



COCOA BEACH, FLORIDA

DECEMBER 1, 2025

# Seagull Newsletter

## Winter 2025

VOLUME 48, NUMBER 4



### **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 10, 2026, at Sonny's BBQ in Merritt Island**. The meeting will follow a complimentary luncheon for owners and one guest, which will be served at 12:00 noon. **Room is limited; reservations are required**. Reservations may be made by calling the office at 321-783-4453. Due to limited seating, reservations will be limited to 50 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](mailto:vfriedman@seagullbeachclub.com) by January 8, 2026.

Second notice is hereby provided that the annual election of the directors of Seagull Condominium Association, Inc. will be held on January 10, 2026. Voting is by written ballot. **ALL ELIGIBLE VOTERS MUST ADHERE TO THE FOLLOWING PROCEDURES IN ORDER THAT THEIR BALLOT IS COUNTED:**

1. The **“2026 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 FIVE (5) candidates**. Any ballots indicating votes for more than 5 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 2025 (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 return 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 10, 2026, in order to be counted in the election.

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

#### HOW TO CONTACT US

**Address:**  
Seagull Beach Club Resort  
4440 Ocean Beach Blvd.  
Cocoa Beach, FL 32931

**Phone:**  
321-783-4453 Office

**Email:**  
Resort: [resortinfo@seagullbeachclub.com](mailto:resortinfo@seagullbeachclub.com)  
Manager: [vfriedman@seagullbeachclub.com](mailto:vfriedman@seagullbeachclub.com)  
Broker: [vfriedman@seagullbeachclub.com](mailto:vfriedman@seagullbeachclub.com)

**Web Site:**  
[www.seagullbeachclub.com](http://www.seagullbeachclub.com)

**Facebook:**  
“Seagull Beach Club”



### **From the Manager....**

Everyone,

Things are moving quickly here at Seagull. The new stair railings have been manufactured and installed. At this time over 20 units have been donated and renovated, all reclining sofas have been replaced, and 15 new condensing units were installed this year. We have been getting rave reviews from our owners on the conditions of the units and the property. Unfortunately, these projects can't be accomplished without a small increase in our maintenance fees. The Board of Directors alongside the staff do their best to keep our expenses at a minimum.

Last month I was approached by RCI, another large exchange company, comparable to Interval International, about joining their system. During that meeting their representative asked me how much were our maintenance fees. I told them that we just had to raise them to \$475 for a 1-bedroom unit and \$480 for a 2-bedroom unit. He was genuinely shocked and told me that the average maintenance fee for a time-share in Florida was approaching \$1500 per week. That also surprised the heck out of me.

I have just celebrated my 32nd year of service to Seagull and the end is near. Vanessa has been taking over a lot of the management duties as well as maintaining the brokerage. Debbie is still the accountant that keeps all of the inhouse financial business on track and will remain doing so in the future. Dave is rapidly taking over as maintenance supervisor and Diane and Becky continue to excellently handle housekeeping. Alfonso works maintenance on the weekends and Michael, Theresa, and Chad handle the front desk and nights.

The Board, Debbie, Vanessa and I, have finished the budget for 2026 which has been approved. This is probably my last hurrah before retiring during the middle/end of 2026. It's been a great run and I appreciate all of our owners and their dedication to Seagull very much.

Thanks for your time today;

Art



<b>WEEK</b>	<b>2026</b>	<b>2027</b>
1	Jan 03 – Jan 10	Jan 02 – Jan 09
2	Jan 10 – Jan 17	Jan 09 – Jan 16
3	Jan 17 – Jan 24	Jan 16 – Jan 23
4	Jan 24 – Jan 31	Jan 23 – Jan 30
5	Jan 31 – Feb 07	Jan 30 – Feb 06
6	Feb 07 – Feb 14	Feb 06 – Feb 13
7	Feb 14 – Feb 21	Feb 13 – Feb 20
8	Feb 21 – Feb 28	Feb 20 – Feb 27
9	Feb 28 – Mar 07	Feb 27 – Mar 06
10	Mar 07 – Mar 14	Mar 06 – Mar 13
11	Mar 14 – Mar 21	Mar 13 – Mar 20
12	Mar 21 – Mar 28	Mar 20 – Mar 27
13	Mar 28 – Apr 04	Mar 27 – Apr 03
14	Apr 04 – Apr 11	Apr 03 – Apr 10
15	Apr 11 – Apr 18	Apr 10 – Apr 17
16	Apr 18 – Apr 25	Apr 17 – Apr 24
17	Apr 25 – May 02	Apr 24 – May 01
18	May 02 – May 09	May 01 – May 08
19	May 09 – May 16	May 08 – May 15
20	May 16 – May 23	May 15 – May 22
21	May 23 – May 30	May 22 – May 29
22	May 30 – Jun 06	May 29 – Jun 05
23	Jun 06 – Jun 13	Jun 05 – Jun 12
24	Jun 13 – Jun 20	Jun 12 – Jun 19
25	Jun 20 – Jun 27	Jun 19 – Jun 26
26	Jun 27 – Jul 04	Jun 26 – Jul 03
27	Jul 04 – Jul 11	Jul 03 – Jul 10
28	Jul 11 – Jul 18	Jul 10 – Jul 17
29	Jul 18 – Jul 25	Jul 17 – Jul 24
30	Jul 25 – Aug 01	Jul 24 – Jul 31
31	Aug 01 – Aug 08	Jul 31 – Aug 07
32	Aug 08 – Aug 15	Aug 07 – Aug 14
33	Aug 15 – Aug 22	Aug 14 – Aug 21
34	Aug 22 – Aug 29	Aug 21 – Aug 28
35	Aug 29 – Sept 05	Aug 28 – Sept 04
36	Sept 05 – Sept 12	Sept 04 – Sept 11
37	Sept 12 – Sept 19	Sept 11 – Sept 18
38	Sept 19 – Sept 26	Sept 18 – Sept 25
39	Sept 26 – Oct 03	Sept 25 – Oct 02
40	Oct 03 – Oct 10	Oct 02 – Oct 09
41	Oct 10 – Oct 17	Oct 09 – Oct 16
42	Oct 17 – Oct 24	Oct 16 – Oct 23
43	Oct 24 – Oct 31	Oct 23 – Oct 30
44	Oct 31 – Nov 07	Oct 30 – Nov 06
45	Nov 07 – Nov 14	Nov 06 – Nov 13
46	Nov 14 – Nov 21	Nov 13 – Nov 20
47	Nov 21 – Nov 28	Nov 20 – Nov 27
48	Nov 28 – Dec 05	Nov 27 – Dec 04
49	Dec 05 – Dec 12	Dec 04 – Dec 11
50	Dec 12 – Dec 19	Dec 11 – Dec 18
51	Dec 19 – Dec 26	Dec 18 – Dec 25
52	Dec 26 – Jan 02	Dec 25 – Jan 01
53		



**ANNUAL MEETING  
2026 PROPOSED AGENDA  
SATURDAY JANUARY 10, 2026 - TIME: FOLLOWING LUNCHEON**

1. Call to order: President Steve Horchar
2. Invocation
3. Introduction of the Board members and guests: President Steve Horchar
4. Presentation of Seagull Beach Club employees: Manager Art Friedman
5. President's Comments: 2025 in Review
6. Treasurer's Report: 2025 Results of Operations and 2026 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 Steve Horchar
10. Disposition of any Operating Surplus: President Steve Horchar
11. Reallocation within the Reserves Fund: President Steve Horchar
12. Questions and Answers: President Steve Horchar
13. Adjournment of Meeting: President Steve Horchar
14. Meeting of new Board of Administration after adjournment



**A Letter from Your President:**

As I write this, there are six days left in the 2025 Hurricane Season and for the first time since 2015, no hurricane made landfall this season in the Continental United States. There was a lot of activity out there and we dodged some bullets this year. Fall will soon be turning into winter; and with that our northern snowbirds will be heading down for what hopefully turns out to be a nice mild winter season for them. LeAnn and I will be returning for a week in January and I'm hoping not to have to pack more than one pair of long pants (Owner's Luncheon) for the week.

Speaking of the Annual Owner's Luncheon, this year the luncheon is scheduled for January 10, 2026, at Sonny's BBQ on N Courtney Pkwy, Merritt Island. Reservations are required and space is limited. If you want to attend, please call the Office and make your reservations.

In the Fall Newsletter I stated that the Board had approved the funding for the replacement of all the stairwell railings. I am excited to report that the work has been completed. Now we will move on to other issues that need addressing. Owners are still donating their units back to Seagull for the upgrades. Thank you...!

Please respect the Check-In (4pm) and Check-out times (10am). Due to the time needed to clean and prep your unit, the cleaning crews need the unobstructed walkway space for the laundry and cleaning carts. If they are infringed on, it just prolongs the time needed to complete the task and will delay Check-In times. Be Respectful.

As an Owner, anytime you use, rent or loan your unit to someone. Any damage that occurs to that Unit or Seagull property is your responsibility.

I would like to wish everyone a Safe and Happy Holiday Season and a Happy New Year...!!!

Steve Horchar



**News from the Broker:**

Dear Owners:

2025 was a busy year in the Brokerage department at Seagull, with over 50 units being sold!

As maintenance fees are coming due, I would like to remind anyone who has their unit listed for sale that maintenance fees must be paid in order to continue listing your unit for sale. Seagull will take your unit back at no cost to you and you do not need to pay your maintenance fees, however, you will not receive any proceeds if you go that route.

I would like to wish everyone a Happy and Healthy Holiday season!

If I can be of any assistance whether with brokerage, office, or management issues; please do not hesitate to contact me.

Thank you,  
Vanessa Friedman

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***\*\*The 2026 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](http://www.seagullbeachclub.com).***

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**ELECTION INFO:**

The 2025 Board election had an irregularity and per the law, we had to have an election for all 5 seats on the Board this year. Last year, a candidate dropped out after ballots had been cast, which is deemed an irregularity. Our condominium documents call for a staggered election. In accordance with our condominium documents and with Florida Statute §718.112(2)(d), the Board resolved to re-establish staggered terms.

The three candidates receiving the highest vote totals shall serve two-year terms, and the two candidates receiving the next highest vote totals shall serve one-year terms.

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