



**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 11, 2025, 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 321-783-4453. 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 8, 2025.

Second notice is hereby provided that the annual election of the directors of Seagull Condominium Association, Inc. will be held on January 11, 2025. Voting is by written ballot. **ALL ELIGIBLE VOTERS MUST ADHERE TO THE FOLLOWING PROCEDURES IN ORDER THAT THEIR BALLOT IS COUNTED:**

1. The **“2025 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 THREE (3) candidates.** Any ballots indicating votes for more than 3 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 2024 (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 11, 2025, 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#’s:

321-783-4453 Office

Email:

Resort: resortinfo@seagullbeachclub.com
Manager: artfriedman@seagullbeachclub.com
Broker: vfriedman@seagullbeachclub.com

Web Site:

www.seagullbeachclub.com

Facebook:

“Seagull Beach Club”



From the Manager....

Everyone,

Hurricane Milton has come and gone, but he sure did some damage along the way. I came in the morning after the storm to find some of our foam roof, with the concrete from the actual roof attached, in the city parking lot. We also lost the 8ft.stucco wall on the 3rd floor as you come out of the elevator on your right. The aluminum railing around the pool equipment was down and the pool was full of sand. There was debris everywhere. I actually think the damage was caused by a tornado and not the hurricane. We posted pictures on our Facebook page.

We were able to temporarily repair everything and resume normal operations that same day.

The hurricanes this year have caused so much property damage on both sides of the state that most building contractors are so backed up, it is almost impossible to schedule repairs. Fortunately, we had little damage to any of our unit interiors. We did have a 3rd floor unit bathroom ceiling take on water and come down but, we have had the roof temporarily repaired and I repaired the ceiling. As far as permanent repairs go, we will be working with contractors who will make them ASAP. Thank you for your patience while we work through this. We have the money in our reserve fund to complete everything without a special assessment.

At this time, we have replaced most of the reclining sofas, 25 living room ceiling fans, have had the old vending machine removed from the property, bought more pool umbrellas, and we will resume the “owners meeting” beginning in January. We are also trying to find a contractor to replace the hand rails and stair rails but the wait time is very long due to their work-load.

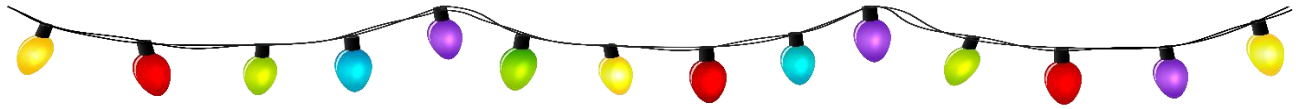
Please remember that there is **NO SMOKING** on our property except in designated smoking areas. Smoking is only permitted on the back balcony, with the slider closed, on the west lawn, or the walkout to the beach. In response to many owner requests, the Board of Directors has adopted this policy.

Thanks for your time today,

Art



WEEK	2025	2026
1	Jan 04 – Jan 11	Jan 03 – Jan 10
2	Jan 11 – Jan 18	Jan 10 – Jan 17
3	Jan 18 – Jan 25	Jan 17 – Jan 24
4	Jan 25 – Feb 01	Jan 24 – Jan 31
5	Feb 01 – Feb 08	Jan 31 – Feb 07
6	Feb 08 – Feb 15	Feb 07 – Feb 14
7	Feb 15 – Feb 22	Feb 14 – Feb 21
8	Feb 22 – Mar 01	Feb 21 – Feb 28
9	Mar 01 – Mar 08	Feb 28 – Mar 07
10	Mar 08 – Mar 15	Mar 07 – Mar 14
11	Mar 15 – Mar 22	Mar 14 – Mar 21
12	Mar 22 – Mar 29	Mar 21 – Mar 28
13	Mar 29 – Apr 05	Mar 28 – Apr 04
14	Apr 05 – Apr 12	Apr 04 – Apr 11
15	Apr 12 – Apr 19	Apr 11 – Apr 18
16	Apr 19 – Apr 26	Apr 18 – Apr 25
17	Apr 26 – May 03	Apr 25 – May 02
18	May 03 – May 10	May 02 – May 09
19	May 10 – May 17	May 09 – May 16
20	May 17 – May 24	May 16 – May 23
21	May 24 – May 31	May 23 – May 30
22	May 31 – Jun 07	May 30 – Jun 06
23	Jun 07 – Jun 14	Jun 06 – Jun 13
24	Jun 14 – Jun 21	Jun 13 – Jun 20
25	Jun 21 – Jun 28	Jun 20 – Jun 27
26	Jun 28 – Jul 05	Jun 27 – Jul 04
27	Jul 05 – Jul 12	Jul 04 – Jul 11
28	Jul 12 – Jul 19	Jul 11 – Jul 18
29	Jul 19 – Jul 26	Jul 18 – Jul 25
30	Jul 26 – Aug 02	Jul 25 – Aug 01
31	Aug 02 – Aug 09	Aug 01 – Aug 08
32	Aug 09 – Aug 16	Aug 08 – Aug 15
33	Aug 16 – Aug 23	Aug 15 – Aug 22
34	Aug 23 – Aug 30	Aug 22 – Aug 29
35	Aug 30 – Sept 06	Aug 29 – Sept 05
36	Sept 06 – Sept 13	Sept 05 – Sept 12
37	Sept 13 – Sept 20	Sept 12 – Sept 19
38	Sept 20 – Sept 27	Sept 19 – Sept 26
39	Sept 27 – Oct 04	Sept 26 – Oct 03
40	Oct 04 – Oct 11	Oct 03 – Oct 10
41	Oct 11 – Oct 18	Oct 10 – Oct 17
42	Oct 18 – Oct 25	Oct 17 – Oct 24
43	Oct 25 – Nov 01	Oct 24 – Oct 31
44	Nov 01 – Nov 08	Oct 31 – Nov 07
45	Nov 08 – Nov 15	Nov 07 – Nov 14
46	Nov 15 – Nov 22	Nov 14 – Nov 21
47	Nov 22 – Nov 29	Nov 21 – Nov 28
48	Nov 29 – Dec 06	Nov 28 – Dec 05
49	Dec 06 – Dec 13	Dec 05 – Dec 12
50	Dec 13 – Dec 20	Dec 12 – Dec 19
51	Dec 20 – Dec 27	Dec 19 – Dec 26
52	Dec 27 – Jan 03	Dec 26 – Jan 02
53		



**ANNUAL MEETING
2025 PROPOSED AGENDA
SATURDAY JANUARY 11, 2025 - 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: 2024 in Review
6. Treasurer's Report: 2024 Results of Operations and 2025 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...

Once again, the time has come to pack up all of your summer toys and dig out stuff that you hid for three seasons. However, the bright side of winter is that there are many festivals to attend and more indoor activities to enjoy with your friends and family. Also, I almost forgot that the Holidays are coming soon, too. After that we look around the corner and will see that SPRING is not far off!

Don't forget the Seagull has its owners meeting and luncheon coming on January 11, 2025. Please see the front page of this newsletter to find out how to make your reservations. Hope you can make a trip down sometime in 2025. Until then, have a safe HOLIDAY SEASON and keep warm!

Jack Robbins



Please be sure to read the insert enclosed in this mailing. It discusses the 2024 Holiday Sale in depth as well as an exhaustive list of the projects we are working on in response to the Owners' requests.

*****The 2025 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.

2024 SEAGULL HOLIDAY SALE

It has been a few years since we have had enough Seagull owned units to warrant a promotional sale, but your Board of Directors have authorized the 2024 Holiday Sale!

The 2024 Holiday Sale is a three-tiered sale. We have 30 Seagull owned units that we are selling at a discounted price for a limited time. We have 17 Seagull owned units being sold for \$2,000.00; 4 Seagull owned units being sold for \$2,500.00; and 9 Seagull owned units being sold for \$3,000.00. All units have nominal closing costs on top of the discounted purchase price.

This Holiday Sale is being offered to owners and friends alike. Now is the perfect opportunity to share your “home away from home” with friends and family; but act quickly as this sale is only for a limited time. To take advantage of our 2024 Holiday Sale, visit our website or Facebook page at www.seagullbeachclub.com or www.facebook.com/seagullbeachclub/ for an up-to-date list of units being offered at this special price. To purchase a unit please call our broker, Vanessa Friedman at 321-783-4453 x114 or send an email to vfriedman@seagullbeachclub.com
