



COCOA BEACH, FLORIDA

JULY 1, 2023

VOLUME 46, NUMBER 2

SEAGULL NEEDS YOUR HELP!!!

Seagull is still understaffed and needs your help in a few matters:

- Please don't arrive before 4:00PM on Saturdays. We will try to get you in as early as possible but it may be later than 4:00PM.
- If you arrive before check-in on Saturdays, please stay clear of the floors so Housekeeping can get the rooms cleaned in an efficient manner.
- When checking out, please follow all check-out procedures listed in the blue book on page 7.
- Please be understanding and cooperative in regards to you and/or your guests going into different units to minimize the number of units needing to be cleaned on Saturdays.
- If you will not be arriving on Saturday, please notify the office ahead of time, so we can plan accordingly.

Your cooperation and patience with these matters will be greatly appreciated by the Seagull staff and other owners and guests; and will enhance everyone's stay here at your "Home Away from Home".



A Letter from Your President...

Now is the time we need to keep our eye to the sky as June 1st is the start of the Hurricane season. Let's just hope we will be saved and everything will stay out to sea. As last year was enough to last a life time.

With the damage that was done from both storms last year, we definitely had someone on our side as we had minimal damage that had to be fixed. Unfortunately, everyone is paying as our insurance has skyrocketed to crazy amounts. We can thank Art for keeping on top of things and working at trying to keep our insurance rates down. So far, it's helping and that's keeping our maintenance fees down.

While we're on the subject of Hurricanes, if you are staying with us and a storm is approaching, the county will close the causeways due to the wind. If that happens the city and county leaders will make it mandatory that everyone evacuates the Barrier Islands. Art will shut off All utilities, water, electricity and gas. He will check all rooms and lock the place up before he goes to take shelter at his home. You may return when the causeways are cleared and Art and staff have assessed the damage done to Seagull and has deemed it safe to return. You can watch the Seagull facebook page and our website for updates that Vanessa will post to keep everyone as updated as possible.

So, while you are enjoying your stay if it gets stormy be sure you have your rabbits' foot in hand and your fingers crossed and have a safe stay!

Have A Great Vacation!

Jack Robbins



News from Seagull's Broker

Dear Seagull Owners,

I hope you all are enjoying the summer and staying cool! The Seagull Brokerage has been very busy the past few months. We have sold over twenty units since the last newsletter. There has been and still is a lot of interest and activity in buying and selling units here at Seagull.

I have had many inquiries about any future sale plans. As of right now, there are none in the works. Seagull owns less than twenty units now, and typically our promo sales are for Seagull owned units. However, you can still submit offers on any unit that has "OBO" next to it on the sale sheet.

I also want to bring up that we have moved to electronic recording. Therefore, the new deeds will no longer have the raised sticker showing the recording information on it. The new deed will have the recording information printed along the top of the deed.

I would like to welcome all our new owners to Seagull. I also would like to extend a Thank You to all of you who have supported me in this new role here at Seagull.

If I can be of any assistance, please feel free to contact me. My direct line is 321-783-4441 extension 114 and my email is vfriedman@seagullbeachclub.com. I am in the office Monday through Friday from 8:00am until 3:00pm.

Thank you,

Vanessa Friedman



Find all the info you need on our website:

www.seagullbeachclub.com

Contact info
 Units for sale
 Right to Use Availability
 Time-Share Calendar
 Rental Rates
 Rental Pool Procedures
 Condo Documents
 And much more!

Like us on facebook "Seagull Beach Club"

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 01	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	XXX	XXX

Update from your Resort Manager....



Everyone,

I am sure that no matter where you live you have been hearing about all of the insurance companies pulling out of Florida. I was really afraid of our new insurance premium being astronomical and when our broker told me that he wasn't getting quotes under \$150,000 just for wind, (hurricane), I was floored. In my last letter I told you about the "Milestone Inspection" and the new laws pertaining to the condominium collapse in Miami. There are now many condominium associations that are having assessments of above \$50,000 per unit for insurance and inspections. At this point I was going to ask the Board of Directors about self-insuring. Because our condo documents say that we must be 100% insured, it will take a vote of all of the owners to be able to self-insure. Right before our policies were about to expire, I got a call from our insurance broker that there was an A-rated company that wanted to look at our financials. We had just received the financials from our independent auditor a few weeks before and we sent them to our broker. To our amazement the new company was so impressed with our financials that they agreed to insure us for only a few thousand dollars above what we had budgeted. We "lucked out" this year but we may have to look further into self-insuring in the near future. Another year with no special assessments for Seagull owners. The Board, staff, and I were all quite relieved!!

All of the concrete work that I wanted done has been completed and we are now ready for our "Milestone Inspection". Hopefully we will pass with flying colors and be good for another 10 years. The fact that we have cathodic protection has been saving us from major concrete repair and the same engineer that will be inspecting the facility is the person who owned the company that installed the cathodic system.

As far as the staff goes, we are still short-staffed. We will get you into your unit as soon as we possibly can. We have been at capacity for many months now so please have patience as we are doing the best that we can to ensure that everyone has the best experience possible.

Thanks for your time today. The staff and I are hoping to see you soon,

Art



HOW TO CONTACT US:

Phone:

321-783-4441

Direct to Unit:

321-799-0373

Email Addresses:

Resort Manager: artfriedman@seagullbeachclub.com

General Info: resortinfo@seagullbeachclub.com

Broker: vfriedman@seagullbeachclub.com

Website:

www.seagullbeachclub.com

Like us on Facebook:

"Seagull Beach Club"

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



2023 SUMMER NEWSLETTER



Helpful Reminders for You & Your Guests:



- 🌴 Check-in time is 4 pm.
- 🌴 Check-out time is 10 am.
- 🌴 Seagull is a Non-Smoking facility.
- 🌴 No pets are permitted on the property.
- 🌴 Parking is limited – only **ONE** vehicle per unit.
- 🌴 Facilities Use: Be sure to call the office **BEFORE** you plan to utilize our facilities on your off-weeks. Parking is extremely limited and current week owners & guests have first priority. We do not want to deny anyone parking upon arrival.
- 🌴 Owners' garages are available to owners of the current week on a moment by moment first serve basis only.
- 🌴 Pool: Please keep pool bracelets with you at all times. Children in diapers must wear swimmers in the pool. Also, no floats or glass in or around the pool. The pool gates should be closed at all times. Please be sure to rinse off all sand before entering the pool.
- 🌴 Occupancy: No one under the age of 21 may rent or occupy a unit. Remember, 4 persons to a 1-bedroom and 6 to a 2-bedroom unit.
- 🌴 Please be sure to let us know when your address, phone number and/or email address changes.