

Sea Oats Beach Club 2019-20 Annual Meeting Update

ANNUAL MEETING NEWS

The Board of Directors of Sea Oats Beach Club welcomed over 34 owners to the Annual Meeting held on December 7, 2019. The weather was beautiful and the Gulf of Mexico was calm.

The Association was successful in reaching a quorum with over 430 in attendance or via proxy. The Annual Meeting went on as scheduled.

Dr. Howett presided over the Annual Meeting.

Three candidates were vying for two seats in the Directors election. Ed Wotitzky presided over the election committee and the results are as follows:

- 1) Dr. Richard Howett - 174 votes
- 2) Danny Biehl - 182 votes
- 3) Thomas Blanchard - 166 votes.

Howett and Biehl were re-elected in a very close election.

All candidates for the Board of Director seats are unit owners in good standing.

MAINTENANCE FEE <4% Increase to \$533.00

The organizational board meeting was held immediately after the annual meeting. The board voted to increase the 2020 Maintenance fee by \$20.00 to \$533.00.

DUAL AFFILIATION II and RCI

Sea Oats Beach Club Association is dual affiliated with both

Resort Condominiums International (RCI) and Interval International (II).

Here is contact information:

Resort Condominiums International (RCI) 1 800 338-7777 or www.RCI.com or

Interval International (I. I.) 1 800 828-8200 or www.Intervalworld.com.

PAY 2020 MAINTENANCE FEES ONLINE STARTING DECEMBER 7, 2019

The Board of Directors has instituted an online link for owners to pay their 2020 maintenance fees any time they choose to.

WWW.EnglewoodBeachResorts.com will be the website to go to and there will be a link to click on to pay the fees. The owner will fill in their ownership info along with credit card info to pay their fees.

The information given will be encrypted so the transactions will be safe and secure.

SEA OATS RENTALS

For the owners who planned on renting their units, it may be prudent to think of using their units or trading them through RCI or II if units aren't rented one month before usage.

Owners interested in renting their unit(s) for 2020 are asked to:

**SEND IN YOUR RENTAL AGREEMENT
to the SEA OATS office.**

FUTURE YEAR TRADES

Sea Oats Beach Club will collect a \$200 deposit on future maintenance fees when an owner puts their unit up for trade in the year 2021 or 2022.

Unit must be paid in full for trades in 2020.

SOBC SINGLE BID AUCTION

SOBC Single Bid Auction

held this year netted 15 sales.

Over the last 4 years

Sea Oats Beach Club has sold 51 units and will contribute 25K to the 2020 maintenance fees.

SOBC SPECIAL OFFER ON OWNER RENTALS

SPECIAL RENTAL OFFER FOR OWNERS CONTINUED IN 2020

- SOBC Association owned one bedroom one bathroom units
- Dates available from April 18th, 2019 until December 19th, 2020.
- Cost will be \$549.00 plus 12% tax = \$ 614.88 total.
- Save over \$300.00 vs. Regular Rental Rates.

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A PROMISE KEPT

As a "Legacy" resort developed in the 1980's, Sea Oats Beach Club has kept the promises made to owners to offer a Safe, Clean, Organized Resort Environment while at the same time keeping costs low.

What this means in 2020 is this:

- 1) Owners can stay on the Gulf of Mexico for \$533.00 per unit week where Gulf of Mexico Beach Rentals are between \$900.00 to \$1200.00 or more per week.
- 2) Owners who trade through RCI or Interval International have strong trading power to get great trades any place in the world.
- 3) Owner/Investors who rent their units still get rental proceeds that average over \$100.00 more than the cost of their maintenance fees.

There are many resorts now where maintenance fees are higher than average rentals in the same market. These same resorts return less than the maintenance fees when units are rented successfully.

The Board of Directors promises to keep managing Sea Oats based on the promises made years ago.

The Vote on the 2022 SUNSET CLAUSE

The Sea Oats Board of Directors set May 16, 2018 at 1:30PM for the vote regarding the 2022 Sunset Clause and amending the Declaration of Condominium to delete the mandatory termination provision.

The vote was held at Sea Oats Beach Club pool area.

The results were 815 Votes to strike Sunset Clause and continue SOBC resort.
30 Votes to keep Sunset Clause.

Congratulations to the Owners who will now keep their units in Fee Simple ownership.

WWW.ENGLEWOODBEACHRESORTS.COM WEBSITE

Sea Oats Beach Club will continue to improve the value and transparency to the owners of the website this year by adding several new features including:

- SOBC Condominium Documents.
- Quarterly Financial Statements as soon as Board of Directors accept the reports.
 - Draft Quality Annual Meeting Recap within 2 weeks of Meeting.
 - Regular Board Meeting Minutes After Approval.

CONTACT US VIA EMAIL @ SEOATS@VACATIONFLA.COM

LOOK IN ON THE GULF OF MEXICO ANYTIME

VIEW THE GULF OF MEXICO ALL YEAR ROUND ON OUR BEACH CAMERA
GO TO SURFLINE.COM AND ENGLEWOOD BEACH AND YACHT CLUB.

Sea Oats Beach Club Maintenance Improvements in 2019.

- New Hurricane Proof Dining Room Windows and Inside Plantation Shutters.
 - Dining Room Walls painted in all units.
- Wi Fi is much better with all rooms and common area getting a great signal.
 - New Door Locks for all 25 Units.
- Increased seating in the common area with the addition of the "Lido Deck".
 - Over 5000 Feet of Walkways and Lanais repainted.
 - 4200 Square Feet of Pool and Spa Pavers resealed.
 - 61 Dining Room Chair Seat Cushions Recovered.

S O B C 2020 INTENT FORM

Name:	Unit /Week	
Email Address:		
Address:	State:	Zip:
Cell Phone:	Home Phone:	
I will Use my unit - [<input type="checkbox"/>]		
I will Loan my unit - [<input type="checkbox"/>]		
I will Exchange my unit through RCI - [<input type="checkbox"/>] or Interval International [<input type="checkbox"/>]		
I want to Rent my unit - [<input type="checkbox"/>] I will fill out the Rental Agreement on back and mail.		

SEA OATS BEACH CLUB

TIMESHARE CALENDAR FOR 2020

Week #	Saturday Check-in	Week #	Saturday Check-in
1	Jan 4	27	Jul 4
2	Jan 11	28	Jul 11
3	Jan 18	29	Jul 18
4	Jan 25	30	Jul 25
5	Feb 1	31	Aug 1
6	Feb 8	32	Aug 8
7	Feb 15	33	Aug 15
8	Feb 22	34	Aug 22
9	Feb 29	35	August 29
10	Mar 7	36	Sep 5
11	Mar 14	37	Sep 12
12	Mar 21	38	Sep 19
13	Mar 28	39	Sep 26
14	Apr 4	40	Oct 3
15	Apr 11	41	Oct 10
16	Apr 18	42	Oct 17
17	Apr 25	43	Oct 24
18	May 2	44	Oct 31
19	May 9	45	Nov 7
20	May 16	46	Nov 14
21	May 23	47	Nov 21
22	May 30	48	Nov 28
23	Jun 6	49	Dec 5
24	Jun 13	50	Dec 12
25	Jun 20	51	Dec 19
26	Jun 27	52	Dec 26

**PLEASE FILL OUT AND RETURN VIA EMAIL OR FAX TO RENT YOUR 2020 UNIT
SEA OATS BEACH CLUB 2020 RENTAL AGREEMENT
UNIT(S) _____ WEEK(S) _____ IN 2020.**

THIS TIMESHARE RENTAL AGREEMENT is made the _____ day of _____, 201____, by and between

OWNER _____ SOCIAL SECURITY NO. _____

CO-OWNER _____ SOCIAL SECURITY NO. _____

CELL PHONE _____ EMAIL ADDRESS _____

STREET ADDRESS _____ CITY _____ STATE _____

ZIP CODE _____ COUNTRY _____

(herein after referred to as the "Owner(s)" and CUNNINGHAM PROPERTY MANAGEMENT, a Florida corporation, a licensed real estate broker, whose address is: 1030 Seaside Drive, Sarasota, Florida 34242 (hereinafter referred to as the "Agent").

1. In consideration of the efforts and services of the Agent, Owner(s) hereby grant Agent the exclusive right for a period of one (1) year, commencing on the date first set forth above, to rent the above Unit Week(s), which are owned by the Owner(s). Each Unit Week shall be rented at the best available rate and number of days as determined by the Agent in its sole discretion, pursuant to the instructions in Paragraph 4 below.

2. Neither the Agent nor any person acting by, through, or under the Agent shall make any use whatsoever of the Unit Week(s) except pursuant to a fully executed rental agreement without the prior written consent of the Owner(s).

3. Owner(s) agree to pay the Agent a commission of TWENTY FIVE percent (25%) of the gross rental amount received for each rental period. Sales and resort tax, shall be paid by the renter and shall not be used in the determination of any commission or compensation. The commission is earned only if a rental is secured. The Owner(s) shall be responsible for any fees resulting from the acceptance of credit cards and for any other bank charges incurred by the Agent resulting from this Agreement. Agent is authorized to deduct the commission and applicable expenses from the rent collected; and in the event there are outstanding maintenance fee assessments due to the Association, to apply all or any part of the rental proceeds to such outstanding assessments. Payments to the Owner(s) will be mailed no later than forty-five (45) days following the departure of the renter. THE AGENT IS NOT RESPONSIBLE FOR UNCOLLECTED FUNDS. There is no fee or expense for listing the Unit Weeks for rental.

4. It may be helpful if the Owner(s) agree to rent for less than the full week. Please indicate below:

- Owner(s) are willing to accept less than a full week stay by a renter in the Unit Week(s) YES _____ NO _____
If two renters are secured for different time periods during the same Unit Week, an additional housekeeping charge will be incurred.

5. Agent will not be responsible for any reservation cancellation. Any forfeited deposits, will be distributed to the Owner(s) and the Agent per the agreed upon commission schedule.

6. No rental effort will be undertaken without receipt of a completed and fully executed Timeshare Rental Agreement.

7. Reservations will be allocated by the Agent according to the order in which completed Agreements are received, subject to the renter's desires.

8. If the Owner(s) wishes to use any of the Unit Week(s) after this Agreement is signed, the Owner(s) must inform Agent in writing of the cancellation of this Agreement as to such Unit Weeks provided, however, any such cancellation will be effective only if there is NO confirmed reservation for those Unit Weeks. It is the sole responsibility of the Owner(s) to verify the status of any rental of the Unit Week(s) by contacting the Agent. Agent cannot accept responsibility for keeping all owners informed of the rental status of their unit weeks.

9. Owner(s) acknowledge and agree that any loss or damage to the Unit, the common elements of the Condominium, or the Owner(s) property during the rental period is the responsibility of the Owner(s). The Agent will collect a damage deposit from the renter.

10. There are no other agreements, promises or understandings either expressed or implied between the Owner(s) and the Agent regarding rental of the Unit Week(s) other than specifically set forth herein, and there can be no alterations of or changes to this Agreement except in writing and signed by the Owner(s) and the Agent. In connection with any litigation, including appellate proceedings, arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

11. Owner(s) hereby acknowledge receipt of a copy of this Agreement. The Owner(s) agree to refer to the Agent all inquires received concerning rental of the Unit Week(s). This listing is taken and this Agreement shall be performed in full compliance with federal, state and local fair housing laws without regard to race, color, religion, age, sex, country or origin or handicap. Agent shall maintain records of all rentals and the income received at the Agent's main office in Sarasota, Florida. The Agent shall be responsible for compliance with all applicable regulations and rules concerning rentals.

12. There are no existing judgments or pending litigation against the Agent resulting from or alleging a violation by the Agent of Chapters 475, 498, 718 or 721, Florida Statutes, or alleging consumer fraud on the part of the Agent.

THERE IS NO GUARANTEE THAT ALL OR ANY PORTION OF THE OWNER(S) UNIT WEEK(S) WILL BE RENTED AT ANY PARTICULAR PRICE OR WITHIN ANY PARTICULAR PERIOD OF TIME.

IN WITNESS WHEREOF, the parties hereto have executed this Timeshare Rental Agreement on the date first set forth above.

SIGNATURES: _____ DATE _____

OWNER _____ CO-OWNER _____

AGENT, by _____ DATE _____

**RETURN TO: SEA OATS BEACH CLUB, 1720 Gulf Blvd., Englewood, FL 34223
941/474-3611 FAX: 941/474-3611 Website: EnglewoodBeachResorts.com
EMAIL seaoats@vacationfla.com**