

South Seas Club Board Update: Construction Activity & What We Know (As of April 15, 2026)

Dear South Seas Club Owners,

Over the past 24 hours, the Board of Directors has received new information regarding upcoming construction activity adjacent to South Seas Club property. We want to proactively share what we know, outline potential concerns, and assure you that we are actively working with legal counsel to evaluate next steps to protect the Association and its owners.

What We Learned

We were notified by Hilton Grand Vacations (HGV) Sanibel staff of planned construction activity by Timbers related to the next phase of their development, which includes hotel and condominium projects.

Key elements of this update include:

- Planned trenching along the main road near Harbourview and the Beach House extending toward South Seas Club
- Temporary rerouting of northbound traffic during construction
- Construction activities occurring within a defined boundary adjacent to South Seas Club
- A construction safety fence expected to be installed approximately 9 feet from the rear of the South Seas Club building
- Start date not confirmed but could begin as early as this coming weekend

This is a developing situation, and this information was only recently communicated to us.

Why This Raises Concern

Based on the proximity and nature of the planned work, the Board has identified several areas requiring immediate review:

- Property boundary implications and encroachment risk
- Owner access, safety, and traffic flow disruptions
- Noise, vibration, and construction impact on use and enjoyment of units
- Potential impact to property values and rental activity
- Permitting and regulatory compliance with Lee County

Additionally, previously shared development materials note that future designs, construction, and site conditions are subject to change and dependent on permitting approvals — reinforcing the need for verification of what has been formally approved versus proposed.

What the Board Is Doing Now

We want to be clear: we are actively engaged and taking this seriously.

Current actions underway include:

- Engaged legal counsel to assess rights, obligations, and potential actions
- Determining what permits have been filed and approved with Lee County
- Requesting additional documentation and clarification from HGV, Timbers, and related parties
- Evaluating all available actions to protect the Association's property, access, and owner interests

Our Commitment to Owners

The Board will continue to ask direct questions, act in the best interest of all owners, provide timely updates, and avoid speculation while ensuring transparency.

We understand this news may be concerning. Please know that we are aligned in protecting the long-term value, access, and enjoyment of South Seas Club.

Frequently Asked Questions (FAQ)

1. When will construction start?

We have been told construction could begin as early as this coming weekend, but no confirmed start date has been provided.

2. How close is the construction to our building?

Current information indicates construction fencing may be placed approximately 9 feet from the rear of the South Seas Club building.

3. Will this impact my ability to access the property?

Potentially. Planned road trenching and traffic rerouting could affect access patterns.

4. Has this work been approved by Lee County?

That is currently under review.

5. Can construction happen this close to our property?

This depends on property boundaries, easements, and county approvals.

6. Will there be noise or disruption?

Construction-related noise and disruption are likely.

7. Is this related to previously shared redevelopment plans?

Yes, this appears to be part of the broader development progression.

8. What is the Board doing to protect owners?

Legal review, permit validation, and protective actions are underway.

9. Should I contact the Board directly?

Please review this update first and submit questions through standard channels if needed.

10. When will we hear more?

We will provide updates as soon as additional facts are confirmed.

Closing

We recognize that this situation introduces uncertainty. The Board is aligned, engaged, and committed to acting in the best interest of all South Seas Club Owners.

South Seas Club Board of Directors