



**A letter from your President...**

I'd like to start my first Newsletter article with a quick introduction. I am Steve Horchar and I was reelected to the Board this past January. Following the Annual Luncheon, I was elected by the Board as the new President. I would like to Congratulate Dennis Buchholtz (Vice President) and Dennis Schug (Treasurer) on their reelections and welcome Kathy Eckels (Director) back to Board. Jeffrey Mayers (Secretary) remains on the Board as his term was not up this past election year. I will touch on Jack Robinson's Retirement below.

Our Past President Jack Robbins has decided to officially retire. Jack was elected to the Board in 2007 serving as Secretary, in 2009 he became President. Jack was always available to our Owners to answer questions and help in any way possible. I want to take this opportunity to thank him for his past work and wish him a Happy and Healthy Retirement.

Winter 2025 has had some surprises for sure. On January 21st the Panhandle was blanketed with snow, 10 inches of snow recorded near Pensacola! But rest assure, Spring is in the air. To all our winter guests that are heading back home, safe travels and hope to see most of you next January and February.

On January 11th we held the Annual Membership Meeting of the Seagull Condominium Association, Inc. The luncheon was originally planned to be held at the Cocoa Beach Country Club. Right after the first of the year, Art received a phone call advising him that the Banquet Manager of the CBCC had left their position. In the long run after discussions between our Office and the CBCC, we were informed that we would not be having the luncheon there. Art went into overdrive, scrambling to find a location. He secured Sonny's (Merritt Island) using their side room. Sonny's BBQ handled us well, the food was good and the company of our owners and staff was even better. I would suggest if you have never attended before, plan a long winter weekend trip and attend an Annual Meeting. The 2026 Meeting is scheduled for January 10, 2026.

Week 1 had the first unit that received the new "Renovation". Room 309 was painted, new LVP flooring installed, living room sofa and fan were replaced, new window valances and added a smoke detector in the front living area of the unit. The plan is to do all the units, but it will be a work in progress, depending on owners willing to volunteer their week/unit for this maintenance to be completed.

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 time and 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 your Check-In.

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.

Steve Horchar



**News from Seagull's Broker .....**

Dear Seagull Owners,

I hope everyone is healthy and enjoying the warmer weather!

Before I start in with Brokerage news, I would like to take this time to thank our former President, Jack Robbins, for his dedication, service, and support to Seagull for the past twenty plus years. You will be missed.

2024 was a busy year for Seagull's Brokerage, selling over forty units. We have many new owners as well as recurring owners buying more units to extend their "Home Away from Home" with friends and family alike or to just extend their stays. The average sale price of a one-bedroom unit was \$3,000.00.

I always get inquiries about promotional sales. We did have one towards the end of last year that has since ended; however, you are welcome to submit offers on any unit that has "OBO" indicated next to it on the sale sheet. "OBO" indicates the seller is willing to negotiate. If there is a unit you have your eye on, you can submit your offer to me and I will present all offers. You can find an exhaustive list of units for sale on our website, Facebook page, and a hard-copy in the front office.

If I can be of any assistance whether it be with Brokerage items or office items, please do not hesitate to contact me.

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](mailto:resortinfo@seagullbeachclub.com)

Resort Manager: [artfriedman@seagullbeachclub.com](mailto:artfriedman@seagullbeachclub.com)

Broker: [vfriedman@seagullbeachclub.com](mailto:vfriedman@seagullbeachclub.com)

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 – OCT5 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	xxx	xxx

## Update from your Resort Manager....



Everyone.

Greetings from sunny Florida. We are on pace to set an occupancy record that is above anything that I have seen in my 31+ years of service. Every unit, every week has been utilized by an owner or guest as far back as I can remember. In the past, we usually had an open unit in case of emergency, but not anymore. I just talked with Vanessa who tells me that there is no letup in sight. This makes upgrades really hard as the only time some units are empty is when the owner/guest checks out at 10:00AM and the new person checks in by 4:00PM on Saturday. Of course, this is the time that the cleaning team has to get into each unit and we have to perform any maintenance that the previous guest has brought to our attention. Quite a sight to see.

We have been replacing reclining sofas as the ones that we bought from Wayfair are not lasting as long as they should. We have about 7 or 8 units left to go as we can only store 1 at a time. We also have to take them apart to fit them through the entry door and put them back together once in the unit. We have been averaging about 1 per week.

As you already know, last year our hurricane and property insurance rose \$36,000, hence the rise in maintenance fees. This year our insurance broker told me that new companies have entered the state and the market should be better but, after the wild-fires in California and the hurricanes this past hurricane season, who knows what will happen.

We put top of the line, laminate wood plank flooring in one of the units that was given to us for maintenance for one week. Some of the tile that had been installed in the past has not held up well. It was inexpensive and too soft for this type of use. My only concern with this type of flooring is the possibility of water getting underneath and causing it to buckle and swell. Time will tell!!

Lastly, we are putting an extra smoke detector in the kitchens of all of the units. The detectors in the hallways are code but we wanted to add a little extra security to all of the units.

Thanks for your time today and see you soon,  
Art



*There has been some confusion regarding owners' rentals --*

The only units that owners can use for the maintenance fee, through the office, are those in the Right to Use program. All other occupancies are available for use at the full rental rate which may be found on our website. Our owners will receive a 20% discount on those rates.

An updated list of units available on the Right to Use program as well as our current rental rates can be found on our website and Facebook page.

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



## 2025 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.