

ALL CAPS

a monthly news service of the Presidents' Council

September 2024

CAPTIVA ISLAND

Florida USA

WELCOME

ALL CAPS is a monthly newsletter about Captiva Island living for owners by owners of private homes located within South Seas Island Resort[†].

SUNSET BEACH EASEMENT

A cleared path runs from the 4-way stop by Harbourview Villas west to the beach. This path is governed by a recorded 30-foot wide easement, which has been an owner entitlement since the 1960s of the eight timeshare associations plus five full ownership associations (Beach Homesites, Sandrift, Marina Villas, Seabreeze, and Land's End) that comprise Township 45 Section 22. To be clear, this easement right does not extend to other association owners with the resort but with homes located outside Section 22. For the owners of the 116 units at Marina Villas, Seabreeze, and Land's End, the Sunset Beach easement is their **only** legal access to the beach within the resort.

While this path has been commonly used in the past by the public generally to access the beach as well as the volleyball courts and golf cart parking (which have since been removed), the Resort now has signage and staff restricting the use of this path to pedestrian traffic only. The Resort has also begun construction on its new Beach House restaurant slated to open in Spring 2025. The eight timeshare associations have sued the Resort seeking a temporary injunction, alleging that the construction encroaches on the Sunset Beach easement. The full ownership associations of Township 45 Section 22 are not a party to this lawsuit, but are contemplating legal action to enforce their rights.

OWNERS MEETING CALL

The next monthly Presidents' Council owners meeting call is scheduled for October 2, 2024, at 4:30 p.m. ET. The meeting access information, agenda, and other information may be found at our companion website www.scsfl.org on the Schedule page. Links to the Zoom recordings of past owners meeting calls may also be found on the Schedule page.

SOCIAL MEDIA

You may now find us on X and Instagram at @scsflorg.

[†] not affiliated with South Seas Island Resort