



SUMMER NEWSLETTER 2026



COCOA BEACH, FLORIDA

JUNE 15, 2026

VOLUME 49, NUMBER 2



A Letter from Your President...

It's that time of year again, summer vacations at the beach, hurricane season and our friendly Sargassum making another return. Hurricane Season is June 1st through November 30th. If you are traveling to Seagull during this time, please keep an eye on the weather and the Seagull Facebook page. When storms are approaching the Facebook page will reflect updates as they become available.

Just a reminder, in January, Seagull stopped supplying unlimited household items and began issuing "Welcome Kits". For some reason, this has become an issue as of late. This was posted in the Fall 2025 Newsletter and both Facebook pages. Taken from the 2025 Fall Newsletter: WELCOME KITS- Beginning January 1, 2026, we will provide Welcome Kits. These kits are designed to help get you started before you can get to the store. The welcome kit will include: 2 rolls of toilet paper, 1 roll of paper towels, 2 trash bags, 1 box of facial tissues, 2 bars of soap, 2 dishwasher pods, 2 make-up remover wipes and 1 small bottle of dish liquid. There is a Dollar Tree and a Dollar General near the Seagull, where these supplies in smaller quantities can be purchased.

July begins the Budget and Project Planning for 2027. Comments are appreciated and can be emailed to me at 'shpoe6@aol.com' and please remember to put "Seagull" in the Subject line.

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.

Have a great summer season!
Steve Horchar
Shpoe6@aol.com

HOW TO CONTACT US:

Phone:

321-783-4453

Direct to Unit:

321-799-0373

Email Addresses:

Resort Manager: artfriedman@seagullbeachclub.com

General Info: resortinfo@seagullbeachclub.com

Broker: vfriedman@seagullbeachclub.com

Website:

www.seagullbeachclub.com

Like us on Facebook:

"Seagull Beach Club"



News from Seagull's Broker

Dear Seagull Owners,

I hope this newsletter finds you well. If you have been to Seagull recently, you have likely seen the many updates and upgrades to both the units and the property itself.

If you are considering adding to your ownership at Seagull Beach Club—whether for personal use, exchange deposits, rental purposes, or otherwise—the Board of Directors has recently reduced prices on select Seagull-owned units in weeks 19, 32, 33, 36, and 37. Please note that these reduced prices apply only to Seagull-owned units within these designated weeks. You are welcome to submit offers on any unit marked “OBO” on the current sale sheet. All purchases are subject to closing costs in addition to the purchase price.

We have received several inquiries regarding scams circulating recently. Please be aware that deeds are public records. Recorded deed information may include the week and unit owned, mailing address, and purchase price. Some older deeds, or those not processed through Seagull's brokerage, may also include phone numbers. While the office does not distribute this information, it is accessible through the county clerk's official records website.

We have also been made aware of individuals impersonating owners on social media platforms, including Facebook, and sharing owner names, addresses, and limited contact information. Please exercise caution and verify all communications carefully.

If I can be of any assistance whether with the brokerage or office matters, please feel free to contact me. Enjoy your summer!

Vanessa Friedman

Find all the info you need on our website:

www.seagullbeachclub.com

Contact info
Units for sale
Right to Use Availability
Time-Share Calendar
Rental Rates
Rental Pool Procedures
Condo Documents
And much more!

Like us on facebook “Seagull Beach Club”

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,

Greetings from sunny Florida. I hope this letter finds you in a good place mentally and physically. We have completed all of the vinyl flooring in every unit and we are getting rave reviews from our owners and guests. This project took much time and cooperation from all involved. The hand rails and stair rails have been replaced and the stair cases on all 3 floors have been re-done. This is a great cosmetic improvement as well as making it safer. The elevator interior has been updated. All of the reclining sofas and the rocking swivel chairs in each unit have been replaced. We were able to do all of these projects without any assessment to you because we had the necessary funds in our reserve account.

As I had previously stated, I was going to retire at the end of the year after 34 years here at Seagull, but things have changed a little bit. I am going to stay on for 2 days a week starting in January. Vanessa has been taking over the management as well as the brokerage, and Dave will become the Maintenance Supervisor. After his first year, he has learned lots about the facility and is now getting certified in air conditioning. His background in facility maintenance makes him a valuable asset for Seagull.

In August the Board of Directors, Vanessa, Debbie, and I will meet to put together the budget for next year. The appraised value of our building has risen to almost \$7.5 million. Our deductible is 3% or \$222,757. This creates a shortfall in our insurance reserve account, which we will start to make up in next year's maintenance fee amount. I am confident that we will figure out a pathway to make this increase as painless as possible.

See everyone soon,

Art



IMPORTANT BOARD TERM LIMITS & ELECTION INFORMATION

In accordance with new Florida legislation effective July 1, 2026, we are advising our owners that two of our current board members have served 8 consecutive years on your Seagull Beach Club board. Please note the following critical legal guidelines governing our upcoming election:

•The 2/3 Re-election Rule: A director who has reached the 8-year limit may still run for a position on the board. However, they cannot be seated unless they receive an affirmative vote of at least two-thirds (2/3) of all votes cast in the election.

OR

•Lack of Candidates Exception: If a term-limited board member intends to run, and the total number of eligible candidates who step forward is less than or equal to the number of vacant board seats, the term-limited member may remain on the board without meeting the 2/3 voting threshold.

The Association would like to thank these individuals for their dedication, volunteer service and commitment to our Seagull community. Their contributions have helped guide and support the Association through many important initiatives and decisions.



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



2026 SUMMER NEWSLETTER



Helpful Reminders for You & Your Guests:



- 🌴 Check-in time is 4 pm.
- 🌴 Check-out time is 10 am.
- 🌴 Seagull is a Non-Smoking facility.
- 🌴 No pets are permitted on the property.
- 🌴 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. Please be sure to rinse off all sand before entering the pool.
- 🌴 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.