



A letter from your President...

Come on Spring. I'm done with this cold weather. As I am writing this Newsletter (2/22) it is snowing again with a forecast of 10-15 inches of snow. I am slowly falling in love with this 'Snowbird Lifestyle' that I see every January when I come in for the week to attend the Annual Meeting. The owners and guests of Seagull have made me feel right at home. LeAnn says maybe we should stay another week or 2, maybe even 3?

On January 10th we held the Annual Membership Meeting of the Seagull Condominium Association, Inc. Once again, Sonny's did a great job of accommodating our group. Mark January 9, 2027, on your calendar and grab a January Florida Get-away. During the meeting it is customary for the President of the Board to give a brief "Year in Review" for our owners. I have asked the Office staff to insert a copy of the review and post it to the Seagull Facebook page. If you have any questions, please reach out and I will answer what I can.

In January the roof work began and was completed in two weeks. Once the roof work was completed, new gutters and downspouts were installed. The elevator cab refurb has been completed. Things are moving in a good direction.

This past year, 2025 was one of our lowest years of Foreclosures. Foreclosures cost Seagull thousands of dollars. These occur when Owners decide they don't want their units and just walk away from them. This leaves us no choice but to Foreclose on the unit so it can go up for sale. If you decide as an owner that you do want your unit; instead of just walking away you can deed the unit back to Seagull at no cost to you. This will eliminate the need to pay lawyers' fees and court costs for Seagull to reacquire these units. If you have any questions on this or need to discuss your options, please give Vanessa a call.

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 their task and will delay Check-In times. Be Respectful.

As an Owner, please keep in mind, anytime you use, rent or loan your unit to someone. Any damage occurred to that Unit or Seagull property, ultimately is your responsibility.

If you need or want to contact me, my email is shpoe6@aol.com, and please put Seagull in the subject line.

Steve Horchar





News from Seagull's Broker

Dear Seagull Owners,

I hope everyone is healthy and enjoying the warmer weather!

I'm happy to share that many improvement projects have recently been completed or are scheduled here at Seagull. Not only do these enhancements make your visits more enjoyable, they also help protect and uphold the real estate value of your unit(s).

Last year, more than 50 units were sold, and over half were purchased by new owners. Several current owners also added additional weeks—whether for exchange, deposit, or personal use—which speaks to the continued strength and desirability of ownership here.

If at any time you decide that you no longer wish to own your unit at Seagull, you may deed it back to Seagull at no cost to you. Please be aware that there are many scams circulating that ask owners to pay fees to be released from their timeshare ownership. These companies often collect money without properly completing the transfer paperwork, leaving you as the responsible owner. Please do not fall victim to these scams.

If I can be of assistance in any way, please do not hesitate to contact me through the office.

Thank you,
Vanessa Friedman



HOW TO CONTACT US:

Phone:

321-783-4453

Direct to Unit:

321-799-0373

Email Addresses:

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

WEEK	2026	2027
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		

Update from your Resort Manager....



Everyone,

Things have really been buzzing around here at Seagull! Soon, all units will feature new laminate flooring, new reclining sofas, and fresh paint throughout. The interior elevator cab has been completely renovated as well.

The roof damage caused by Hurricane Milton in 2024, which had previously been temporarily repaired, has now been permanently restored. In fact, the Board of Directors and I made the decision to have the roofing company restore the entire roof — not just the damaged sections. As a result, we now have an additional ten-year warranty covering the entire roof.

We have also enhanced our security surveillance system to comply with new regulations and to better protect our owners, guests, and Seagull as a whole. In addition, many A/C condensing units have been replaced, along with all living room ceiling fans.

These improvements total over \$200,000. Thanks to our fully funded reserve accounts, we were able to complete all upgrades without assessing owners.

Our outside cleaning company continues to service the units on Saturdays, which has been working out very well. Diane and Becky handle in-house housekeeping and stay-over cleans, and they work extremely hard to maintain the units and ensure our owners and guests are happy.

Please remember that we now provide “Welcome Kits” for paper products and toiletries. For those staying multiple weeks, a new Welcome Kit will be provided on Friday during your scheduled stay-over clean.

If you have guests using your week, please make sure they are aware of our strict no-smoking policy. We have experienced some issues recently, as non-owners may not be fully aware of our rules. Although smoking policies are reviewed at check-in, not everyone takes the time to read the paperwork thoroughly.

Finally, after 34 years of dedicated service to Seagull, I will be retiring at the end of this year. Vanessa will be taking over management responsibilities while continuing to oversee the brokerage. Debbie will remain as our accountant, and Dave will serve as Maintenance Supervisor. Our front desk will continue to be capably managed by Michael, Theresa, and Chad.

Thank you for your time and continued support.

Art



There has been some confusion regarding rentals; owners cannot get any unit for the maintenance fee.

The only units that you can use for the maintenance fees, through the office, are on the Right to Use program. Rental units are subject to full rental prices less a 20% owners' discount.

You can find the updated units available on the Right to Use program on our website and Facebook page.











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



2026 SPRING NEWSLETTER



Helpful Reminders for You & Your Guests:

-  **Check-in time is 4 pm. Early arrival will not guarantee occupancy.** If you arrive early, please stay off the floors so housekeeping can continue cleaning. Interfering with them only slows them down and prolongs check-in time.
-  Check-out time is 10 am.
-  Seagull is a Non-Smoking facility.
-  No pets are permitted on the property this includes Emotional Support Animals.
-  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.
-  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.