



IMPORTANT UPDATES!

- Enclosed with this newsletter is a summarized report from the Milestone Inspection for your records. A copy of the full report may be found on our website at www.seagullbeachclub.com.
- We are planning to amend some of our current documents. It will be included in the summer newsletter or as a separate mailing before then. **We need everyone to participate in this vote!**
- We will be writing off any credits on accounts that are less than \$25.00 on May 1st, 2024 unless you reach out to the office before then requesting that credit be applied towards 2025.



A letter from your President...

The Seagull has had a very busy winter this year with almost a full house every week. Even our sales are up from the past and our list of units for sale by owner and Seagull is getting pretty slim. It seems like just about everyone that stays with us looks into buying a week or more. I'll have to give the credit to our owners and the Seagull staff. Everyone makes all new faces feel like they have been around forever. They are part of the family.

We had a nice turn out for our annual luncheon & meeting. If we didn't see you there then hopefully you can make it next year.

Please remember that check-in time is 4PM Saturday afternoon and check out is 10AM Saturday morning. Only 1 vehicle per unit and no trailers or campers of any kind. Remember that the garages under the building are for owners of that week only. If for some reason you cannot find a parking spot feel free to use one of the stalls under the building until an outside spot becomes available.

If you have any questions about anything, feel free to ask Vanessa and if she can't find a solution to the question, I can almost guarantee you that Mom in the back office or Dad will definitely have the answer. Art is doing GREAT! He just needs to learn to take a little more time to make a full recovery. After all he's pushing 50! That should be worth a free drink or two!

Have a wonderful stay when you come!
Jack Robbins

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Update from your Resort Manager....

Everyone,

Great news!! We finally received our “milestone inspection” results and we are in compliance with all of the structural demands that the State of Florida has put in place since the condominium collapsed in Miami. A summary copy of that report is included with this newsletter packet. I am sure that our cathodic protection is one of the main reasons that our facility is in the clear for the next 10 years. The report that we received had some maintenance repair work in it but, it was all cosmetic and was just areas that might come up in the future. If they had found any structural defects during their inspection, we would be required to remove the concrete and repair the re-bar and any other deficiencies that they might have uncovered. The stage 2 inspection would be very expensive and very inconvenient for anyone staying here. We now have another 10 years before the next “milestone inspection”.

We are still short-handed in our housekeeping department. Over the last year we have hired 7 people, 1 person actually lasted a whole week. Before we hire someone, they first have to pass a drug test as we are a drug-free workplace. Unfortunately, this eliminates some people. After passing the drug test we are required to do a background check, per “Miyas Law”, a new law passed after a maintenance worker at a condominium, assaulted and murdered a tenant in Orlando. We have had candidates that seemed really good have over 20 criminal charges come back on their background checks. We cannot have anyone with a record having access to keys or going into your unit. We have been getting the rooms ready with the great staff that we do have, but please don't show up too early on Saturday or you might have quite a wait to get in.

In closing, I want to thank all of you for your prayers and get well wishes. I am in cardiac rehab and doing really well. During the month and a half that I was out, everyone pulled together really hard to make things work and I really appreciated it. Now things are back to normal, or as normal as they can be in the hospitality industry.

The staff and I are waiting for your next visit to your “home away from home”.

Thanks for your time today,
Art



News from Seagull's Broker

Dear Seagull Owners,

I hope everyone is healthy and enjoying the warmer weather!

As Jack stated in his letter, the brokerage has been very active! Last year we had a very busy year in the Seagull Brokerage. Over fifty units were sold! Close to twenty units have already sold or are currently under contract since January 1st. The inventory of units available for sale is quite slim.

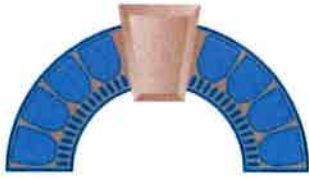
I have had a lot of people inquire about the average sale price for a one-bedroom unit. Last year the average sale price for a one-bedroom unit was \$3,000.00.

We currently have five units in foreclosure, those units sell for full listing price. I have had a lot of inquiries on that as well. Any units owned by Seagull, as indicated by an asterisk “*” on the sale sheet, are non-negotiable. Any units having “OBO” indicated next to them on the sale sheet, means the seller may be willing to negotiate to a lower price. All offers will be presented and all units have nominal closing costs on top of the purchase price.

I have enjoyed working with everyone in this new role and look forward to continuing to do so! I would like to extend a big Thank You! to everyone who has supported me through my first year as broker. I would also like to welcome all of our new owners!

If I can be of any assistance in the Brokerage or office, please feel free to contact me!

Thank you,
Vanessa Friedman



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February 9, 2024

Seagull Beach Club
4440 Ocean Beach Boulevard
Cocoa Beach, FL 32931

Re: **SB 4-D Structural Milestone Inspection**

Dear Board and Association Owners,

This report is intended to meet the requirements of the Florida Statute SB 4-D Phase I Structural Milestone Inspection for the Seagull Beach Club Condominium building located at 4440 Ocean beach Boulevard. The report includes a visible inspection effort by the undersigned engineer conducted on September 29th 2023 for accessible components including load bearing walls, columns, beams, horizontal slabs, visible components and/or collateral visible aspects such as settlement cracking. A Phase II inspection will not be necessary, as enough information was obtained during the Phase I inspection to allow for planning a proper repair project.

The building currently safe to occupy and has no structural defects. There are some visible structural maintenance issues that need repairing. This can be attributed to the completion of a comprehensive structural restoration and waterproofing project during 1996 and 1997. This concrete restoration was based on a comprehensive inspection report provided, competitively bid out and awarded to a local experienced concrete restoration general contractor. The work included concrete repairs on the balconies & walkways, new railings, floor coatings, as well as the installation of a cathodic protection system. Cathodic protection systems typically are effective for reducing corrosion of steel & concrete spalling for 20 years and become less effective over time. In 2008 and 2009 sections of the walkways were repaired/ replaced.

Attached are budget recommendations for cyclic restoration cycles of 7 to 10 years, that will occur on any aged coastal building. This cycle for the balconies and walkways has already been exceeded. These cycles should be planned for and coordinated with exterior building painting cycles. The enclosed budgets included recommended protective measures which will greatly reduce future cyclic damage and allow for balconies and walkways to be repaired and recoated, rather than replaced. The implementation of a repair project & protective coatings should proceed as soon as is practical. It is highly probable that the cathodic protection system is providing minimal corrosion protection currently & for the last 5 to 8 years.

Building Construction Type-The building is a 3-story, oceanfront, rectangular shaped structure, with 3 floors of living levels, including the ground floor. All units enjoy private balconies facing north, and access to the units is by common walkways facing south, stairs and elevator. The building is constructed on the west side (about ¼ of the building) with steel pans and the remainder is a conventionally reinforced concrete structure.

Balconies- Currently the balconies need a moderate amount of concrete repairs & the protective floor coating should be removed and replaced with a new, upgraded system. The concrete repairs needed will require the removal of large sections of floor coatings making repairs unfeasible. As part of this effort, the a/c units should be placed on platforms or stands to limit the amount of rust that can stain and cause wear on the floor coatings and create better airflow.

Walkways/Stairs- The walkways are also in need of a moderate level of concrete repairs. The surface mounted handrails can be removed & reinstalled and a new decorative/protective floor coating system would be installed.

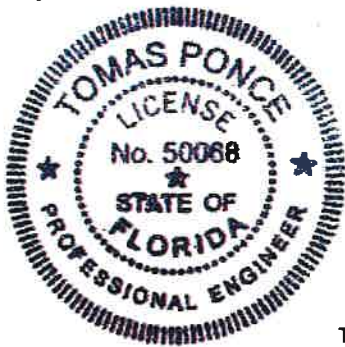
Exterior Wall Painting- The building will likely need a full exterior painting completed immediately after completion of the restoration project.

Please find attached the recommended cyclic budgets for future cycle planning. Please do not hesitate to contact me if any additional information is required.

Sincerely,



Tomas Ponce, MSCE, P.E.
FL #50068
Structural Engineer
Keystone Engineering and Consulting, Inc.



This item has been digitally signed and sealed by [Tomas Ponce PE, FL # 0050068], on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.