

Owners Meeting

May 21st, 2026



South Seas

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Introduction

Shawn Farrell

Key Updates for South Seas Owners & Guests

- ❖ Shopping is even better with the new addition of Everything But Water at the Shops at South Seas.
- ❖ We are back in action hosting some fantastic social catering events.
- ❖ Annual Tarpon tournament is just around the corner! We caught 49 tarpon last year and raised \$250k with Folds of Honor.
- ❖ Time Share & Club Captiva applications are available with Anita and the Owner Relations team for 2026. We have also added clings with QR codes at the restaurants to make it convenient to get the information and fill out the application.
- ❖ Limited parking on North end of the resort while we start work on the new hotel and Timbers project.



Resort Operations Update

Shawn Farrell

Resort Operations Update – Experiences



The Shops at South Seas

- ❖ OPEN daily for your shopping pleasure!
- ❖ Starbucks 6:30am-6pm
- ❖ Provisions 7am-6pm New opening time starts 6/12
- ❖ 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
- ❖ Lilly Pulitzer is open, daily 10am-5pm.
- ❖ Everything But Water 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

Fitness Center

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

Trolley Operations

- ❖ Trolley operating daily from 7am-11pm, 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 Serenity 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.
- ❖ Beach Yoga on Saturdays



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.
- ❖ 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 – 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

Bayview Fishing Pier

- Fishing experience
- Learn the how To's
- Fun for everyone

- ❖ Equipment Rental available
- ❖ Bait available



Firepits & Smores

- Firepits are available through out the resort
- Visit Beach House, Harborside and the Clutch
- Smore Kits are available



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 –Activities

- ❖ Tuesdays @ 8:30am – Not-so-lazy Riverwalk
- ❖ Saturdays @ 10am – Aqua Yoga at the Cove Pool
- ❖ Kids Camps – Tues, Fri and Saturdays
 - Full Day - \$ 75.00
 - Half Day - \$45.00
 - Kids Night Out - \$65.00
 - All camps include 30 minutes of timed play in our arcade.



Resort Operations Update – Grounds

Trolley Stops

- ❖ New Trolley stops are in and are in the final stages of completion.



North End Road and Marina Walkway

- ❖ North End Road and the Marina Walkway are back open.



Resort Operations Update – Grounds

Landscaping Conference Center

- ❖ Landscaping is completed around the Conference / Road



North End Walkway and Road

- ❖ New Timbers Sales Build-out has started. Pardon our Dust!



Resort Operations Update – Signature Events



South Seas Tarpon Tournament and Golf Scramble



South Seas Tarpon Tournament & Golf Scramble

- ❖ Friday, 5/22 and Saturday, 5/23
- ❖ 3rd Annual Tarpon Tournament
- ❖ Registered 47 Captains, with 188 anglers

2025 Highlights

- ❖ \$250,000 raised equivalent to 45 Scholarships
- ❖ \$36,000 in cash prizes
 - ❖ 36 Captains / 134 anglers / 49 Fish Caught

Resort Operations Update – Memorial Day Weekend

Friday, May 22nd

[Tarpon Tournament](#) benefitting Folds of Honor | The Clutch

T Shirt Tie Die \$25 Proceeds to go Folds of Honor | Captiva Landing | 1 PM

Saturday, May 23rd

[South Seas Charity Golf Scramble](#) benefitting Folds of Honor | The Clutch

Bloody Mary and Mimosa Station (\$) | Tarpon Bar | 10 AM – 12 PM

Family Fun featuring Hydrobattle, Water Balloon Toss, Inflatable Games and Slides | Bayview Lawn | 10 AM – 12 PM

Sip and Shop at The Shops at South Seas | 11 AM – 3PM | Enjoy live music, giveaways and more!

Live Music | Bayview Pool | 12 PM – 3 PM

Face Painter and Balloons | Bayview Pool | 1 PM -3 PM

Bingo and Pool Noodle Races | Bayview Pool | 3 PM – 5 PM

Dinner Specials and Live Music | Beach House | 5 PM – 8 PM

Featuring Feed the Fish Golf Swing (\$10) benefitting Folds of Honor

Glow Golf, Silent Disco and S'mores | The Clutch | 8 PM – 10 PM

Sunday, May 24th

Little Anglers Fishing Tournament | 8:30 AM – 9:15 & 9:30 AM -10:15 AM

25 People per session max, (\$25) per Angler and advanced registration required. Sign up by contacting tarpon@southseas.com

Bloody Mary and Mimosa Station (\$) | Tarpon Bar | 10 AM – 12 PM

Too Tall Tori | Captiva Landing | 12 PM – 2 PM

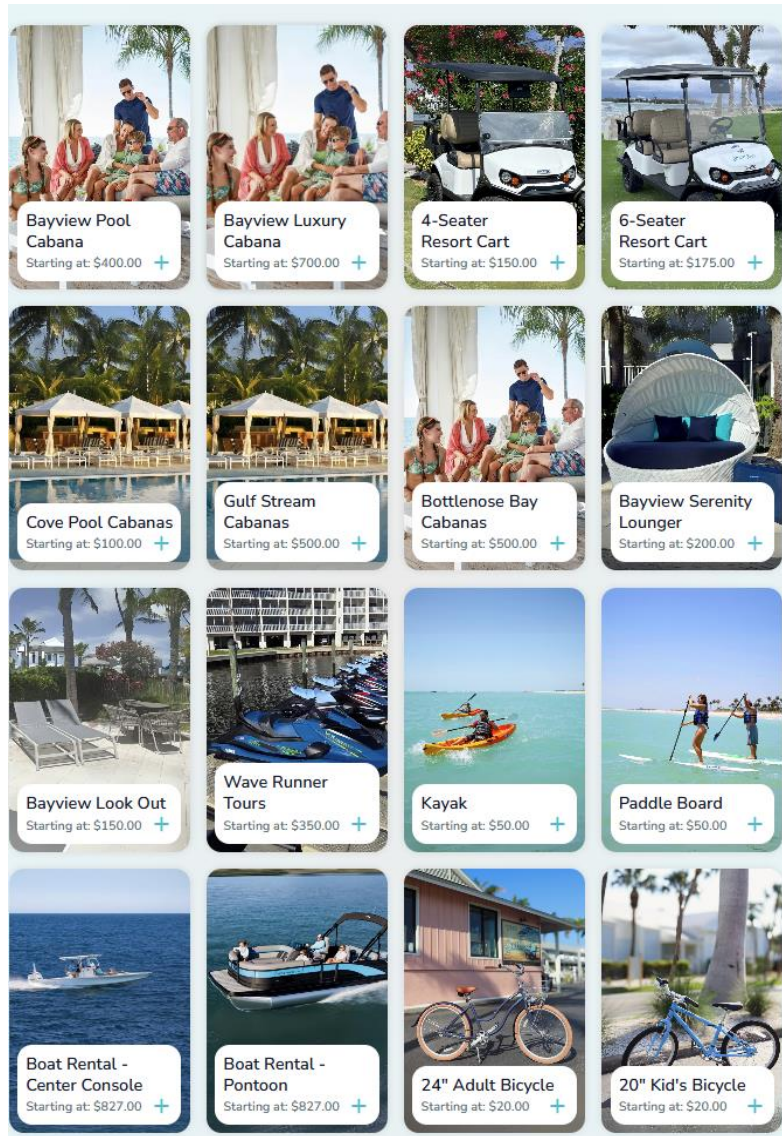
Live Music | Bayview Pool | 12 PM -3 PM

Magic Show | Registration Building | 7 PM – 8:30 PM

Monday, May 25th

Face Painting and Balloons | Captiva Landing | 12 PM – 2 PM

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





Food & Beverage Update

Food & Beverage Update – Dining

Starbucks | The Shops at South Seas

Hours: 6:30AM – 6:00PM



Provisions | The Shops at South Seas

Hours: 7AM – 6PM Starting 6/12

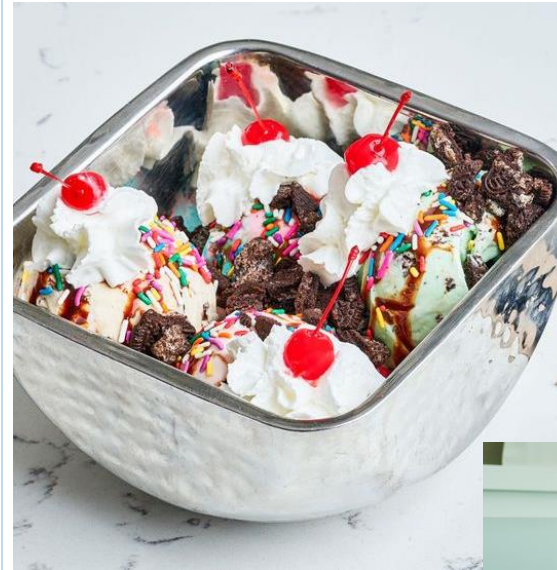


Food & Beverage Update – Dining

Tarpon Bar | Bayview Pools
Hours: 10AM – Sunset



Scoops & Slices | Bayview Pools
NEW HOURS: 1PM – 9PM



Food & Beverage Update – Dining

Redfish Grill Hours: 11:00AM – 7:00PM

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
GROUPER 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 ROULADE 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



SHAREABLES

FRIED CHICKEN WINGS Tossed in choice of sauce, ranch or bleu cheese, celery carrots	18	GULF COAST CEVICHE Shrimp & local fish, cucumber, avocado, tomato, cilantro, red onion, fresh juice, blue corn tortilla chips	18
FLORIDA ROCK POPCORN SHRIMP Served over a bed of mixed greens, lemon wedges, parley, spiced key lime acid	25	FRESH FRUIT SKEWERS Fresh cut fruit with berries and yogurt dip	15
SMOTHERED NACHOS Choice of Beef or Chicken, Pico de Gallo, sour cream, guacamole, fresh jalapenos, served with queso fresco	20		

GREENS

Make it a wrap 2
Add: Grilled Chicken 8, Steak 10, Grilled Shrimp Skewer 12, Calamari 12

CAESAR Croutons, sundried tomatoes, crispy capers, parmesan cheese	15	SOUTHWESTERN CHOPPED Chopped romaine, avocado, roasted corn, queso fresco, seasoned black beans, tortilla strips, avocado poblano ranch.	15
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MAINS

SWFL STEAK BENTO Marinated flank steak, cilantro lime rice, seared peppers, caramelized onions, roasted corn, guacamole, cilantro lime acid served with flour tortillas	30	CAPTIVA GRILLED CHICKEN SANDWICH Seasoned chicken breast, avocado, bacon, whole grain rolls, tomato, onion, pickles, Cajun remoulade & sweet & smoky chip	19
SPICY SHRIMP TACOS Served grilled or fried and tossed in our house made spicy sauce, cilantro lime slaw, topped with queso fresco, Pico de Gallo, sweet and smoky chip	25	GROUPER SANDWICH Choice of blackened, grilled or fried, served with lettuce, tomato, onion, pickle, Cajun remoulade on a toasted ciabatta bun & sweet and smoky chip	26
SOUTHERN REDFISH SANDWICH Served in a hodge pod, smothered in Cajun remoulade, lettuce, tomatoes and sweet & smoky chip	27	BAYVIEW QUESADILLA Monterey jack cheese, Pico de Gallo, sour cream and guacamole Add Chicken, Steak or Shrimp 4	16

ISLAND BURGER Angus beef patty, lettuce, tomato, onion, choice of cheese, island sauce, pickle served in a brioche bun.	20
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DESSERTS

SALTED CARAMEL MOLTEN CHOCOLATE SUNDAE Dark chocolate lava cake, salted caramel gelato, cherry cream, and warm ganache	12	KIDS MENU- \$14 Served with choice of french fries or fresh fruit
KEY LIME PIE Cherry cream	12	Chicken Tenders
COCONUT RUM CAKE Rum glaze, citrus mango curd, fresh mint	12	Hot Dog
		Grilled Cheese
		Fish Sticks
		3x Cheeseburger

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

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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



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, vinaigrette | 24

GRILLED OCTOPUS

Confit, marinated potatoes, lemon butter | 26

SAUSAGE ARANCINE

Fried ricotta balls stuffed with sausage & cheese | 18

MEATBALLS

Herbed risotto and cream | 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, croutons | 13

VERDE

Baby arugula, lemon, parmesan, sea salt | 15

BURRATA CAPRESE

Tomatoes, fresh burrata, basil, balsamic, olive | 19

HARBORSIDE WEDGE

Crisp pancetta, Conger eel, 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

PASTA

CAMPANELLE BOLOGNESE

Classic three meat sauce, bachelard | 29

SPAGHETTI & MEATBALLS

House-made meatballs, pomodoro, basil, parmesan | 28

CACIO E 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 | 63

CHICKEN PARMIGIANA

Spaghetti, marinara, provolone, parmesan, basil | 38

OSSO BUCO

Braised veal shank, gremolata | 55

8 OZ FILET MIGNON

Sicilian lemon herb sauce | 59

16 OZ BONE IN RIBEYE

Capellini onion, roasted peppers, wild mushrooms | 77

CHICKEN PICCATA

Capellini, lemon butter, capers | 34

BISTECCA FIORENTINA

36oz T-Bone for two, lemon, olive, 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, capers, cherry tomato | 40

FRUTTI DI MARE CIOPPINO

Locally caught fish, shrimp, scallops, mussels, clams, savory broth | 45

GRILLED BRANZINO

Tomato basil relish, olive, asparagus | 39

KIDS

SPAGHETTI & MEATBALL | 14

FOUR CHEESE PIZZA | 14

CHICKEN PARMIGIANA | 14

CHEESE RAVIOLI | 14

GRILLED CHICKEN BREAST WITH VEGETABLES | 14

**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.

*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 – Beach House

Open Daily 11:00am to 9:00pm
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 peitas, 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 DIP – 22

Blue corn tortillas

HOT TIN CAN NACHOS – 24

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

BEACH

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. mls 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 panko

BEACH

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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
Sliced smoked turkey breast, mesquite smoked bacon, Swiss cheese, lettuce, tomato, red onion, avocado aioli

Island Spiced Chicken Sandwich \$18
Southern fried chicken breast tossed in our own island spice sauce, lettuce, tomato, pickle coins, served on a brioche bun

Hot Diggity Dog \$14
Foot long all beef hot dog served on brioche bun
Add chili or cheese +\$2

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

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

Fresh Florida Grouper Sandwich \$19
Pan seared or fried grouper, American cheese, lettuce, tomato, chipotle tartar sauce on an onion roll

Portobello Mushroom Sandwich \$16
Balsamic roasted mushroom, roasted peppers, garlic-herb cheese, arugula served on a ciabatta bun

Bayside Cheesesteak \$18
Shaved prime rib, grilled onions & cheese whiz

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 | Dole Whip | Pineapple

Ice Cream Floats \$10
Orange Creamsicle | Root Beer Float

Warm Chocolate Chip Cookie Ice Cream Sandwich \$13

Beverages

SOFT DRINKS \$5
Coke, Diet Coke, Coke Zero, Sprite, Lemonade, Root Beer, Powerade, Fanta Orange

BOTTLED BEVERAGES \$5
Aluminum Captiva Water Bottle, Dunkin' Iced Coffee, Togo Chico Sparkling Mineral Water, Vitamin Water

ADULT BEVERAGES \$14

Captiva Collada
Captain Morgan White Rum, Tropicana Flanilla Pina Mix

Landing Daiquiri
Captain Morgan White Rum, Tropicana Flanilla Strawberry Daiquiri Mix

Bottlenose Flow
Captain Morgan White Rum, 1/2 Tropicana Pina, Daiquiri Mix

CANNED WINE \$12
Altitude Project - California Chardonnay, Rose, Mimosa, Pinot Noir

BEER

DRAFT BEER
Domestic Beer \$8

Landshark Lager \$9

Local Craft Brews
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 9%

ALCOHOL-FREE DRINKS \$8

Captiva Cooler
Pina Colada

Bottlenose Punch
Strawberry Daiquiri

Captiva Vice
Half Pina Colada & Half Strawberry Daiquiri

CANNED COCKTAILS \$9

Ketel One Botanical Cocktails
Peach, Orange Blossom, Cucumber, Mint

Deep Eddy
Grapefruit, Lemon

Hom Water
Carol, Cranberry, Lime, Susan, Strawberry, Kiwi

Casamigos Margaritas
Strawberry, Lime, Passion Fruit, Prickly Pear, Classic Marg

CANNED BEER

Domestic Beer \$8
Highcheb Ultra, Pabst Blue Ribbon 16oz

Imported Beer \$9
Corona Extra, Heineken, Heinekken NA, Stella Artois

Craft Can Beer \$9
Sand Bar Sunday, Islamorada Brewing, Ft. Keys
Big Wave, Kona Brewing, Hawaii
You're my boy Blue, Florida Ave Brewing, Tampa, FL
Tropically Impaired Hazy IPA, Islamorada Brewing, Ft. Keys





Sales & Marketing

Wendy Nicodemus

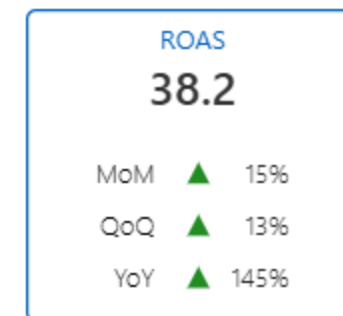
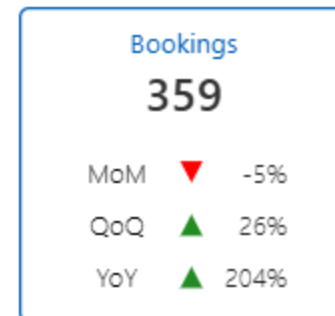
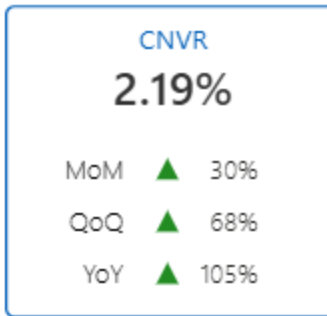
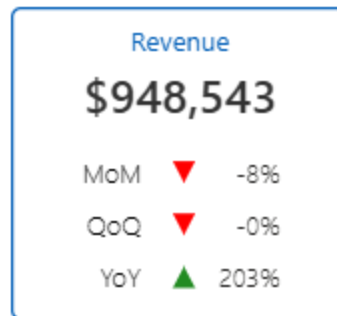
Sales & Marketing Update – Key Updates

- ❖ Paid Media
- ❖ Organic Social Media
- ❖ Market Conditions
- ❖ Key Initiatives
- ❖ Tarpon Tournament



Sales & Marketing – Paid Media

- ❖ Length of Stay has decreased slightly to 3.5 nights
- ❖ Paid Search and Social Media continue to be our top performing
- ❖ Palm and Peach has launched into the market for Florida Georgia residents and it is performing

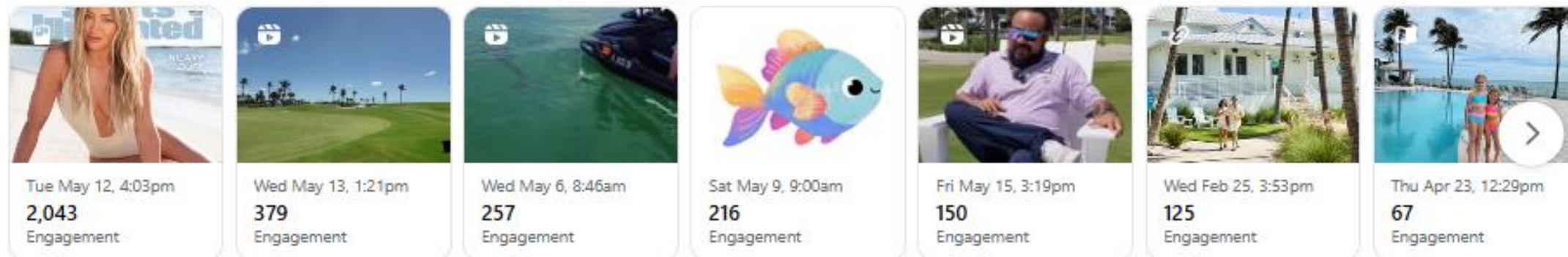


Sales & Marketing – 28 Day Organic Social Media Performance

Top content



Top content



AAA Campaign

Impressions 21,980

Open 5,843

Open Rate 26.58% Benchmark for industry is 25%

Clicks 664

CTR 3.02%

Click to open 11.36%



7 Days to Play

How do you make a good thing even better? By putting a cherry on top of your ice cream sundae, tying a beautiful bow around a gift, and saving big on your next stay of a week or more at South Seas Resort.

When you book your next visit of seven days or more, you'll get up to 35% off. That means more relaxing on white-sand beaches, playing another round at our seaside golf course, and enjoying more mouthwatering cuisine. It also means resting easier because you got a great deal.

Save Up to 35% on Your Stay
Book your stay of seven or more nights and get 35% off. Do more while spending less!

2 [SAVE NOW](#)

7 Days to Play
UP TO 35% OFF
ON NIGHTS

Make a Splash at Captiva Landing
Your South Seas stay isn't complete without a visit to Captiva Landing. Enjoy a water play area with thrilling slides, a relaxing lazy river, and a refreshing pool.

4 [JUMP IN](#)



Seaside Golfing at The Clutch

Sales & Marketing – Key Initiatives

Owner Payouts - Exciting times as we move forward. We paid out over \$6M dollars so far this year to our owners!

Group updates- The Sales team just closed two new groups one for mid-week in November with 120 Room nights and one for September with 45 Room nights. We will continue to solicit prospects, retarget past group customers, conduct FAM tours, site tours, and close business!

Leisure Sales – The team is offsite at the IPW tradeshow. This show is put on by the US Travel Association. We have over 50 appointments set with key leisure travel partners to showcase South Seas.

Tarpon Tournament & Golf Scramble - If you are at South Seas this week, we welcome you to take part! Watch for live interviews on Gulf Coast news Friday Morning! **A SPECIAL THANK YOU** to our Tarpon Committee!!!! The Sales & Marketing team Christine & Caitlin, Retail Manager, Stacy, Real Estate support, Joan and Harbor Master, Charles for organizing and implementing a fantastic Fishing Tournament and Golf Scramble. A lot goes into this, and we are so thankful to those who put it all together.

Sales & Marketing – Key Initiatives

Anglers and Boaters – We will entertain 11 Anglers who have high influencer presence in this market. Hosting the first week of June 3rd in the Yacht Harbor Marina.

Influencers – The following dates we will have influencers on property – May 28-June 2, June 12-14, June 19-21, June 26-28, July 10-12, July 24-26, July 24-26, August 5-9 All influencers are in our drive markets and bring in 65% of our business over the summer and non-peak months. We continue to enhance this program and add more as we move forward.

Sport Illustrated continues with coverage – Sports Illustrated sweepstakes was launched Coverage will be over 4/27 through 5/31/2026 (5 weeks of coverage) As of today with all three SI PR launches, we have 268 pieces of coverage and over 8,882,636,708 in impressions.

Gulf Shore Life – South Seas will be on the cover in June 2026!

Digital Signage – Digital signage placed in strategic areas around the resort. So far, we have uploaded a video of our experiences and there will be more content to come!

Awareness Campaign – Palm and Peach for Florida and Georgia residents just rolled out, and it has been a success. In the first week we have generated over \$161K in revenue! Important to know this is production is falling in our summer months as well as our lowest peak season of August and September!

Folds of Honor Silent Auction – links are on the South Seas website



Two night Stay at Chateau Elan

One Dinner for Two at the Marc Restaurant

Two Rounds of Golf and a Cart on The Chateau or Woodlands Course

2 bottles of wine
Clutch Club cover

3 in 1 wine opener

Clutch Golf Gloves w/ball marker



2-night stay in a luxury cottage

8 Rounds of Golf at The Patriot Golf Club

1 Yuengling Flight Team Effort Stand bag
Titleist PRO V1x golf balls

1 Clutch Peter Millar shirt (Size L)

2 Peter Millar hats w/Clutch logo

2 South Seas Corkcicle coffee travelers

TRAVEL

Two Night Stay at Chateau Elan

Next Min. Bid: **\$1,500**

TRAVEL

Two Night Stay and Play at The Patriot

Next Min. Bid: **\$3,000**



Four Night Stay at Timbers Resort Jupiter

Woody Creek bourbon

Beach State woven beach bag

2 South Seas Beach Towels

Maui Jim Grey Castles Sunglasses

Summerland beach umbrella

TRAVEL

4 Night Stay at Timbers Resort Jupiter

Next Min. Bid: **\$3,200**



TRAVEL

Water Lovers Experience at South Seas

Next Min. Bid: **\$2,000**

Two-night stay at South Seas Resort

Four-hour fishing boat charter for 4 with captain

Non-motorized watersports rental for 4

Access to Bayview Fishing Pier and Bayview Pools

Dolphin & Wildlife Adventure Cruise for 4 from Captiva Cruises

Cruise for two to Cabbage Key from Captiva Cruises

2 Quantum Cabo 6000 Spinning Reels, graciously donated by Mike Anderson

SPONSOR – PARTICIPATE – FISH – GOLF!!!

Take to the skies for a great cause! Join us on May 23, 2026, for the thrilling **Helicopter Golf Ball Drop** following the South Seas Golf Scramble. We are dropping hundreds of balls from a Lee County Sheriff's Office helicopter—if yours is a hole-in-one or closest to the pin, you win a cash prize!

1 Ball: \$25

5 Balls: \$100

Every entry supports Folds of Honor and their mission to provide scholarships to the local families of our fallen and disabled heroes. The pot is getting bigger! **Over 100 Golf balls sold already!**

❖ Little Anglers \$25

❖ Sunset Salute Beverage \$15

❖ Feed the Fish - \$10 Golf Ball –
Located at Clutch and Bayview Pools

❖ Tarpon Tournament 47 Boats!

❖ Golf Scramble first year!

❖ Silent Auction on one cause





Owner Relations Update

Marina Bloetz

Owner Relations Update

❖ Owner Revenue Updates

- Season was BACK in 2026!
 - A strong season returned between January and April, with a total owner revenue share payout reaching \$4.5M. March was the strongest performing month, closely followed by April.
 - Just a friendly reminder, that statements are sent on the 20th of the following month.
 - Statements are delivered via email and also uploaded to our Owner Portal for your convenience.

❖ It's this time of the year – Annual Owner Reservations

- Annual Owner reservations
 - On June 1st, 2026 we will open your Owner Portal for 2027 annual owner reservations. Owner reservations may be submitted through the portal until August 15, 2026. to make your annual reservations for 2027.
 - If you prefer, you may also complete the Owner Calendar form and return it to Anita, our Office Coordinator at ownerrelations@southseas.com no later than August 15, 20
 - As a reminder, we are back to regular seasonal occupancy levels. If owner reservations for peak travel periods are not submitted within the reservations window, we may not be able to accommodate late requests due to high occupancy and limited inventory availability.



2027 OWNER'S RESERVATION CALENDAR

Owner Name _____ Unit # _____
Date _____

2027

Instructions: Please place your 2026 reservation dates in the Owners Portal by August 15, 2025. As an alternative, please fill out this sheet.

JANUARY	FEBRUARY	MARCH
APRIL	MAY	JUNE
JULY	AUGUST	SEPTEMBER
OCTOBER	NOVEMBER	DECEMBER

PEAK SEASON (12/15-4/30) LOW SEASON (5/1-12/14) PRIME PEAK SEASON (PCL DAYS) Any reservation adjacent to a holiday.

For your reference, please see the list of holidays below.

2027 Owner's Reservation Calendar are due by August 15, 2026

OWNER RESERVATION REQUESTS: Any additional owner reservation inquiries or requests should be sent to kvanderbeck@southseas.com. All reservations should be completed in the Owners Portal and with as much advance notice as possible. If reservations are not made during the annual booking period, reservations cannot be guaranteed; all efforts will be made to assist with additional requests.

CHECK IN TIME: 4:00PM CHECK OUT TIME: 11:00AM

Holidays 2027		OWNER RESERVATION DATES				
		Arrive	Depart	Name	Res #	Unit
1-Jan	New Years Day					
18-Jan	Martin Luther King Jr. Day					
14-Feb	Valentine's Day					
15-Feb	President's Day					
28-Mar	Easter Sunday					
9-May	Mother's Day					
31-May	Memorial Day					
20-Jun	Father's Day					
4-Jul	Independence Day					
6-Sep	Labor Day					
11-Nov	Veterans Day					
25-Nov	Thanksgiving					
25-Dec	Christmas Day					
31-Dec	New Year's Eve					

SPACE BELOW FOR OWNER RELATIONS USE ONLY

Initial _____

Owner Relations Update



❖ Rental Program & Club Captiva

- Why rent with us:
 - Club Captiva Access
 - Revenue & Reservations
 - Digital Marketing
 - Email Marketing / CRM
 - Public Relations & Social Media
 - Leisure Sales
- 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](#)



❖ Reminder Lights OUT - Turtle Season

- Turtle Season is from April 15th to October 31st.
- All Guests receive the following:
 - Handout at Check-in with remainders of closing blinds.
 - Nightly Text message at 8:30pm to close the blinds.
 - Turtle stickers with remainders are placed on patio doors .
- We received first violations. Please send them our way to assist in addressing the concerns.

Owner Relations Update



Office Hours:
Mondays thru Saturdays
8:30am to 5:00pm

Office Phone: 239-472-7554
Office Email: ownerrelations@southseas.com

Anita Cortes– Owner Relations Coordinator

- Club Captiva Members, Owner Reservations, Owner Cards & Wristbands, Timeshare Club Captiva; General Questions

Anthony Bernabei – Owner Relations Property Manager

- Bayside Villas

Erin Killela – Owner Relations Property Manager

- Sunset Beach Villas & Beach Villas III

Laura Potter – Owner Relations Property Manager

- Gulf Beach Villas, Beach Cottages & Captiva Resort Villas

Amy Marto – Owner Relations Property Manager

- LandsEnd, Marina Villas, Home of Distinctions



Development Update

Greg Spencer

Development Update – Spa & Fitness

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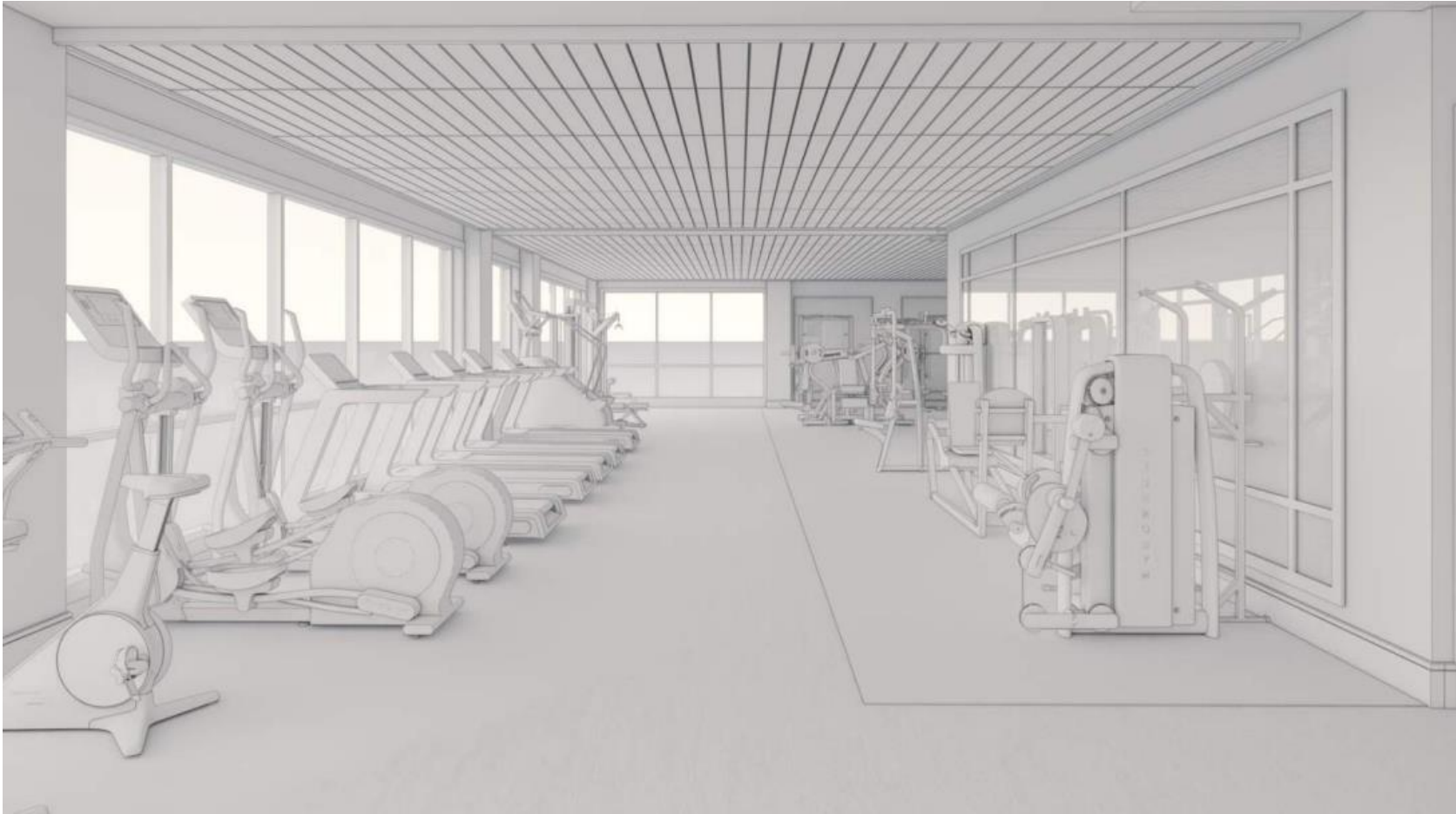
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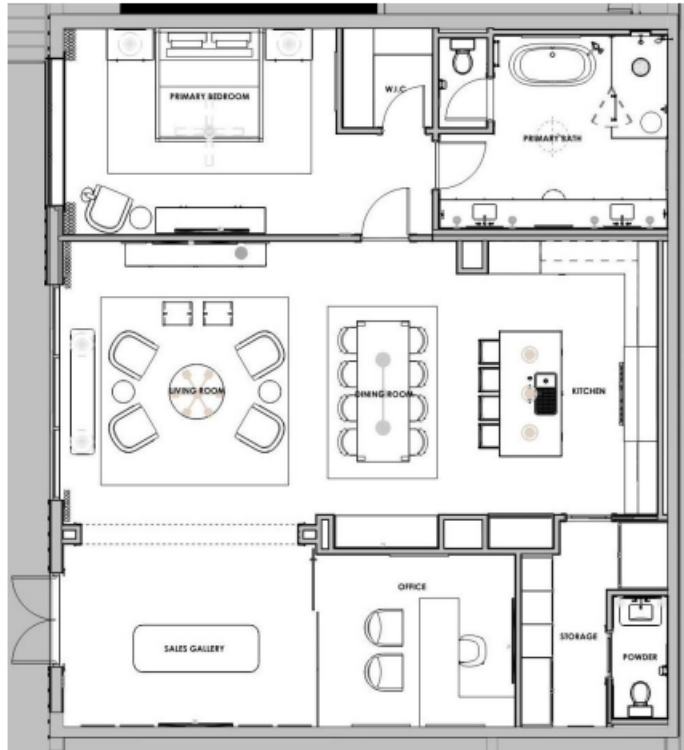


Development Update – Timbers Captiva

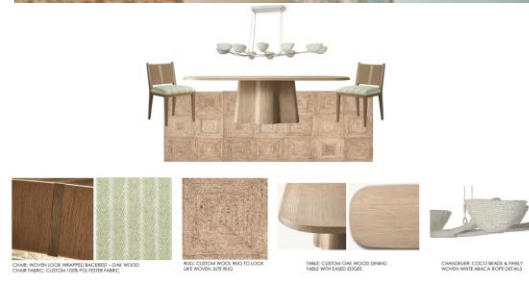
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Development Update – Timbers Captiva (Next to Starbucks)



LIVING ROOM FFBE - OPTION 2 - GREEN LAMPS
TIMBERS RESIDENCES SALES CENTER



DINING ROOM FFBE DETAILS
TIMBERS RESIDENCES SALES CENTER



KITCHEN FFBE
TIMBERS RESIDENCES SALES CENTER



BEDROOM FFBE
TIMBERS RESIDENCES SALES CENTER

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OSPREY PENTHOUSE TERRACE

Development Update – Timbers Captiva

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3BR PRIMARY 1 BATH - SALT MIST

Development Update – Ocean Club

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Development Update – Ocean Club

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Development Update – Hotel Reconstruction

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SOUTH SEAS SOLEIL HOTEL

5400 PLANTATION ROAD
CAPTIVA ISLAND, FLORIDA 33924
CROWN BUILDING - HOTEL

2025-11-25
100% DESIGN DEVELOPMENT

LANDSCAPE	STRUCTURAL	ARCHITECTURAL	MEP AND LOW VOLTAGE	INTERIOR DESIGN	LIGHTING	FOOD SERVICE	LAUNDRY	AQUATICS
LANDSCAPE ARCHITECT 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	STRUCTURAL ENGINEER 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	ARCHITECTURAL FIRM 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	MEP AND LOW VOLTAGE ENGINEER 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	INTERIOR DESIGN FIRM 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	LIGHTING DESIGN FIRM 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	FOOD SERVICE CONSULTANT 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	LAUNDRY CONSULTANT 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM	AQUATICS CONSULTANT 5400 PLANTATION ROAD CAPTIVA ISLAND, FLORIDA 33924 TEL: 888.888.8888 WWW.SOUTHSEASRESORTS.COM



Development Update – Hotel Reconstruction

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SOUTH SEAS SOLEIL HOTEL - 1800 BUILDING

5400 PLANTATION ROAD
CAPTIVA ISLAND, FLORIDA 33924

2025-11-25

100% DESIGN DEVELOPMENT

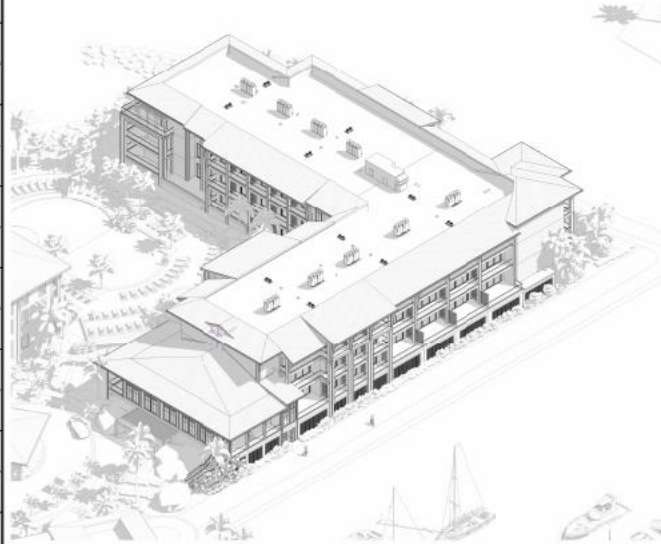
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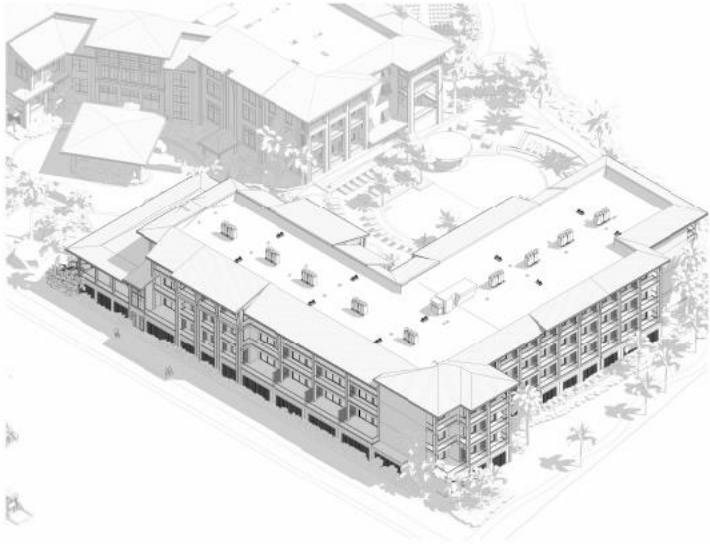
HT
A1
SCALE
BUILDING AXON - NE



HT
A2
SCALE
BUILDING AXON - NW



A1
A1
SCALE
BUILDING AXON - SW



A1
A1
SCALE
BUILDING AXON - SE

NOTE: AXON VIEWS FOR REFERENCE ONLY

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SOUTH SEAS SOLEIL HOTEL

5400 PLANTATION ROAD
CAPTIVA ISLAND, FLORIDA 33924
1700 BUILDING - HOTEL

2025-11-25

100% DESIGN DEVELOPMENT

LANDSCAPE

CONCEPTUAL ART
LAWSON & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.lawsonco.com

STRUCTURAL

ALL STRUCTURAL DRAWINGS
LAWSON & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.lawsonco.com

ARCHITECTURAL

CONCEPTUAL ART
LAWSON & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.lawsonco.com

MEP AND LOW VOLTAGE

TRINITY B&B COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.trinitybbs.com

INTERIOR DESIGN

BLUM & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.blumco.com

LIGHTING

BLUM & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.blumco.com

FOOD SERVICE

BLUM & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.blumco.com

LAUNDRY

BLUM & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
www.blumco.com

AQUATICS

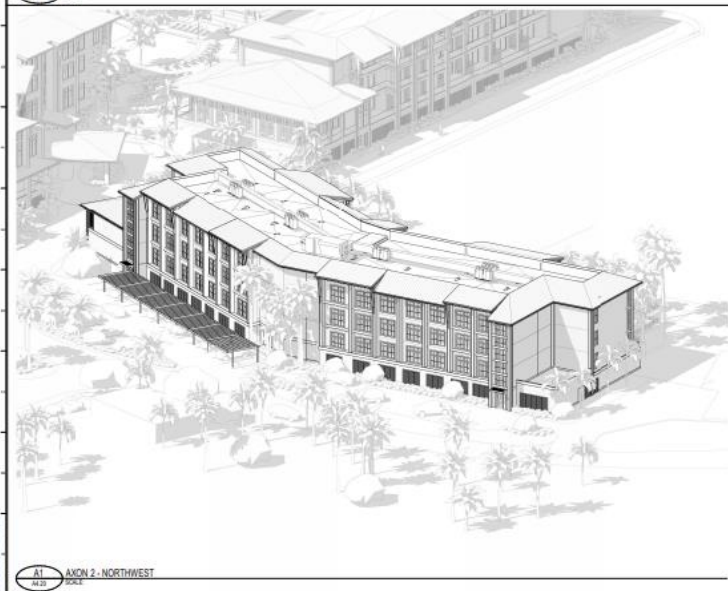
CONCEPTUAL ART
LAWSON & COMPANY
1000 N. MIAMI AVE.
SUITE 100
MIAMI, FL 33136
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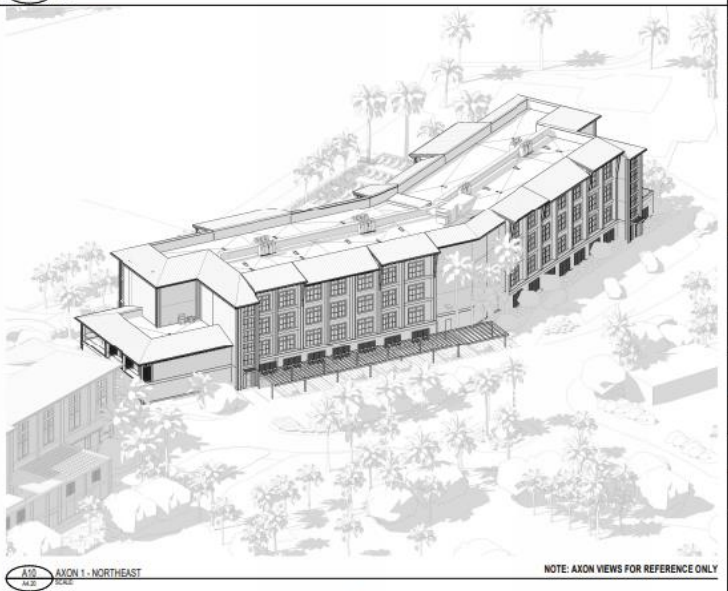
AXON 4 - SOUTHWEST
SCALE



AXON 3 - SOUTHEAST
SCALE



AXON 2 - NORTHWEST
SCALE

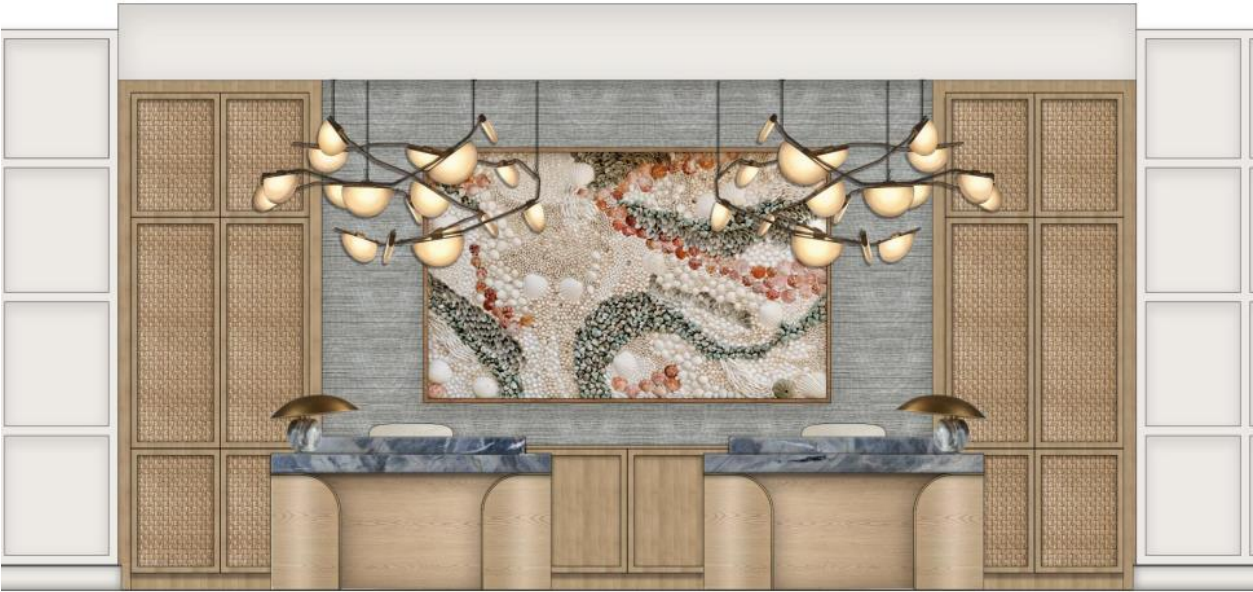


AXON 1 - NORTHEAST
SCALE

NOTE: AXON VIEWS FOR REFERENCE ONLY

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CUSTOM MOSAIC STYLE – TO BE DEVELOPED WITH MANUFACTURER



BANQUETTE STYLE

SEAT LEATHER

TABLE STYLE

SEAT LEATHER

MAIN DINING CHAIR



BUFFET - OPEN



BUFFET - CLOSED

Development Update – Hotel Reconstruction

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ENLARGED RESTAURANT FURNITURE PLAN

SOUTH SEAS SOLEIL HOTEL, CAPTIVA ISLAND, FL | NOVEMBER 20, 2025 | PAGE 3



MAIN DINING – OVERALL VIEW

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MAIN DINING – VIEW TOWARDS TERRACE

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CEILING CONCEPT



PECKY CYPRESS CEILING



PLANTERS



EXTERIOR TILE FLOOR



FIRE TABLE WITH
CONCEALED PROPANE
COMPARTMENT

EXTERIOR TERRACE – PLAN & FINISHES

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Development Update – Hotel Reconstruction

All renderings, plans, and visual representations are conceptual in nature and provided for illustrative purposes only. They are not intended to depict final approved designs and may be modified, revised, or withdrawn at any time without notice. Any features, amenities, layouts, or improvements shown are subject to change based on design development, engineering, permitting, regulatory approvals, and market conditions. No representation or warranty is made as to the accuracy or completeness of the information presented.



LOBBY - RECEPTION
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MARKET CAFÉ & LIBRARY FURNITURE PLAN
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LOBBY - SEATING
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MARKET CAFÉ - STOREFRONT
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Development Update – Hotel Reconstruction

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LOBBY BAR – VIEW TOWARDS BAR

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LOBBY BAR – LOUNGE

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LOBBY BAR – LOUNGE

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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

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