NOTICE OF THE ANNUAL MEMBERSHIP MEETING and SECOND NOTICE OF THE SEAGULL CONDOMINIUM ASSOCIATION ELECTION OF DIRECTORS

Under the provisions of Florida Statutes, Chapters 718 & 721, the **Annual Membership Meeting of the Seagull Condominium Association, Inc. will be held after our noon luncheon on Saturday, January 13, 2024, at the Cocoa Beach Country Club located in Cocoa Beach, FL.** The meeting will follow a complimentary buffet luncheon for owners and one guest, which will be served at 12:00 noon. Reservations are required. Reservations may be made by calling 321-783-4441. Due to limited seating, reservations will be limited to 150 people. If you must cancel, please call as soon as possible to allow others to attend. If you wish to **attend by Zoom**, please email Vanessa at vfriedman@seagullbeachclub.com by January 10, 2024.

Second notice is hereby provided that the annual election of the directors of Seagull Condominium Association, Inc. will be held on January 13, 2024. Voting is by written ballot. **ALL ELIGIBLE VOTERS MUST ADHERE TO THE FOLLOWING PROCEDURES IN ORDER THAT THEIR BALLOT IS COUNTED:**

1. The **"2024 Ballot"** lists all those unit owners or other eligible persons who desire to be candidates for the board and who provided proper notice to the association.
2. Enclosed you will also find information sheets provided by the candidates. Please be advised that the association is not allowed by statute to edit, alter or otherwise modify the content of the information sheets and has no liability for the content of the information sheets.
3. Mark in the space provided your desire to **vote for not more than TWO (2) candidates**. Any ballots indicating votes for more than 2 candidates will be invalid.
4. **Place the folded ballot in the smaller envelope marked "BALLOT ENCLOSED" and seal the envelope**. Do not in any way mark the envelope or the ballot other than with your votes.
5. **Complete the "Voting Certificate"** indicating your vote for Limited Proxy, disposition of Operating Surplus for 2023 (if any) and reallocation of funds within the Replacement Reserve Fund. Be sure to read the certificate carefully and mark it appropriately. **Make sure that all owners sign and date** the certificate where indicated and **list each week-unit owned** by you.
6. Place the "Voting Certificate" and the sealed smaller "BALLOT ENCLOSED" envelope in the larger self-addressed envelope and seal the larger envelope.
7. **In the space provided on the exterior of the larger envelope, print your name and address and LEGIBLY indicate the identification of the week-unit(s) and sign where provided. If the authorized voter fails to sign the envelope, the ballot will not be counted. In addition, if this information is not LEGIBLE, your ballot may have to be discarded.**
8. The completed ballot may be mailed to the association or hand delivered to the office. The ballots must be received by the association by 8:00 am on January 13, 2024, in order to be counted in the election.

DO NOT PLACE MAINTENANCE FEE CHECKS IN THE RETURN ENVELOPES!!

From the Manager….

Everyone,

In case you haven't heard, I had a heart attack on October 8th. This was followed later that week on October 13th with triple bypass surgery. Our amazing staff stepped up and covered for me during that time. I am now in the recovery stage and am hoping my cardiac surgeon will release me to come back to Seagull full time in the very near future. I have come in a day here and a day there and guided the maintenance staff by phone when needed. I actually replaced an A/C unit a couple of days ago as the old one had seen better days. I would like to thank Alfonso and Josh for stepping in for me in the maintenance department. I would like to thank Lynn and Paige for helping out with the office as well as keeping housekeeping running smoothly, so Debbie and Vanessa could be with me. I would like to thank Debbie and Vanessa for covering the administrative part of my job. Enough of my medical stuff!!

We had our "milestone inspection" last month but I haven't received the results yet from the engineering firm. I was with them most of the time and I don't think that they found any structural damage. I had all of the cosmetic areas repaired before the inspection and when I asked them if we sent in the results to the State, or they did, they told me that the State of Florida hadn't let them know yet. There are so many facilities that have to be inspected and only a few engineering firms that are certified to do them that the state has now extended the time limit to December 31st 2024. At least ours has been completed.
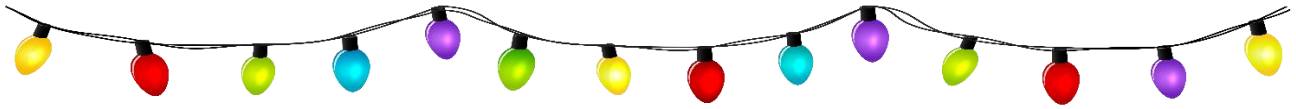
As some of you may have heard, Deanna has retired. We would like to thank her for many years of hard work and dedication to Seagull. Our new weekend receptionist Barb, seems to fit right in and gets along well with the staff, owners and guests.

We had a successful maintenance week this year and completed many of the projects that were scheduled.

Thanks for your time today and hope to see you soon,

Art

WEEK	2024	2025
1	Jan 06 – Jan 13	Jan 04 – Jan 11
2	Jan 13 – Jan 20	Jan 11 – Jan 18
3	Jan 20 – Jan 27	Jan 18 – Jan 25
4	Jan 27 – Feb 03	Jan 25 – Feb 01
5	Feb 03 – Feb 10	Feb 01 – Feb 08
6	Feb 10 – Feb 17	Feb 08 – Feb 15
7	Feb 17 – Feb 24	Feb 15 – Feb 22
8	Feb 24 – Mar 02	Feb 22 – Mar 01
9	Mar 02 – Mar 09	Mar 01 – Mar 08
10	Mar 09 – Mar 16	Mar 08 – Mar 15
11	Mar 16 – Mar 23	Mar 15 – Mar 22
12	Mar 23 – Mar 30	Mar 22 – Mar 29
13	Mar 30 – Apr 06	Mar 29 – Apr 05
14	Apr 06 – Apr 15	Apr 05 – Apr 12
15	Apr 13 – Apr 20	Apr 12 – Apr 19
16	Apr 20 – Apr 27	Apr 19 – Apr 26
17	Apr 27 – May 04	Apr 26 – May 03
18	May 04 – May 11	May 03 – May 10
19	May 11 – May 18	May 10 – May 17
20	May 18 – May 25	May 17 – May 24
21	May 25 – Jun 01	May 24 – May 31
22	Jun 01 – Jun 08	May 31 – Jun 07
23	Jun 08 – Jun 15	Jun 07 – Jun 14
24	Jun 15 – Jun 22	Jun 14 – Jun 21
25	Jun 22 – Jun 29	Jun 21 – Jun 28
26	Jun 29 – Jul 06	Jun 28 – Jul 05
27	Jul 06 – Jul 13	Jul 05 – Jul 12
28	Jul 13 – Jul 20	Jul 12 – Jul 19
29	Jul 20 – Jul 27	Jul 19 – Jul 26
30	Jul 27 – Aug 03	Jul 26 – Aug 02
31	Aug 03 – Aug 10	Aug 02 – Aug 09
32	Aug 10 – Aug 17	Aug 09 – Aug 16
33	Aug 17 – Aug 24	Aug 16 – Aug 23
34	Aug 24 – Aug 31	Aug 23 – Aug 30
35	Aug 31 – Sept 07	Aug 30 – Sept 06
36	Sept 07 – Sept 14	Sept 06 – Sept 13
37	Sept 14 – Sept 21	Sept 13 – Sept 20
38	Sept 21 – Sept 28	Sept 20 – Sept 27
39	Sept 28 – Oct 05	Sept 27 – Oct 04
40	Oct 05 – Oct 12	Oct 04 – Oct 11
41	Oct 12 – Oct 19	Oct 11 – Oct 18
42	Oct 19 – Oct 26	Oct 18 – Oct 25
43	Oct 26 – Nov 02	Oct 25 – Nov 01
44	Nov 02 – Nov 09	Nov 01 – Nov 08
45	Nov 09 – Nov 16	Nov 08 – Nov 15
46	Nov 16 – Nov 23	Nov 15 – Nov 22
47	Nov 23 – Nov 30	Nov 22 – Nov 29
48	Nov 30 – Dec 07	Nov 29 – Dec 06
49	Dec 07 – Dec 14	Dec 06 – Dec 13
50	Dec 14 – Dec 21	Dec 13 – Dec 20
51	Dec 21 – Dec 28	Dec 20 – Dec 27
52	Dec 28 – Jan 04	Dec 27 – Jan 03
53		

ANNUAL MEETING
2024 PROPOSED AGENDA
SATURDAY JANUARY 13, 2024 - TIME: FOLLOWING LUNCHEON

1. Call to order: President Jack Robbins

2. Invocation

3. Introduction of the Board members and guests: President Jack Robbins

4. Presentation of Seagull Beach Club employees: Manager Art Friedman

5. President's Comments: 2023 in Review

6. Treasurer's Report: 2023 Results of Operations and 2024 Approved Budget: Treasurer Dennis Schug

7. Manager's Report: Art Friedman

8. Broker's Report: Vanessa Friedman

9. Verification of Counting of Votes & Proxies: President Jack Robbins

10. Disposition of any Operating Surplus: President Jack Robbins

11. Reallocation within the Reserves Fund: President Jack Robbins

12. Questions and Answers: President Jack Robbins

13. Adjournment of Meeting: President Jack Robbins

14. Meeting of new Board of Administration after adjournment

A Letter from Your President…

Summer and Fall have stepped aside to make room for old man Winter to make his appearance. So, if you're not planning a trip down to Florida keep your winter coats out for a few months. If you're making your way down to Florida, pack your shorts and swim suits! You may need a light jacket for the evening. Seagull is awaiting your arrival!

As some of you may have heard, Seagull had a very bad scare in October. Our resort manager, Art, had a heart attack which required open-heart surgery. He is out of the hospital and on the road to recovery. He is doing great and comes to the office for visits, but hasn't returned to full-time maintenance duties, like fixing air conditions! Some of you have gone through the same so you know how that goes. Please bear with us while we get through the recovery process. Speaking of Art, he just recently celebrated his 30-year anniversary at Seagull Beach Club! Thank you, Art! Seagull is very fortunate for the current staff we have who have gone above and beyond to help try and accommodate everyone anyway they can and who have all pitched in to help cover for Art as well as Debbie and Vanessa so they could be with Art while he went through this. Debbie and Vanessa are holding the fort down while Art is away.

The Annual Owners meeting is coming up! Please see the front page of this newsletter to get your reservations made!

We hope to see you there!

Jack Robbins

4:00 pm Saturday Check-In is Being Strictly Followed

At this time, we would ask that everyone respect our 4:00 pm check-in time on Saturdays. We will no longer be having early check-ins. Please stay clear of the floors while our housekeeping crew is cleaning as this will only slow down the Saturday check-in process.

The office will be locked from 10am – 4pm on Saturdays until further notice.

*__**The 2024 Invoice/Intent form was included in the Fall Newsletter. **__*

__If you need another one sent to you, please supply the office with an email address and one will be sent to you by e-mail or visit our website at www.seagullbeachclub.com.__

Reminders About the

SEAGULL BEACH CLUB RENTAL PROGRAM

- The Seagull rental program is provided as a convenience to our owners.
- As always, the maintenance fees must be paid prior to placing your unit(s) in the rental program.
- Notice of intent to participate in the Rental Pool must be received each year at least 8 weeks in advance of the start of the week being deposited.
- If you would like to place your unit in the Rental Pool, but have missed the 8-week cut-off date, you may deposit your unit as a Late Rental with Seagull. Late Rentals will only participate in the "pooled" rental income if the number of rental guests for that week exceeds the number of units deposited in the Rental Pool. In that case, Late Rentals will be added to the pool as needed based on the date each unit was deposited as a Late Rental.
- When an owner deposits their unit in the Rental Pool or Late Rental, they give up their right to use that unit for the entire week – either for themselves or guests.
- All units in the rental program, whether Rental Pool or Late Rental, are available for use by Seagull for the entire week. In other words, there may be instances where Seagull finds it necessary to move occupants to another available unit for administrative purposes. This move however will have no effect on the original status of an owner's position in the rental program and their portion of the income from the pool will not be affected.