



Seagull Newsletter Winter 2021

COCOA BEACH, FLORIDA

DECEMBER 15, 2021

VOLUME 44, NUMBER 4



NOTICE OF THE ANNUAL MEMBERSHIP MEETING OF THE SEAGULL CONDOMINIUM ASSOCIATION, INC.

Under the provisions of Florida Statutes, Chapters 718 & 721, the **Annual Membership Meeting of the Seagull Condominium Association, Inc. will be held directly following a noon luncheon on Saturday, January 8, 2022, at the Veteran's Memorial located at 400 S. Sykes Creek Pkwy in Merritt Island, FL.** The meeting will follow a complimentary luncheon which will be served at 12:00 noon. **Reservations are required.** Please make your reservation by January 1, 2022. Reservations may be made by calling 321-783-4441. Due to limited seating, reservations will be limited to the first 100 people. If you must cancel, please call as soon as possible to allow others to attend.

Notice is hereby given that there will be no election of directors needed for Seagull Condominium Association, Inc. for 2022. Since only two candidates served a "Notice of Intent to Run" to the Association by the prescribed date, the two vacant seats will be filled by those candidates – Jack Robbins (current president) and Jeffrey Mayers (current secretary).

IF YOU WILL NOT BE ABLE TO ATTEND THE ANNUAL MEETING AS DESCRIBED ABOVE, PLEASE BE SURE TO COMPLETE AND RETURN THE ENCLOSED VOTING CERTIFICATE. ALL ELIGIBLE VOTERS MUST ADHERE TO THE FOLLOWING PROCEDURES IN ORDER THAT THEIR VOTE IS COUNTED:

1. **Complete the "Voting Certificate"** indicating your appointment for Limited Proxy and your vote for authorizing the Board of Directors to determine the disposition of Operating Surplus for 2021 (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.
2. Return the completed "Voting Certificate" to the Association by the time of the annual meeting. There is no need for any special envelopes to return this proxy to the Association.
3. The completed certificate may be mailed to the association or hand delivered to the office at the address indicated below. They must be received by the association by 8:00 am on January 8, 2022, in order to be counted.

PLEASE DO NOT PLACE MAINTENANCE FEE CHECKS IN PROXY ENVELOPES!!!

HOW TO CONTACT US

Address:

4440 Ocean Beach Blvd.
Cocoa Beach, FL 32931

Phone #'s:

321-783-4441 Office
321-783-4454 FAX

Email:

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

Website:

www.seagullbeachclub.com

Facebook:

"Seagull Beach Club"



From the Manager....

Everyone,

We certainly hope that this message finds all of our owners safe and secure at this time. Here, at Seagull, things are moving forward in spite of still being short-staffed. We have gone back to making the beds in the bedrooms as our check-out numbers have declined because we have many long-term owners "in house". This means more stay-over cleans on Thursdays and Fridays and less check-outs on Saturdays, a more workable situation.

We are having an in-person Annual Meeting and luncheon on Saturday, January 8, 2022, from 12:00noon – 1:30pm at the Veteran’s Memorial behind the Merritt Island Mall. Please check page 1 of the newsletter for more detailed instructions on how to RSVP.

We have completed the walk-in shower modification and only have 5 reclining sofas left to replace. Unfortunately, because of Covid, everything is back-ordered. We are also waiting on the last shipment of mattresses (5), to complete this project as well. I have contracted a company to rebuild the pool deck, as it is collapsing on the side by the public walkway, but they are way behind and won’t begin construction until December. The pool will remain open but the upper deck will be closed during this time.

I have answered many emails and phone calls about the timing of the elevator remodeling but at this time there isn’t a scheduled date. As there are only a few companies that are licensed by the state to perform the modifications, we are at their mercy. I will give you as much notice as I can when a date is selected, but this will be a hardship that we will all have to deal with at that time. FYI, in order to fund the elevator modernization without an assessment, one of the things we had to cut was the weekly picnic, which cost about \$5,000 per year. Hopefully we will resume the picnic again in 2023.

We now have a new Direct TV system up and running with many more channels and great picture on every station. We installed the system during maintenance week and after a few weeks, the “bugs” have been worked out. They gave us NFL Ticket for the first year at no cost so check the guide when you arrive to see our expanded TV services.

The staff has been working very hard during Covid to ensure that our owners and guests are very well accommodated in every way possible. You have no idea how hard it has been to try and keep the resort running and operating as smoothly as possible. Many other resorts are closing or limiting their occupancy during these difficult times. A hearty Thank You! to our dedicated staff and Board of Directors is definitely warranted.

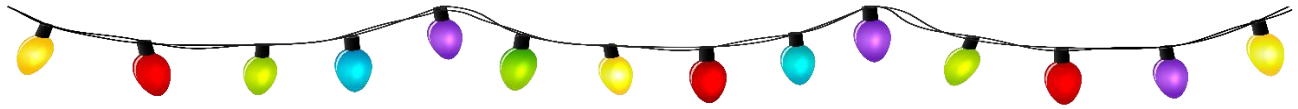
The staff and I all wish you a great Holiday season and we hope to see you soon!

Welcome back,

Art

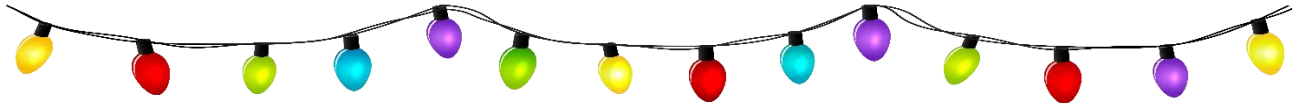


WEEK	2022	2023
1	Jan 01 – Jan 08	Jan 07 – Jan 14
2	Jan 08 – Jan 15	Jan 14 – Jan 21
3	Jan 15 – Jan 22	Jan 21 – Jan 28
4	Jan 22 – Jan 29	Jan 28 – Feb 04
5	Jan 29 – Feb 05	Feb 04 – Feb 11
6	Feb 05 - Feb 12	Feb 11 - Feb 18
7	Feb 12 – Feb 19	Feb 18 – Feb 25
8	Feb 19 – Feb 26	Feb 25 – Mar 04
9	Feb 26 – Mar 05	Mar 04 – Mar 11
10	Mar 05 – Mar 12	Mar 11 – Mar 18
11	Mar 12 – Mar 19	Mar 18 – Mar 25
12	Mar 19 – Mar 26	Mar 25 – Apr 01
13	Mar 26 – Apr 02	Apr 01 – Apr 08
14	Apr 02 – Apr 09	Apr 08 – Apr 15
15	Apr 09 – Apr 16	Apr 15 – Apr 22
16	Apr 16 – Apr 23	Apr 22 – Apr 29
17	Apr 23 – Apr 30	Apr 29 – May 06
18	Apr 30 – May 07	May 06 – May 13
19	May 07 – May 14	May 13 – May 20
20	May 14 – May 21	May 20 – May 27
21	May 21 – May 28	May 27 – Jun 03
22	May 28 – Jun 04	Jun 03 – Jun 10
23	Jun 04 – Jun 11	Jun 10 – Jun 17
24	Jun 11 – Jun 18	Jun 17 – Jun 24
25	Jun 18 – Jun 25	Jun 24 – Jul 01
26	Jun 25 – Jul 02	Jul 01 – Jul 08
27	Jul 02 – Jul 09	Jul 08 – Jul 15
28	Jul 09 – Jul 16	Jul 15 – Jul 22
29	Jul 16 – Jul 23	Jul 22 – Jul 29
30	Jul 23 – Jul 30	Jul 29 – Aug 05
31	Jul 30 – Aug 06	Aug 05 – Aug 12
32	Aug 06 – Aug 13	Aug 12 – Aug 19
33	Aug 13 – Aug 20	Aug 19 – Aug 26
34	Aug 20 – Aug 27	Aug 26 – Sept 02
35	Aug 27 – Sept 03	Sept 02 – Sept 09
36	Sept 03 – Sept 10	Sept 09 – Sept 16
37	Sept 10 – Sept 17	Sept 16 – Sept 23
38	Sept 17 – Sept 24	Sept 23 – Sept 30
39	Sept 24 – Oct 01	Sept 30 – Oct 07
40	Oct 01 – Oct 08	Oct 07 – Oct 14
41	Oct 08 – Oct 15	Oct 14 – Oct 21
42	Oct 15 – Oct 22	Oct 21 – Oct 28
43	Oct 22 – Oct 29	Oct 28 – Nov 04
44	Oct 29 – Nov 05	Nov 04 – Nov 11
45	Nov 05 – Nov 12	Nov 11 – Nov 18
46	Nov 12 – Nov 19	Nov 18 – Nov 25
47	Nov 19 – Nov 26	Nov 25 – Dec 02
48	Nov 26 – Dec 03	Dec 02 – Dec 09
49	Dec 03 – Dec 10	Dec 09 – Dec 16
50	Dec 10 – Dec 17	Dec 16 – Dec 23
51	Dec 17 – Dec 24	Dec 23 – Dec 30
52	Dec 24 – Dec 31	Dec 30 – Jan 06
53	Dec 31 – Jan 07	xxx



**ANNUAL MEETING
2022 PROPOSED AGENDA
SATURDAY JANUARY 8, 2022 - TIME: FOLLOWING LUNCHEON**

1. Call to order: President Jack Robbins
2. Invocation: Broker Annette Shuntich
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: 2021 in Review
6. Treasurer's Report: 2021 Results of Operations and 2022 Approved Budget: Treasurer Dennis Schug
7. Manager's Report: Art Friedman
8. Verification of Counting of Votes & Proxies: President Jack Robbins
9. Disposition of any Operating Surplus: President Jack Robbins
10. Reallocation within the Reserves Fund: President Jack Robbins
11. Questions and Answers: President Jack Robbins
12. Adjournment of Meeting: President Jack Robbins
13. Meeting of new Board of Administration after adjournment



A Letter from Your President...

Looks like we have another season to put in our history books. We are now getting ready for our winter owners and guests to make their way down for their stay as old man winter will be knocking at our door.

All should be in good shape when you arrive except one minor issue on our pool deck. Our upper pool deck needs a little work to get it back up and running. The pool and lower deck should be able to remain open. Only the upper deck will be off limits while the contractors do their work. The bright side is we are very close to the big salty ocean and all of its sandy beach.

Looking forward to seeing everyone at the annual owners meeting on January 8! I sure missed that last year.

If I don't get to see you, I want to wish everyone a very wonderful Holiday season.

Jack Robbins



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



2021 WINTER NEWSLETTER

PROXY ENCLOSED

*****We will not be taking reservations for week 53 until the
Spring Newsletter. *****

Did you know that.....

- 🌲 We have a website and facebook page with lots of useful information!*
- 🌲 You can find a complete copy of this and the other recent newsletters on our website.*
- 🌲 If you did not receive a copy of the 2022 invoice-intent form, you can find that on our website or facebook page or call the office and we will issue you another one!*
- 🌲 Our Units for Sale and Right to Use lists are updated every week so you have up-to-date information when making your travel plans.*
- 🌲 There are many links and phone numbers on our website to help you in planning your visit.*

You can find our website at www.seagullbeachclub.com or like us on facebook "Seagull Beach Club"

VOTING CERTIFICATE

If you cannot be present for the meeting, it is important for you to designate by proxy an attorney-in-fact both so that the necessary quorum requirements can be met, and so that your proxy can vote for you as allowed on the non-board election issues at the meeting. A proxy form is below and should be completed and returned to the association before the annual meeting if the owner or authorized voter cannot be present.

Substitution of Proxy

The below signed, as member(s) of the Seagull Condominium Association, Inc., do hereby appoint EITHER (Indicate choice by filling in the bubble for the Secretary or write in another member's name who will attend the meeting):

1. **JEFFREY MAYERS**, Secretary of the association, or any other officer or director of the association in attendance he so designates in his absence:

OR

2. _____
(Print name of member in attendance at meeting)

as my/our proxy holder. I/we further appoint such person as my true and lawful attorney-in-fact and proxy, to vote in my place and stead on my behalf, and in accord with my wishes as indicated herein, as though myself were present and voting, with power of substitution, at the annual meeting of the Seagull Condominium Association Inc., to be held directly after a noon luncheon on January 8, 2022 at the Veteran's Memorial in Merritt Island, and any other adjournment thereof, hereby revoking all previous proxies.

Other Items

To authorize the board of directors to determine the disposition of any operating surplus. Your board of directors recommends a vote "FOR" this item.

FOR

AGAINST

To allow the board of directors at their discretion to reallocate funds within the replacement reserve categories as needed. Your board of directors recommends a vote "FOR" this item.

FOR

AGAINST

NOTE: If more than one person owns jointly, then both must sign below to validate proxy.

Signature

Date

Signature

Date

WEEK/UNIT NUMBERS OWNED:
