



SEAGULL NEWSLETTER FALL 2023

COCOA BEACH, FLORIDA

September 15, 2023

VOLUME 46, NUMBER 3

A letter from your President...

I can't believe I am admitting that I'm ready for Fall to arrive. This has been one of the hottest Summers on record! Even the big salty ocean will not cool you off, but it still will manage to get you wet.

The Seagull has been a very busy place with a lot of happy owners and guests. The staff has been doing an outstanding job keeping the place going! Failure to check out by 10AM or follow check-out procedures will result in extra fees. Please respect the 4PM check-in time, to give housekeeping ample time to clean the rooms and maintenance time to fix any broken issues.

If you, the owner, let someone use your week and extra charges are incurred, Seagull will try to collect from the guest, however, if they are not able to collect the money from your guest, the owner is responsible.

Parking is a very old, yet important subject. Please remember that Seagull only has enough parking for one vehicle per unit. If you have guests visiting, it is your responsibility to find parking off-premises for the extra vehicles. Please make sure to have your Seagull parking pass visible from the outside on the dashboard. Please remember no motorhomes or trailers of any sorts.

We, the Board and management staff are trying our best to keep your maintenance fees down! Despite the increasing costs due to inflation. If you can, please help us keep your fees down by respecting the property, it will be greatly appreciated.

Lastly, we are in Hurricane season; stay prepared! You can watch the Seagull facebook page and our website for updates to keep everyone as updated as possible.

Jack Robbins

A letter from Seagulls Broker...

Dear Seagull Owners,

I can't believe it is already September! This year has flown by. The Seagull Brokerage has remained very busy throughout this year!

We have over twenty sold out weeks here at Seagull and a wait list for almost all of those weeks!

As some of you may have noticed, the listing prices on the units listed for sale have all increased. The Board decided to raise the minimum listing price in August in response to a low inventory of units for sale and the current selling prices of units. The Seagull Brokerage has a minimum listing price, but owners can opt to have "OBO" next to their unit to indicate they may be willing to accept a lower offer. Any unit with "OBO" next to it on the units for sale chart, indicates the seller may be willing to negotiate a different price. All offers will be presented to the seller. Although Seagull unit sales prices are non-negotiable, owners' units where "OBO" is indicated may be. No matter what sales price is agreed upon, closing costs are on top of the purchase price unless otherwise negotiated.

If you have any questions or if I can be of any assistance in any matter, please feel free to let me know.

Thank you and I hope to see you soon!

Vanessa Friedman

ELECTRONIC INVOICES

For your convenience, we have added a new payment option where you can now pay your Seagull Beach Club invoice electronically! If we have your email on file, you will receive an electronic invoice from our point-of-sale system, Square, with a payable invoice. You can pay directly from that electronic invoice if you wish to do so. There is a 3% processing fee just as if you were paying over the phone with a credit or debit card. If you do not receive an electronic invoice, but wish to pay online, please email Vanessa at vfriedman@seagullbeachclub.com requesting an electronic invoice be sent to you.

*Please be sure to send written intention of use, if you wish to pay electronically. Emails are sufficient. *

If we have more than one email on file, you may get an electronic invoice sent to each email, please only pay one invoice.

Of course, we still accept cash, checks and credit cards by phone. This is a new payment option in addition to our current options.



News from Seagull's Manager ...

Everyone,

I hope that this letter finds all of our owners healthy, wealthy and wise. I will start today by letting you know that we had a budget meeting for 2024 on August 21st. The Board of Administration accepted the budget that we presented with no changes. This means that the maintenance fees will remain the same as last year. Great news for everyone! Speaking of maintenance fees, you may have noticed on the front page of this newsletter a little box with a new payment option! You can now pay your maintenance fees electronically. This is just an added payment option and you do not have to use. If you have any questions regarding that, please contact Vanessa and she will be able to assist with that.

Within the past two months, we have installed a new Wi-Fi system which has made all of our owners and guests extremely happy. No more getting knocked off or very slow speeds when we are at full occupancy. We have switched to fiber internet and now own the equipment. Since installing the new system and hiring a new company, we have not had any issues arise at all, but I am confident that if any issue arose, they would have the issue fixed in no time! Not being very tech-savvy, this is a great relief to me!

It is almost week 38 which is the only week of the year that we are closed down for maintenance. We will be coating the walkways and pool deck as well as repairing some issues in some of the units. Housekeeping will be deep cleaning the units. Being at full occupancy month after month, it is almost impossible to do any major repairs with people in the units. Really, 1 week isn't enough time to do a year's worth of maintenance and being short-handed doesn't help either. We will get as much accomplished as possible during that time.

Lastly a couple of reminders:

- **Check-in time is 4:00.** If you come earlier you will have to wait, and while waiting, please stay off the floors as this only slows down the housekeepers. We are still short-staffed but have been able to get our owners and guests in by 4:00 most weeks.
- **One car per unit** as our parking is limited.
- **Check-out time is 10:00AM** on Saturday. Please comply.
- We have a **no pet policy and this includes Emotional Support Animals.** Service dogs are always welcome, but it is your responsibility to notify the office ahead of your stay making them aware you will be bringing your Service animal.
- Please double check the 2024 time-share calendar before arrival.

Thanks for your time today,

Art

WEEK	2023	2024
1	Jan 07 – Jan 14	Jan 06 – Jan 13
2	Jan 14 – Jan 21	Jan 13 – Jan 20
3	Jan 21 – Jan 28	Jan 20 – Jan 27
4	Jan 28 – Feb 04	Jan 27 – Feb 03
5	Feb 04 – Feb 11	Feb 03 – Feb 10
6	Feb 11 – Feb 18	Feb 10 – Feb 17
7	Feb 18 – Feb 25	Feb 17 – Feb 24
8	Feb 25 – Mar 04	Feb 24 – Mar 02
9	Mar 04 – Mar 11	Mar 02 – Mar 09
10	Mar 11 – Mar 18	Mar 09 – Mar 16
11	Mar 18 – Mar 25	Mar 16 – Mar 23
12	Mar 25 – Apr 01	Mar 23 – Mar 30
13	Apr 01 – Apr 08	Mar 30 – Apr 06
14	Apr 08 – Apr 15	Apr 06 – Apr 13
15	Apr 15 – Apr 22	Apr 13 – Apr 20
16	Apr 22 – Apr 29	Apr 20 – Apr 27
17	Apr 29 – May 06	Apr 27 – May 04
18	May 06 – May 13	May 04 – May 11
19	May 13 – May 20	May 11 – May 18
20	May 20 – May 27	May 18 – May 25
21	May 27 – Jun 03	May 25 – Jun 01
22	Jun 03 – Jun 10	Jun 01 – Jun 08
23	Jun 10 – Jun 17	Jun 08 – Jun 15
24	Jun 17 – Jun 24	Jun 15 – Jun 22
25	Jun 24 – Jul 02	Jun 22 – Jun 29
26	Jul 01 – Jul 08	Jun 29 – Jul 06
27	Jul 08 – Jul 15	Jul 06 – Jul 13
28	Jul 15 – Jul 22	Jul 13 – Jul 20
29	Jul 22 – Jul 29	Jul 20 – Jul 27
30	Jul 29 – Aug 05	Jul 27 – Aug 03
31	Aug 05 – Aug 12	Aug 03 – Aug 10
32	Aug 12 – Aug 19	Aug 10 – Aug 17
33	Aug 19 – Aug 26	Aug 17 – Aug 24
34	Aug 26 – Sept 02	Aug 24 – Aug 31
35	Sept 02 – Sept 09	Aug 31 – Sept 07
36	Sept 09 – Sept 16	Sept 07 – Sept 14
37	Sept 16 – Sept 23	Sept 14 – Sept 21
38	Sept 23 – Sept 30	Sept 21 – Sept 28
39	Sept 30 – Oct 07	Sept 28 – Oct 05
40	Oct 07 – Oct 14	Oct 05 – Oct 12
41	Oct 14 – Oct 21	Oct 12 – Oct 19
42	Oct 21 – Oct 28	Oct 19 – Oct 26
43	Oct 28 – Nov 04	Oct 26 – Nov 02
44	Nov 04 – Nov 11	Nov 02 – Nov 09
45	Nov 11 – Nov 18	Nov 09 – Nov 16
46	Nov 18 – Nov 25	Nov 16 – Nov 23
47	Nov 25 – Dec 02	Nov 23 – Nov 30
48	Dec 02 – Dec 09	Nov 30 – Dec 07
49	Dec 09 – Dec 16	Dec 07 – Dec 14
50	Dec 16 – Dec 23	Dec 14 – Dec 21
51	Dec 23 – Dec 30	Dec 21 – Dec 28
52	Dec 30 – Jan 06	Dec 28 – Jan 04
53		



SEAGULL BEACH CLUB
Approved Annual Budget
January through December 2024

Operating Fund Income/Expense

Operating Fund Income

ASSESSMENTS INCOME	
6113 · Annual Assessments	613,929
6003 · Annual Assessments SGA Units	8,475
6116 · Property Tax Assessment	23,052
Total ASSESSMENTS INCOME	645,456

RENTAL INCOME	
6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	20,000
6201 · Gross Rents From Owners' Units	60,000
Total 6200 · Gross Rentals Received	80,000
6205 · Less Amount Collected for Owner	(45,000)
Total RENTAL INCOME	35,000

SALES INCOME	
6024 · Brokerage Income	8,000
6030 · Deed Recording Income	6,000
6250 · Gain on SGA Units Resale	7,000
Total SALES INCOME	21,000

OTHER INCOME	
6015 · Assessments on SGA - Rt to Use	8,000
6013 · Assessments on SGA - Resale	800
6110 · Investment Income (Loss)	4,500
6112 · Late Charge on Assessments	5,400
6224 · Laundry Income	3,500
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	1,000
Total OTHER INCOME	24,200

Total Operating Fund Income

Operating Fund Expense

SALARIES	
8110 · Housekeeping Salaries	65,728
8115 · Maintenance Salaries	35,630
8120 · Management Salaries	134,160
8125 · Office Salaries	91,107
8140 · Security Salaries	39,624
8150 · Bonus	9,000
Total SALARIES	375,249

EMPLOYEE BENEFITS	
8175 · IRA Matching	5,200
8196 · Payroll Service	9,750
8170 · Payroll Taxes - SGA	30,700
8180 · Staff Insurance Medical	17,000
8195 · Workmans Compensation	6,380
8190 · Uniforms	500
Total EMPLOYEE BENEFITS	69,530

HOUSEKEEPING	
8660 · Contract Services - Hskpg	3,100
8911 · Furnishings	5,000
8930 · Linens	10,000
8914 · Supplies-Housekeeping	14,000
Total HOUSEKEEPING	32,100

MAINTENANCE & EQUIPMENT	
8609 · Annual Inspections (All)	2,500
8607 · Contract Labor - Maintenance	3,500
8615 · Elevator w/Phone Service	5,500
8611 · General Maint. & Supplies	12,000
8630 · Lawn Maintenance & Pest Control	3,700
8640 · Pest Control (Rooms)	1,620
8620 · Pool Furniture, Etc.	1,500
8650 · Pool Supplies	3,000
8608 · Tools and Equipment	750
Total MAINTENANCE & EQUIPMENT	34,070

TELEPHONE AND UTILITIES	
8810 · Television Service	10,200
8520 · Electricity	42,000
8530 · Gas W. Heater/Laundry/Pool	7,000
8535 · Water & Sewer	28,000
8490 · Telephone Equipment Fees	2,340
8540 · Telephone Local & Long Distance	4,380
8550 · Trash / Dumpster	950
8815 · WiFi	7,100
Total TELEPHONE AND UTILITIES	101,970

INSURANCE	
8310 · Flood Insurance	18,500
8330 · Property, Liability and Umbrella	70,000
Total INSURANCE	88,500

OPERATING EXPENSES	
8603 · Annual Assessments on SGA Units	10,000
8842 · Activities/Picnic/Bingo/Socials	1,000
8010 · Advertising (Net Unreimb)	500
8841 · Annual Meeting	1,750
8410 · Auditors/Contract Fees	5,900
8420 · Bank Charges	150
8805 · Broker Fees - In-House	26,700
8431 · City Permitting Expenses	500
8415 · Computer Maint./Updates	1,000
8441 · Copier Maint & Printing	3,700
8445 · Credit Card Fees (Net Unreimb)	250
8012 · Deed Recording	3,000
8817 · Depreciation Expense	0
8820 · Dues & Education	500
8017 · Employee Mileage Reimbursement	750
8830 · Goodwill (Flowers, etc)	300
8921 · Laundry Room Supplies	500
8730 · Legal Fees - Foreclosures	4,000
8461 · Legal Fees - Other	1,000
8013 · Licenses/Permits	1,200
8014 · Merchandise Purchase	1,000
8015 · Miscellaneous Expense	500
8850 · Office Supplies	3,500
8880 · Postage	2,500
8860 · Radios/Emergency Phone	100
8895 · Video Supplies	50
Total OPERATING EXPENSES	70,350

TAXES	
8024 · Fees Payable to the Division	3,672
8021 · Property Tax - Real & Personal	23,052
8025 · Income Taxes	0
Total TAXES	26,724

OTHER OPER (INCOME)/EXPENSE	
6985 · Unalloc 2022 OpFd (Surplus)	(46,290)
9000 · Pd fr Prior Years' Op Fund Surpluses	(26,547)
8892 · Rent for Common Facilities	0
Total OTHER OPER (INCOME)/EXPENSE	(72,837)

Total Operating Fund Expense

Net Surplus (Deficit) from Operating Fund

Other Funds' Income/Expense

Other Income	
6119 · Reserve for Replacements	89,964
6215 · Interest on Reserve Funds	1,500
Total Other Income	91,464
Other Expense	
8016 · Reserve Expenditures	91,464
Total Other Expense	91,464

Net Surplus (Deficit) from Other Funds

Total Surplus (Deficit) for All Funds

0

**SEAGULL BEACH CLUB
4440 OCEAN BEACH BLVD
COCOA BEACH, FL 32931**



2024 INVOICE & INTENT ENCLOSED!

FIRST NOTICE OF ELECTION OF DIRECTORS FOR THE SEAGULL CONDOMINIUM ASSOCIATION

Notice is hereby provided that the annual election of the directors of Seagull Condominium Association, Inc. will be held on January 13, 2024 at noon in Cocoa Beach, Florida.

VOTING: The election will be conducted by written ballot – said ballot to be provided in the second notice of election in December. Members will be entitled to one vote per unit owned.

CANDIDATES FOR THE BOARD: Any unit owner or one eligible person desiring to become a candidate for election to the board shall provide written notice to the association at the address provided herein by:

- a. Personal delivery
- b. Certified mail, return receipt requested
- c. Regular U.S. mail
- d. Facsimile
- e. Telegram

Address: 4440 Ocean Beach Blvd, Cocoa Beach, FL 32931

The written notice of your desire to be a candidate must be signed and received by the association on or before December 3, 2023, which is 40 days in advance of the election. The written notice should include a Condominium Association Candidate Certification Form (contact the Seagull office for this form) and a letter notifying the association of your intention to become a candidate. The candidate may also include an information sheet no larger than 8 ½ x 11 inches in size describing the candidate's background, education, qualification and any other factors deemed relevant by the candidate. A copy of the information sheet will be provided to all eligible voters as part of the second notice of election.

ADDITIONAL INFORMATION: Anyone desiring clarification, responsibilities, liabilities or other aspects of being a board member may contact the President, Jack Robbins, at 321-783-4441.

These procedures are set forth in accordance with Florida Statutes and the Seagull Condominium Association By-Laws.

2024 INVOICE & INTENT ENCLOSED!

Invoice for 2024

Seagull Beach Club

4440 Ocean Beach Blvd
Cocoa Beach, FL 32931
(321) 783-4441

Date: September 15, 2023

One Bedroom Units

Maintenance/Operations	\$339.00
Reserves for Replacement	49.00
Reserves for Wind Ins. Deductible	0.00
Taxes	<u>12.00</u>
Total Annual Assessment	\$400.00

**TOTAL DUE FOR EACH ONE BEDROOM
UNIT PER WEEK: \$400.00**

Two Bedroom Units

Maintenance/Operations	\$339.00
Reserves for Replacement	49.00
Reserves for Wind Ins. Deductible	0.00
Taxes	<u>17.00</u>
Total Annual Assessment	\$405.00

**TOTAL DUE FOR EACH TWO BEDROOM
UNIT PER WEEK: \$405.00**

****Assessments are Due January 01, 2024****

- *A \$25 late fee plus interest will be added after January 31, 2024. *
- *A 3% convenience fee will be collected on all payments by plastic. *

NOTICE: THIS WILL BE THE ONLY INVOICE YOU RECEIVE

PLEASE COMPLETE THE FOLLOWING and Return with Payment:

Amount of payment enclosed: _____ Check # _____

Unit-week
number(s): _____

Name of
Owner(s): _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone () _____ Work/Cell/other Phone () _____

E-Mail** _____

**If you are not already receiving your newsletters by e-mail and would like to do so, check
here to receive future newsletters by e-mail _____

****SEE OPPOSITE SIDE – INTENT FORM****

INTENTION OF USE FORM FOR 2024

In our efforts to operate in a productive manner, we need your cooperation and help so we will know how to plan for the use of your unit in 2024.

PLEASE READ, COMPLETE AND RETURN

“ALL FEES AND OTHER OBLIGATIONS MUST BE PAID IN FULL BEFORE ANY RENTAL, EXCHANGE, OR USE OF UNIT IS CONSUMMATED IN 2024.”

PLEASE PUT YOUR INITIAL ON THE LINE/S OF YOUR USE INTENT FOR 2024.

1. _____ I WILL OCCUPY MY UNIT—week(s). I will be held responsible for any damages, extra cleanings, etc., incurred during this time.
2. _____ I AM SENDING A GUEST/RENTER TO USE MY UNIT-week(s) and I will notify Seagull with my guests' names in writing by mail, email or fax. I am aware that I will be billed for any damages, extra cleanings, etc., incurred during this use which we cannot collect from your guest directly. I will notify my guest/renter that they will have to produce a \$200 deposit/credit card authorization hold at check-in before they can check-in.
3. _____ I WILL DEPOSIT OR BANK MY UNIT- week(s) with an EXCHANGE NETWORK. ***IT IS MY RESPONSIBILITY TO CONTACT THE EXCHANGE COMPANY. Seagull does not contact the exchange company for me.***
4. _____ SEAGULL RENTAL PROGRAM. I will provide my Social Security Number for income reporting if needed. As always, the *maintenance fees must be paid prior* to placing the unit/s in the rental program and partial weeks are NOT eligible to participate in the rental program. The board of directors has decided on the rental program stated as follows: The rental program will be a pool system only. Units may be deposited up to a year in advance, but must be deposited a **minimum of 8 weeks in advance** of the start of the week being deposited. The unit can be withdrawn at any time, at no charge, as long as Seagull has not taken a deposit on a rental for that unit. All rental income less commissions, expenses and fees will be distributed directly to the owners. **Checks will not be issued for rental income less than \$50, but rather applied to the following year's maintenance fees unless otherwise requested. By providing a current email address, a closeout sheet can be sent electronically or I may call the office two weeks after the close of the rental week to obtain the exact amount being applied. ** All units deposited in the rental pool and the Seagull owned units will share equally in funds paid out each week regardless of whether or not the unit was occupied. Units deposited less than 8 weeks in advance may be deposited as a "Late Rental." Late Rentals will be added to the pool as needed based on the date each unit was deposited.
5. _____ I AM UNDECIDED. I do not know at this time what I will be doing with my unit-week(s). I will notify Seagull by mail, email or fax what I plan to do with my unit-week(s) at a later date.

Please note that once you notify Seagull that you will not be occupying your unit, your unit may be used for other occupancy – for example swapping with another owner so that owner can remain in the same unit for multiple weeks. Participation in the rental pool income is determined by your Notice of Intent as filed and not on occupancy.

Unit-Week(s): _____

Signature of Owner/s: _____

***Please check one: YES _____ or NO _____: If you authorize Seagull Staff to move you and/or your guests to a different unit to keep long-term residents in the same room for multiple weeks in a row. ***

Verbal communication is not sufficient to file or change your intent. Intent must be in writing whether it is by e-mail to or sending a new intent form.