

Owners Meeting

February 25th, 2026



South Seas

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Introduction

Shawn Farrell

Key Updates for South Seas Owners & Guests

- ❖ **We are offering a better than ever experience!** Now open: Jet Ski Tours, Boat Rentals, Bayview Fishing Pier Experience, firepits and outdoor games in multiple areas, 7 different spots for Food and Beverage, Golf, Marina operations, 2 different full-service water amenity destinations, kids club, arcade and 2 ½ miles of the unbelievable beaches with chair and umbrella service with some of the best shelling in the world.
- ❖ Kids Camp – Camp-tiva now open!
- ❖ Increase of Revenue and Occupancy, with strong season kick-off.
- ❖ **Club Captiva** membership information and enrollment documents are available through Bob Walter, Marina Bloetz, and the Owner Relations team for those interested in joining.
- ❖ **Time Share & Club Captiva** applications are available with Julisa and the Owner Relations team for 2026!



Resort Operations Update

Marina Bloetz

Resort Operations Update – Experiences

The Shops at South Seas

- ❖ OPEN daily for your shopping pleasure!
- ❖ Starbucks 6:30am-6pm
- ❖ Provisions 8am-6pm
- ❖ Spirits 10am-6pm
- ❖ Outfitters 10am – 6pm
- ❖ South Seas Real Estate office Mon- Fri 10am–5pm Sat 10am-4pm

And our partners at The Shops of South Seas

- ❖ J McLaughlin 9:30am-5:30pm
- ❖ Everything But Water coming soon, in build-out process.
- ❖ Lilly Pulitzer is open, daily 10am-5pm.

Resort Carts & Bike Rental

- ❖ 4-seater and 6-seater golf carts available to rent.
- ❖ Kids and Adult Bike rentals are available at the Resort Cart Rental location.
- ❖ Charging stations are available at the south and north end of the property. Please use these dedicated areas to park resort carts.



Resort Operations Update – Experiences



Yacht Harbor

- ❖ Yacht Harbor open daily 8am-4pm
- ❖ Full services Marina including dockage, fuel, retail and fishing guides available for charters.
- ❖ Overnight dockage available.
- ❖ Please contact our Marina Team at 855-777-3625 for slip reservations, trailer storage recommendation or private charter bookings.

Captiva Landing Marina

- ❖ Captiva Landing Marina open for dockage and boat launching.
- ❖ Guided Kayak tour on Pine Island Sound.
- ❖ Guided JetSki tours, choose 3-hour or 4-hour option with Cabbage Key stop.
- ❖ Boat Rental available, Center console and Pontoon Boat.

Resort Operations Update – Experiences

Fitness Center

- ❖ Fitness center open 5am-8pm next to the Registration Building.

Trolley Operations

- ❖ Trolley operating daily from 8am-10pm, departs every 15 min. Follow us on the Trolley Tracker. All owners and guests on property are welcome to use the Trolley.

Bayview Pool, South & Sunset Beach operations

- ❖ Pool operations 9am–6pm daily.
- ❖ Rentals for Cabana, Bayview Lookout and Bayview Serentiy Loungers available.
- ❖ South and Sunset Beach operations 10am-Sunset.
- ❖ Family Games at Bayview Lawn and Sunset Beach.
- ❖ Paddle Boards, Tandem Kayaks, and Single Kayaks are available at Sunset Beach available 9am-4pm daily.
- ❖ Saturdays we offer now Beach Yoga



Resort Operations Update – Experiences

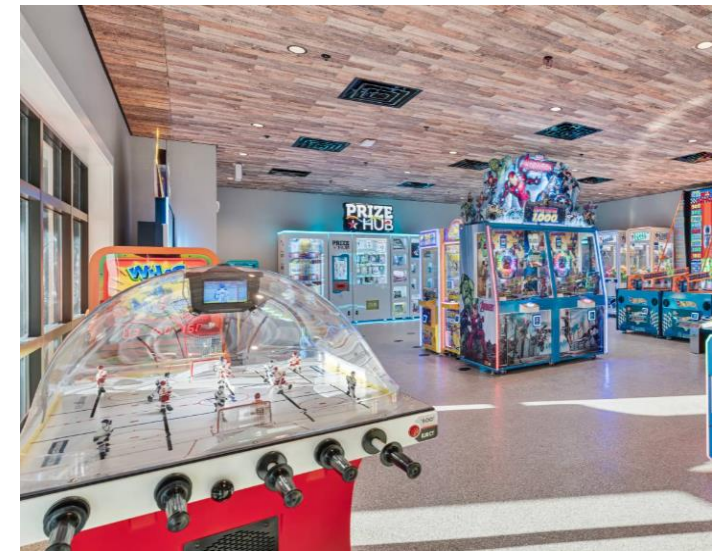
Captiva Landing

- ❖ Water Park: Open Daily 9am – 5pm
 - ❖ Cabana Rentals Available
- ❖ Bottlenose Bay: Open Daily 9am – 5 pm with a 45min closure daily from 1pm – 1:45pm for safety checks.
- ❖ Flippers: Open Daily 9am – 6pm
- ❖ The Arcade: Open Daily 9am – 8:30pm



Captiva Landing – New Activities

- ❖ Tuesdays @ 8:30am – Not-so-lazy Riverwalk
- ❖ Saturdays @ 10am – Aqua Yoga at the Cove Pool



Resort Operations Update – Experiences

Scout About - Scavenger Hunt

- ❖ Our Family Fun Scavenger Hunt- Scout About is coming back.
- ❖ Scout About is self-guided adventure designed to explore the resort at their own pace while learning about our unique costal environment. It's a perfect way to enjoy quality time together while discovering the natural beauty that surrounds us.
- ❖ Pick up your map at Registration, Captiva Landing or Bayview Pool Complex to get started.
- ❖ We are launching with 11 stations and even more will be added in the future.
- ❖ Happy exploring!



Ospreys

ScoutAbout



Can you find the Osprey nest? Ospreys are the most common bird of prey on Captiva—and with a wingspan of 4 to 6 feet, they're one of the largest birds of prey in North America! Their diet consists almost entirely of fish; they dive headfirst toward the water and then throw their talons in front of them to snatch their catch. To tell the difference between a male and female, look for the brown "necklace" that females have across their chest.

Manatees

ScoutAbout



These gentle giants don't have any natural predators—even alligators don't bother them! While they live in the water, they come to the surface to breathe before heading back underwater for up to 20 minutes. Manatees eat about 10% of their body weight in vegetation every day, up to 300 pounds of munching. Because their teeth get such a workout, they continuously replace the ones that are worn out with fresh "marching molars" that move along their jaw.

Sea Turtles

ScoutAbout



Seven different species of sea turtles are found in warm and temperate waters around the world—there are Green, Loggerhead, Green, Leatherback, Hawksbill and Kemp's Ridley Sea Turtles. These turtles have amazing navigation skills that allow them to return to the beach where they hatched to lay their own eggs. Not many sea turtles survive to adulthood (about 1 in 3,000!), but those who do can live a long time because they have very few predators.

Bottlenose Dolphins

ScoutAbout



Among Captiva's most beloved marine residents, bottlenose dolphins are highly intelligent, social, and playful. They're often spotted close to shore in bays or swimming near the beaches around Captiva and Sanibel, traveling in small pods of two to 15. When it's time to rest, dolphins display an incredible adaptation: they shut down half of their brain while the other half remains alert to breathe and watch for danger. Remarkably, they can hold their breath for eight to 15 minutes before surfacing for air.

Resort Operations Update – Experiences

Captiva Landing – Camp-tiva Kids Camp

How to contact:

Email: camp-tiva@southseas.com

Phone: Ext. 1431

How to make a reservation:

Visit Camp-tiva during our daily craft from 11:00-12:00 and speak with an attendant

Email camp-tiva@southseas.com and we will get in touch with you to book
Reserve a spot via the South Seas app

Who can attend Camp-tiva?

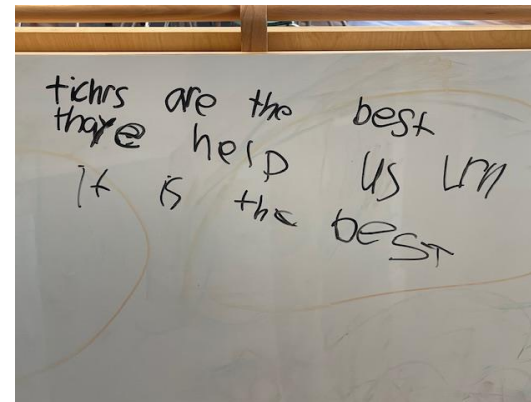
Anyone with Club Captiva access ages 3-11 (must be bathroom independent)

Cost:

\$45 for Half-Day Sessions

\$75 for Full-Day Sessions

\$65 for Kids' Night Out Sessions



Resort Operations Update – Experiences



The Clutch Golf Course & Club House

- ❖ Open Tuesday through Sundays from 8am to 6pm, closed Mondays.
- ❖ Family-friendly walking course designed for all ages, enjoyable for advanced golfers and beginners.
- ❖ Club Rentals with pushcarts available.
- ❖ Club House with Food & Beverage options.
- ❖ New Twilight Rates available, after 2:30pm.
- ❖ Join us for stunning Sunsets.
- ❖ Great selection on golf attire and accessories.
- ❖ Beautiful Wedding and Group Venue.
- ❖ Saturday is GLOW Night!

Resort Operations Update – Season Kick Off



Season Kick Off Celebration – Presidents Day Weekend

- ❖ Face Painting
- ❖ Aqua Yoga, Beach Yoga and Not-so-lazy Riverwalk
- ❖ Seasonal Crafts for the whole Family
- ❖ Daily Poolside Bingo
- ❖ Comedy Show
- ❖ Glow Party and Silent Disco at the Clutch



Resort Operations Update – South Seas App

Download our South Seas App

- ❖ Enhance your stay with our South Seas App.
 - ❖ Restaurant Reservations
 - ❖ Book a Tee Time
 - ❖ Book Activities
 - ❖ Book Watersports tours and rentals
 - ❖ Book Cabanas at Bayview Pool or Captiva Landing
 - ❖ Rent Golf Carts or Bikes
 - ❖ Message us directly
 - ❖ See the Event Calendar
 - ❖ Get Resort Updates
 - ❖ Check out the Trolley Tracker
 - ❖ Book a future stay....

Just scan the QR Code



Resort Operations Update – Staffing

Big Moves, Promotions and New Talent!

- ❖ We are actively hiring for all areas to increase our staffing level.
- ❖ 11 new team members starting this week for Housekeeping
- ❖ Team member promotions



Prajay Mesharm
Assistant Restaurant Manager
Beach House



Lauren Keenan
Marketing Content Manager



Jemma Picken
Director of Recreation & Guest Experience

Starting 3/2/2026



Kristina Kristianson
Leisure Sales Manager

Resort Activities – Guest Feedback

South Seas · February 23, 2026 at 1:18 PM

10 “Weather was great along with all of the personnel we came in contact with”

South Seas · February 21, 2026 at 10:27 AM

10 “”

South Seas · February 17, 2026 at 5:42 PM

10 “Great time at the beach house, Rob and Joe were the best bartenders. Great environment, exceptional mojito and very friendly.”

South Seas · February 19, 2026 at 1:19 PM

10 “We went to the Beach House. We had Rob and Curly as bartenders/servers. They were the best. Food was great, service was great, made the experience one to remember!”

South Seas · February 19, 2026 at 2:42 PM

10 “Shout out to Raheem for his amazing Bingo commentary. He made it so fun!!! Jennifer, Diane, and Curly were awesome bartenders at the pool! They kept me loose, relaxed, and sane. :) Kate and Ernie were awesome trolley drivers. Learned so much about the island from them.”



Food & Beverage Update

Scott McGregor
Director of Food & Beverage

Food & Beverage Update – Dining

Food & Beverage Recent News

Congratulations to John Sifford who was promoted to Assistant Director of Food and Beverage. John has served as the Beach House General Manager and led the team thru the opening. John will now assist in the global operations of the South Seas Property



The Clutch Clubhouse - Last Tee Time is 4:00PM Hours: 8:00 AM – Sunset – CLOSED MONDAY

M E N U

BREAKFAST BALLERS

Fresh Fruit Parfait ^v Diced fresh fruit, berries vanilla yogurt & house-made granola	11
Sunrise Ciabatta Sandwich Double-smoked bacon, egg & gouda	13
English Muffin Impossible Breakfast Sandwich ^v Impossible sausage patty, egg & cheese	12
Breakfast Empanada Chorizo, scrambled egg & cheddar cheese	12
Beignets ^v Classic French donuts dusted with powdered sugar	13
Chicken & Waffle Sandwich Pulled rotisserie chicken, egg, pepper jack cheese & hot honey butter	14

TEE BOX FAVORITES

Southern Chicken Salad Croissant Rotisserie Chicken Salad with Chopped Apple, Grapes, Craisins and Local Honey	15
Grilled Chicken Caesar Wrap Chopped Romaine, Creamy Caesar Dressing, sun-dried tomato, shaved parmesan & crispy capers wrapped in a spinach tortilla	14
Vienna Beef Hot Dog Toppings available at the Bar	12
BBQ Brisket Panini House smoked beef brisket, honey BBQ sauce, Monterey jack cheese on grilled sourdough	16

SUNSET SHAREABLES

South Seas Smoked Fish Dip Pita Chips & Crudité Vegetables	19
Charcuterie and Cheese Board Assorted crackers, jams, cheese and cured meats	20
Pimento Cheese Spread ^v Assorted crackers and pita chips	16
Hot Pretzel Bites ^v Beer Cheese & Spicy Mustard Dip	15

^v = Vegan | ^{GF} = Gluten Free | ^{*} = Disclaimer (mandatory)

*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

B E V E R A G E S

SPECIALTY COCKTAILS

Fairway Fizz Smoiff Vodka, Ginger Ale, Grape & Lime Juice	14
The Spiked Swing Smoiff Vodka, ½ Lemonade and ½ Iced Tea	14

READY-TO-DRINK COCKTAILS

Deep Eddy Vodka Grapefruit, Lemon or Lime	12
NUTRI Vodka Orange or Pineapple	12
Topo Chico Ranch Water	12

WINE

Altitude Project Mimosa	14
Altitude Project Chardonnay	14
Altitude Project Pinot Noir	14
Altitude Project Rosé	14

BUBBLES

Chandon Brut Split	18
Chandon Brut Rosé Split	18

SELECT BEER

Miller Lite	7
Michelob Ultra	7
Coors	7

PREMIUM BEER

Corona Premier	8
Modelo Especial	8
Lagunitas (A Little Sumpin' Sumpin' IPA)	8
Kona Big Wave	8

NON-ALCOHOLIC BEVERAGES

Coke Products 20oz	5	Monster Energy Drink Mixed Flavors	6
Powerade Mixed Flavors	5	Dunkin Coffee Iced Coffees	6
Gold Peak Tea	5	Coffee	4
Smartwater	5		

Food & Beverage Update – Dining

Tarpon Bar | Bayview Pools

Hours: 10AM – Sunset



Scoops & Slices | Bayview Pools

NEW HOURS: 1PM – 9PM

New Flavors arriving weekly!



Food & Beverage Update – Dining

Starbucks | The Shops at South Seas

Hours: 6:30AM – 6:00PM



Provisions | The Shops at South Seas

Hours: 8AM – 6PM



Food & Beverage Update – Dining

Redfish Grill Hours: 11:00AM – 6:00PM

Reservations are available via the South Seas App – Dining Reservations



SHAREABLES

FRIED FLORIDA ROCK POPCORN SHRIMP Lightly battered and served with Thai sweet chili and dynamite sauce	25	FRIED CHICKEN WINGS Tossed in choice of sauce, ranch or bleu cheese, celery carrots	18
CRAB CAKES Served in a bed of greens, topped with a spiced tomato jam and a tropical salsa	18		

SALADS

Add: Grilled Chicken 8, Steak 10, Grilled Shrimp Skewer 12, Calamari 12

WEDGE GF Baby iceberg, pepitas, gorgonzola, tomato, bacon, blue cheese dressing	18	CAESAR Romaine lettuce, croutons, sundried tomatoes, crispy capers, parmesan crisps	15
GARDEN GF Baby greens, red onions, cucumber, cherry tomato, hearts of palm, citrus ginger dressing	12	ROASTED BEET GF Honey whipped goat cheese, roasted beets, toasted pistachio, orange zest, local honey	15

FAVORITES

BLACKENED RED FISH Topped with a creamy crab sauce, served over coconut rice, and fresh veggies	42	MARINERS CIOPPINO GF Clams, shrimp, scallops, squid, mussels, and fish, all sourced from the Gulf, combined with fresh tomatoes, garlic, shallots in a wine sauce, served with crostini's	45
GRILLED GULF SHRIMP SKEWERS Fresh vegetables, French fries and Remoulade sauce	30	FISH TACOS Fresh Gulf Mahi Mahi served grilled or fried and tossed in our house made spicy sauce cilantro lime slaw, topped with queso fresco, Pico de Gallo.	25
GROUPE REUBEN Blackened grouper, toasted marble rye, Swiss, thousand island, Cole slaw & French Fries	27	REDFISH BURGER Angus beef blend, guacamole, bacon, red onion, cheese, bacon jam, on a brioche roll with French Fries	21
SOUTHERN CHICKEN BOULADE Stuffed chicken breast, Boursin cheese, spinach, sundried tomatoes, shallots, wrapped in bacon served over coconut rice and vegetables	26	DAILY FRESH CATCH Local fish served over a rosemary- parmesan roasted fingerling potato, tropical passion fruit slaw.	MP

V = Vegetarian | GF = Gluten Free
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Food & Beverage Update – Dining

Harborside Grill

Open 4pm to 10pm Wednesday thru Sunday

Reservations are available thru the South Seas App – Dining Reservations

Harborside SINCE 1991
ANTIPASTI
BRUSCHETTA TRIO BOARD Burrata Caprese, Wagyu Carpaccio, Calabrian Mascarpone Crab Spread 22
CALAMARI FRITTE Marinara, garlic, herbs, cherry peppers, grilled lemon 24
TUNA TARTARE** Cubed yellowfin, avocado, frites, aioli 24
GRILLED OCTOPUS Confit, marlin, potatoes, asparagus, lemon butter 26
SAUSAGE ARANCINE Fried risotto balls stuffed with sausage & cheese 18
MEATBALLS Herbed ricotta and oysters 19
SEAFOOD TOWER** Royal red shrimp, crab legs, green fig half shell mussel, stone crab claws and oysters on the half shell Market Price
INSALATE
CAESAR Baby romaine, creamy anchovy dressing, lemon, Parmesan, crostini 13
VERDE Baby arugula, lemon, parmesan, sea salt 15
BURRATA CAPRESE Tomatoes, fresh burrata, basil, balsamic, aioli 19
HARBORSIDE WEDGE Crisp pancetta, Corgonzola, macerated tomatoes, Parmesan crisps 17
CONTORNI
TOASTED GARLIC BROCCOLI RABE 12
PANCETTA FRIED BRUSSELS 12
TRUFFLE ROASTED POTATOES 12
ASPARAGUS WITH SALSA RUSTICA 12
WILD MUSHROOM RISOTTO 12
**There is risk associated with consuming raw oysters. If you have chronic illness of the liver, stomach or blood or have immune disorders, you are at greater risk of serious illness from raw oysters, and should eat oysters fully cooked. If unsure, consult a physician.

PASTA
CAMPANELLE BOLOGNESE Classic three meat sauce, bechamel 29
SPAGHETTI & MEATBALLS House-made meatballs, tomatoes, basil, parmesan 28
CAGO & PEPE Capellini, pecorino romano, cracked black pepper 25
SHORT RIB RAVIOLI Wild mushrooms, roasted shallot, truffle crème 41
POLLO & CARNE
NY STRIP Roasted garlic, rosemary butter 61
CHICKEN PARMIGIANA Spaghetti, marinara, provolone, parmesan, basil 38
OSSO BUCO Braised veal shank, gremolata 55
8 OZ FILET MIGNON Sautéed lemon herb sauce 59
16 OZ BONE IN RIBEYE Cipollini onions, roasted peppers, wild mushrooms 77
CHICKEN PICCATA Capellini, lemon butter, capers 34
BISTECCA FIORENTINA 36oz T-Bone for two, lemon, aioli, sea salt, crispy spinach leaves 135
CHICKEN ALLA VODKA GNOCCHI Housemade vodka sauce, burrata, gnocchi, chicken cutlet \$39
DAL MARE
SNAPPER LIVORNESE Fresh local snapper, olives, tomato, capers 44
SEAFOOD SCAMPI Capellini, local caught fish, shrimp, scallops, clams, cherry tomato 40
FRUTTI DI MARE CIOPPINO Locally caught fish, shrimp, scallops, mussels, clams, savory broth 45
GRILLED BRANZINO Tomato-basil relish, aioli, asparagus 39
KIDS
SPAGHETTI & MEATBALL 14
FOUR CHEESE PIZZA 14
CHICKEN PARMIGIANA 14
CHEESE RAVIOLI 14
GRILLED CHICKEN BREAST WITH VEGETABLES 14
*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.



Food & Beverage Update – Dining

Flippers

Open Daily from 10am-6pm

Favorites

Vegetable Spring Rolls	\$13
Shredded cabbage, carrots, bell peppers, garlic, ginger, served with Thai dipping sauce	
Chicken Tenders	\$15
Tenders Served with 1 dipping sauce (ranch, buffalo, honey mustard or BBQ)	
Crispy Grouper Fingers	\$16
Served with a creamy remoulade sauce	
Beachside Nachos	\$14
Queso fresco, Pico de Gallo, black olives, sour cream & guacamole Add seasoned ground beef, chicken or shrimp +\$5	
Cheese or Pepperoni Pizza Logs	\$14
Thin rolled crust served with marinara sauce	

Greens & Veggies

Caribbean Spiced Chicken	\$21
Jerk roasted chicken, chopped mix greens, mandarin orange, pineapple, cucumber, tomato & served with a tropical vinaigrette dressing	
Grilled Shrimp Greek	\$22
Tomatoes, onion, cucumber, kalamata olives & feta cheese with red wine vinaigrette	
Roasted Pepper Hummus & Veggie Platter	\$21
Served with an array of fresh veggies & toasted pita chips	

Handhelds

Captiva Club Wrap	\$17	Fresh Florida Grouper Sandwich	\$19
Sliced smoked turkey breast, mesquite smoked bacon, Swiss cheese, lettuce, tomato, red onion, avocado aioli		Pan seared or fried grouper, American cheese, lettuce, tomato, chipotle tartar sauce on an onion roll	
Island Spiced Chicken Sandwich	\$18	Portobello Mushroom Sandwich	\$16
Southern fried chicken breast tossed in our own island spice sauce, lettuce, tomato, pickle coins, served on a brioche bun		Balsamic roasted mushroom, roasted peppers, garlic-herb cheese, arugula served on a ciabatta bun	
Hot Diggity Dog	\$14	Bayside Cheesesteak	\$18
Foot long all beef hot dog served on brioche bun Add chili or cheese +\$2		Shaved prime rib, grilled onions & cheese whiz	
Shell City Smash Burger	\$17		
Two smashed beef patties, smothered in sautéed onions, topped with cheddar cheese, lettuce & tomato, island sauce & brioche bun Sub Impossible Burger Patty +\$2			

Desserts

Funnel Cake Fries	\$13
With warm chocolate dipping sauce	
Apple Pie Egg Rolls	\$13
With caramel sauce	
Mango-Lime Frozen Cheesecake Bites	\$13
Warm Chocolate Chip Cookies	\$13

Soft Serve & Floats

Cake Cone Waffle Cone Cup	\$13
Chocolate Vanilla Dale Whip Pineapple	
Ice Cream Floats	\$10
Orange Creamsicle Root Beer Float	
Warm Chocolate Chip Cookie Ice Cream Sandwich	\$13

Shareable Sides

Curly French Fries	\$5
Add chili or cheese +\$2	
Cinnamon Sweet Waffle Fries	\$5
Zucchini Fries	\$6
Tropical Fruit Cup	\$7
Served with yogurt dipping sauce	

Kids' Meals

Served with Danimal Milk, Cutie orange & chips	\$14
Cheeseburger Sliders [2]	\$14
Grilled Cheese Sandwich	\$14
Mini Corn Dogs	\$14

Beverages

SOFT DRINKS	\$5	ALCOHOL-FREE DRINKS	\$8
Coke, Diet Coke, Coke Zero, Sprite, Lemonade, Root Beer, Powerade, Fanta Orange		Captiva Cooler Pina Colada Bottlenose Punch Strawberry Daiquiri Captiva Vice Half Pina Colada & Half Strawberry Daiquiri	
BOTTLED BEVERAGES	\$5		
Aluminum Captiva Water Bottle, Dunkin' Iced Coffee, Tropic Chica Sparkling Mineral Water, Vitamin Water			
ADULT BEVERAGES	\$14	CANNED COCKTAILS	\$9
Captiva Collada Captain Morgan White Rum, Tropicana Flordian Pina Mix Landing Daiquiri Captain Morgan White Rum, Tropicana Flordian Strawberry Daiquiri Mix Bottlenose Flow Captain Morgan White Rum, 1/2 Tropicana Pina, Daiquiri Mix		Ketel One Botanical Cocktails Peach, Orange Blossom, Cucumber, Mint Deep Eddy Grapefruit, Lemon Honi Water Coral, Cranberry, Lime, Susan, Strawberry, Kiwi Casamigos Margaritas Strawberry, Lime, Passion Fruit, Prickly Pear, Classic Marg	
CANNED WINE	\$12		
Altitude Project - California Chardonnay, Rose, Mimosas, Pinot Noir			
BEER			
DRAFT BEER		CANNED BEER	
Domestic Beer	\$8	Domestic Beer	\$8
Landsark Lager		Michelob Ultra, Pabst Blue Ribbon 16oz	
Local Craft Beers	\$9	Imported Beer	\$9
Gateway Blonde, Fort Myers Brewing Co., Fort Myers, FL ABV 4.2%, Orange Blossom Pilsner, OB Brewing, Orlando, FL ABV 5.5%, Florida Man Double IPA, Cigar City Brewing, Tampa FL ABV 8%		Corona Extra, Heineken, Heineken NA, Stella Artois	
		Craft Can Beer	\$9
		Sand Bar Sunday, Islamorada Brewing, Ft. Keys	
		Big Wave, Kane Brewing, Hawaii	
		You're my boy Blue, Florida Ave Brewing, Tampa, FL	
		Tropically Impaired Hazy IPA, Islamorada Brewing, Ft. Keys	

Food & Beverage Update – Beach House

Open Daily 11:00am to 9:00pm

Cuisine – All the best the Gulf & SW Florida has to offer.

Patio weather is here! Reservations available via the South Seas App Dining.



HOUSE

SEASONAL MENU

GREENS

Add Protein: Grilled Chicken – \$8; Steak – \$12; Grilled Shrimp – \$12; Grilled or Blackened Mahi Mahi – \$14

BEACH HOUSE SALAD – 12 ●

Mixed lettuce, cucumber, red onion, jewel box tomato, hearts of palm, citrus vinaigrette

CAPTIVA CRUNCH SALAD – 18

Romaine, radicchio, candied pecans, feta cheese, croutons, spiced pepitas, Pear & raspberry vinaigrette

GRILLED SHRIMP LOUISE SALAD – 36 ●

Citrus marinated shrimp, vine-ripe tomatoes, egg, avocado, capers & crisp bacon with Louise dressing

SHAREABLES

STEAMED ROYAL RED SHRIMP BUCKET ●

1/2 LB. – 18 / 1-POUND – 35
Peeled & tossed in butter, seasonings & key lime juice

CONCH REPUBLIC FRITTERS – 22

Beer-battered conch, island dipping sauce

TUNA CRUDO – 22 ●

Jicama, poblano, cilantro, pepita, citrus emulsion

BUBBLING BLUE CRAB, SPINACH, & ARTICHOKE DEP – 22

Blue corn tortillas

HOT TIN CAN NACHOS – 24

Shredded mojo marinated chicken, Oaxaca cheese, queso fundido, pico de gallo, Mexican black beans, jalapeños

● denotes Gluten Free Item
Consumption of undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

HOUSE

MAINLAND FAVORITES

HANGER STEAK – 42

French fries, pickled onion, chimichurri

CREAMY CREOLE CHICKEN PENNE – 36

Seasoned chicken breast, tasso ham, peppadew peppers, scallions & asiago crème

DUVAL STREET CHEESEBURGER – 22

1 lb. mine with lettuce, tomato, Heinz 57 and you know the rest!

GULF-INSPIRED

CRAB CRUSTED MAHI MAHI – 43 ●

Lump crab meat, corn maque choux, roasted pepper beurre blanc

RED SNAPPER VERACRUZ – 44 ●

Tomato, olives, capers, garlic, jalapeños and served with saffron rice

FLORIDA BLACK GROUPER – 39 ●

Blackened or grilled, tropical fruit salad, long life pitaf & Meyer lemon emulsion

GULF COCONUT SHRIMP PLATTER – 41

Pineapple sweet chili sauce, cinnamon sweet waffle fries & cole slaw

SEARED DIVER SCALLOPS – 46 ●

Corn succotash, bacon jam, roasted heirloom tomato

LOBSTER MAC & CHEESE – 41

Boursin, asiago, parmesan blend, cavatappi, garlic herb panini

● denotes Gluten Free Item
Consumption of undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

BEACH

BEACH



Sales & Marketing

Wendy Nicodemus

Sales & Marketing Update – Key Updates

- ❖ Paid Media
- ❖ Organic Social Media
- ❖ Key Initiatives
- ❖ Performance



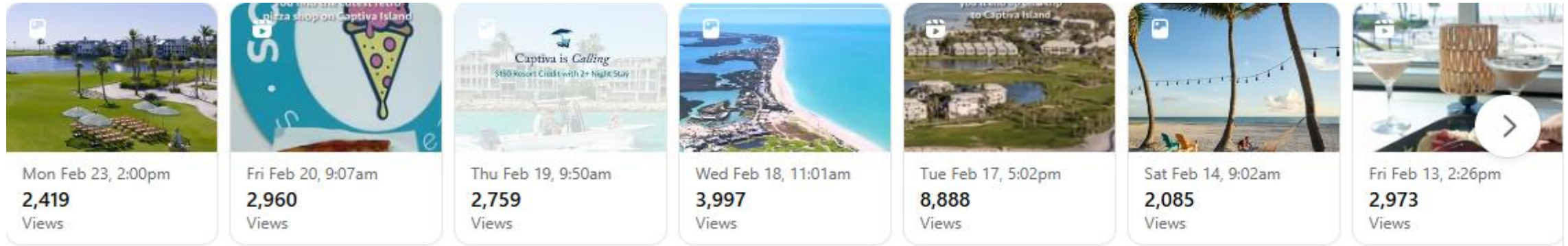
Sales & Marketing – Paid Media

- ❖ Another strong booking week with over \$550K booked in 7 days for February through May
- ❖ Paid Media performance has produced \$1,037,727 with a Return on Ad spend of 34.6 Most of this coming from Google search and Social Media

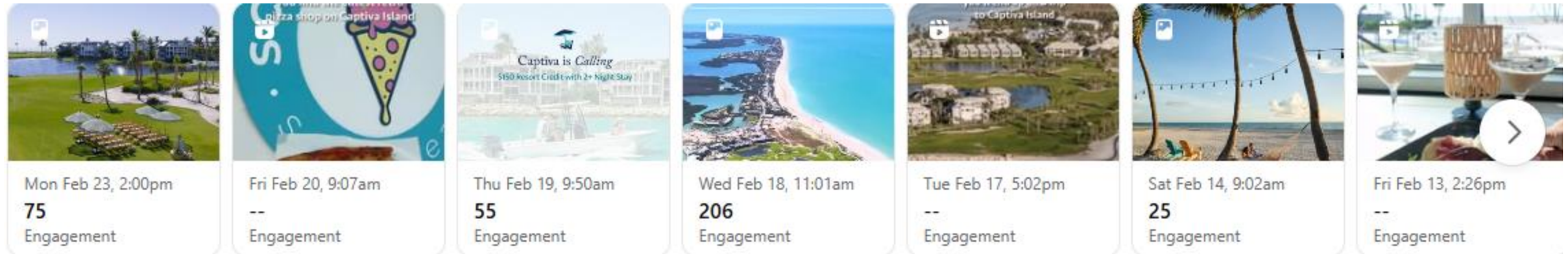
- ❖ February MTD website performance
\$1,650,058 +317% over last year and 719 Bookings +383% over last year
- ❖ Florida, Boston, New York (big influx in bookings due to storms), Chicago and Ohio



Sales & Marketing – 28 Day Organic Social Media Performance



Social Media followings – 61% are non-followers while 39% are followers. We gained 3% new followers over the last 28 days



Sales & Marketing – Key Initiatives

- ❖ Sport Illustrated generated 143M views in under 24 hours once launched. Waiting on a new update which we should receive soon.
- ❖ Kristina Kristianson, our Leisure Sales and Lauren Keenen, Content Manager have joined the team.
- ❖ Tarpon Tournament, May 22nd and the **NEW** The South Seas Scramble, May 23rd have sponsorship opportunities. Please check out the website for additional details and sign up. It is going to be a great weekend!
- ❖ The professional photo shoot has been completed, and we will start using our new assets in all future marketing efforts.
- ❖ FOX National News will do a live broadcast on property the week of 3/1. They have already started releasing teasers about our location.
- ❖ The sales team just completed three very successful tradeshow Encounters, Huddle, and Ohio MPI. We continue to focus our efforts on the leisure market and group markets.

Sales & Marketing – 2026 Performance

- ❖ On the books we have 1,532 Group Room Nights and continue to focus on Boater groups as well
- ❖ Important to remember occupancies are growing and we ask that if you need to cancel, please do so timely so we can be sure to rent your villa.
- ❖ Occupancy update – We continue to see strength in bookings throughout the year. Current occupancy updates include February 70%, March 85%, April 74%
- ❖ Advance Purchase is our top performing offer
- ❖ Dates that are higher occupancy do not offer discounts, and we are selling at premium rates.



Owner Relations Update

Julisa Jimenez

Owner Relations Update



OWNER'S RECEPTION

March 4, 2026

JOIN US AT THE CLUTCH, TEST YOUR
PUTTING SKILLS, AND ENJOY DRINKS
AND APPETIZERS FROM 4:30-6:00 PM

RSVP BY MONDAY, MARCH 2ND TO OWNER
RELATIONS AT OWNERRELATIONS@SOUTHSEAS.COM



Owners & Members Are Cordially Invited to Our Exclusive Owner's Reception!

Join us at **The Clutch** next **Wednesday 03/04** for an afternoon of great company, lively conversation, and a little friendly fun on the putting green. Whether you come to unwind, connect with fellow owners and members, or simply enjoy a well-deserved celebration.

This gathering is our way of expressing sincere appreciation for your continued support!.

**RSVP by 03/02/2026 via email:
ownerrelations@southseas.com**

Owner Relations Update



❖ Unit Condition

- With occupancy increasing and guest sharing more details about their stay with our surveys or through our Manager on Duty, we will be sharing unit condition and HOA concerns with you directly and work with you to address any concerns.
- Our annual unit inspection is on-going.

❖ HOA Projects

- Elevators are an ongoing concern in several HOA.
- All routine projects should be moved to off season to avoid guest experience interruption.
- Beach Villas III: Flood Barrier Installation has begun tentative completion date is Feb. 28th
- Gulf Beach Villas: AC Inspection

❖ OSE Package

As part of our ongoing commitment to enhanced standards, the upgraded OS&E must be purchased and ordered by March 31, 2026. Standard OS&E will no longer be replenished or provided. Owners may supply their own kitchenware or upgrade to the new OS&E package to ensure consistency and quality.

Owner Relations Update



❖ Exclusive Rental Agreement & Club Captiva

- We are thrilled to share more details about our Rental Agreement and Club Captiva.
- Please contact Owner Relations to answer your questions at anytime.
- Please click on the links below for further details:
 - [Exclusive Rental Agreement](#)
 - [Club Captiva](#)

❖ Club Captiva Applications – Timeshare Owners

- Timeshare owners interested in joining Club Captiva may apply by scanning the QR code or contacting Owner Relations for assistance.
- Visit our website for more details at:
 - [South Seas Timeshare Access](#)

We Want to Hear From You

Collaboration and communication are key to making South Seas the best it can be.
We want to connect with you - your questions and feedback are always welcome.

Bob Walter

Owners Representative

727.460.2984

Bwalter@southseas.com