreciated and play an important role in supporting the Association's ongoing operations and restoration efforts.
 - 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



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



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.

