

A letter from your President...

Fall Is in the Air!

As the seasons begin to change and Fall arrives, another year is quickly coming to a close. Before we know it, the Holiday Season and New Year's celebrations will be here followed by our favorite annual Seagull event!

The Seagull Beach Club Owners' Luncheon and Annual Meeting will be held on January 9th.

If you have never attended our Annual Meeting and Luncheon, why not make this the year? It is a wonderful opportunity to escape the winter weather, enjoy a visit to Florida, and spend time with fellow Seagull owners.

We hope to see you there!

Elevator Improvements & Repairs

Earlier this year, in February, as reported the elevator cab was remodeled and refurbished. Unfortunately, in June, the back wall and one side wall were damaged. The damaged walls were repaired in August, and additional protective rails were installed to help protect the newly refurbished elevator.

Please use care when entering and exiting the elevator, particularly when using luggage carts or other carts. Your cooperation will help us keep the elevator looking its best for everyone to enjoy.

Pool Shower Tower Replacement

Also in August, the shower tower on the Park side of the pool area was replaced.

The two shower towers in our pool area play an important role in helping maintain the cleanliness and efficiency of our pool filtration system.

Before entering the pool, please take a moment to rinse off any sand, mud, or other debris. This small step helps keep the pool clean and allows the filtration system to operate more efficiently.

Thank you for doing your part!

Hurricane Season Reminder

We are still in Hurricane Season, so please remember to check weather conditions before traveling to the Seagull.

When storms are approaching our area, information and updates will be posted on Seagull's Facebook page when possible.

We encourage everyone planning a visit to stay informed and follow weather conditions closely.

Check-In & Check-Out Courtesy Reminder

Please remember and respect the established Check-In and Check-out Policy:

Check-In: 4:00 PM Check-Out: 10:00 AM

The time between departing and arriving guests is essential. The cleaning crews need adequate time to thoroughly clean and prepare each unit for the incoming guests.

A Reminder About Owner Responsibility

As an Owner, whenever you use, rent, or lend your unit to someone else, you are responsible for any damage caused to your unit or to Seagull Beach Club property.

We appreciate everyone's cooperation in helping protect and maintain our beautiful resort.

Steve Horchar
Shpoe6@aol.com

A letter from Seagull's Broker...

Hi Seagull Owners,

I hope this letter finds everyone doing well!

This summer was definitely a scorcher, but the brokerage had a very busy and successful season here at Seagull.

As many of you know, we have quite a few sold-out weeks at Seagull. Recently, a few units became available for sale during some of those weeks, and they did not last a full day on the market before selling—for the full listing price!

If you ever find that you no longer wish to keep your unit for any reason, please remember that you have the option to deed it back to the Association at no cost to you.

Lastly, as many of you know, when conveying ownership of your unit, all owners are required to sign the deed in front of a notary. I understand that finding a notary willing to notarize a deed can sometimes be challenging. To make the process more convenient for our owners, Seagull now has access to a RON (Remote Online Notary). This allows eligible documents to be notarized remotely online from the convenience of your home. There is a nominal fee for this service, as established by the State, but we are happy to offer this option to owners who need a notary and may be having difficulty finding one.

If I can be of any assistance, please feel free to reach out. For any Seagull business, please contact me through my office contact. This helps ensure that your message is received and addressed promptly, as messages sent through personal social media accounts may not always be seen or received as quickly.

Sincerely,

Vanessa Friedman





Update from your resort Manager

Everyone,

This will be my last manager's report as my retirement grows nearer. Hope this letter finds you and all of our owners in a great place mentally, physically, and spiritually. The plan as of today, is that I will continue to be at Seagull full time until December 31st. After that date I will go down to part-time maintenance position of 2 days per week. After being an employee of yours for over 34 years, it is hard to just walk away completely. As of January 1st, Vanessa will take over full control of the management and continue handling the brokerage and I know that she will do a great job. Debbie will remain as your accountant and watch over all of the pennies. Dave will take over the lead maintenance position and Diane will remain as the lead housekeeper. Becky will continue handling laundry and assisting Diane in the housekeeping department. Theresa, Michael, and Chad will continue to man the front desk during the day and at night. All of our dedicated employees will ensure that you have a great time at your "Home Away from Home."

There are quite a few updates/changes in store for 2027 that we think you will enjoy, but I will let the new regime tell you about them in the coming months.

Until then, Thank You for all of the great years and I hope to see you in the 2 days that I am still t Seagull.

Have a great day,

Art



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

Check out our website: www.seagullbeachclub.com

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		

SEAGULL BEACH CLUB
Approved Annual Budget
January through December 2027

Operating Fund Income

ASSESSMENTS INCOME

6113 · Annual Assessments	782,268
6003 · Annual Assessments SGA Units	21,900
6116 · Property Tax Assessment	24,888
Total ASSESSMENTS INCOME	829,056

RENTAL INCOME

6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	10,000
6201 · Gross Rents From Owners' Units	48,000
Total 6200 · Gross Rentals Received	58,000
6205 · Less Amount Collected for Owner	(33,000)
Total RENTAL INCOME	25,000

SALES INCOME

6024 · Brokerage Income	10,000
6030 · Deed Recording Income	6,000
6250 · Gain on SGA Units Resale	5,000
Total SALES INCOME	21,000

OTHER INCOME

6015 · Assessments on SGA - Rt to Use	20,000
6013 · Assessments on SGA - Resale	800
6110 · Investment Income (Loss)	15,000
6112 · Late Charge on Assessments	5,400
6224 · Laundry Income	3,500
6052 · Income Tax Refund	0
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	2,500
Total OTHER INCOME	48,200

Total Operating Fund Income

923,256

Operating Fund Expense

SALARIES

8110 · Housekeeping Salaries	71,760
8115 · Maintenance Salaries	80,787
8120 · Management Salaries	78,000
8125 · Office Salaries	88,860
8140 · Security Salaries	45,281
8150 · Bonus	9,117
Total SALARIES	373,805

EMPLOYEE BENEFITS

8175 · IRA Matching	5,647
8196 · Payroll Service	11,214
8170 · Payroll Taxes - SGA	37,007
8180 · Staff Insurance Medical	35,000
8195 · Workmans Compensation	5,981
8190 · Uniforms	500
Total EMPLOYEE BENEFITS	95,349

HOUSEKEEPING

8660 · Contract Services - Hskpg	37,000
8911 · Furnishings	3,000
8930 · Linens	10,000
8914 · Supplies-Housekeeping	12,000
Total HOUSEKEEPING	62,000

MAINTENANCE & EQUIPMENT

8609 · Annual Inspections (All)	2,500
8607 · Contract Labor - Maintenance	8,000
8615 · Elevator w/Phone Service	2,700
8611 · General Maint. & Supplies	17,000
8630 · Lawn Maintenance & Pest Control	4,500
8640 · Pest Control (Rooms)	1,620
8620 · Pool Furniture, Etc.	1,500
8650 · Pool Supplies	4,000
8608 · Tools and Equipment	750
Total MAINTENANCE & EQUIPMENT	42,570

TELEPHONE AND UTILITIES

8520 · Electricity	42,000
8530 · Gas W. Heater/Laundry/Pool	8,500
8490 · Telephone Equipment Fees	250
8540 · Telephone Local & Long Distance	4,680
8810 · Television Service	11,000
8550 · Trash / Dumpster	1,100
8535 · Water & Sewer	34,000
8815 · WiFi	5,400
Total TELEPHONE AND UTILITIES	106,930

INSURANCE

8310 · Flood Insurance	31,300
8330 · Property, Liability & Umbrella	84,800
Total INSURANCE	116,100

OPERATING EXPENSES

8603 · Annual Assessments on SGA Units	25,000
8842 · Activities/Picnic/Bingo/Socials	1,000
8010 · Advertising (Net Unreimb)	500
8841 · Annual Meeting	1,750
8410 · Auditors/Contract Fees	6,100
8420 · Bank Charges	300
8805 · Broker Fees - In-House	26,700
8431 · City Permitting Expenses	500
8415 · Computer Maint./Updates	1,600
8441 · Copier Maint & Printing	3,700
8445 · Credit Card Fees (Net Unreimb)	250
8012 · Deed Recording	3,000
8817 · Depreciation Expense	0
8820 · Dues & Education	500
8017 · Employee Mileage Reimbursement	1,000
8830 · Goodwill (Flowers, etc)	300
8921 · Laundry Room Supplies	500
8730 · Legal Fees - Foreclosures	2,000
8461 · Legal Fees - Other	2,000
8013 · Licenses/Permits	1,200
8014 · Merchandise Purchase	1,000
8015 · Miscellaneous Expense	500
8850 · Office Supplies	3,500
8880 · Postage	3,500
8860 · Radios/Emergency Phone	100
8895 · Video Supplies	50
Total OPERATING EXPENSES	86,550

TAXES

8024 · Fees Payable to the Division	3,672
8021 · Property Tax - Real & Personal	24,888
8025 · Income Taxes	0
Total TAXES	28,560

OTHER OPER (INCOME)/EXPENSE

6985 · UnallocPrYr OpFd (Surp)/Deficit	14,811
9000 · Contingency	(3,419)
8892 · Rent for Common Facilities	0
Total OTHER OPER (INCOME)/EXPENSE	11,392

Total Operating Fund Expense

923,256

Net Surplus (Deficit) from Operating Fund

0

Other Funds' Income/Expense

6119 · Reserve for Replacements	89,964
6215 · Interest on Reserve Funds	20,000
Total Other Income	109,964
Other Expense	
8016 · Reserve Expenditures	109,964
Total Other Expense	109,964
Net Surplus (Deficit) from Other Funds	0
Total Surplus (Deficit) for All Funds	0

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



2027 INVOICE & INTENT ENCLOSED!

FIRST NOTICE OF ELECTION OF DIRECTORS FOR THE SEAGULL CONDOMINIUM ASSOCIATION

Notice is hereby provided that the annual election of the directors of Seagull Condominium Association, Inc. will be held on January 9, 2027 at noon in/or around Cocoa Beach, Florida.

VOTING: The election will be conducted by written ballot – said ballot to be provided in the second notice of election in December. Members will be entitled to one vote per unit owned.

CANDIDATES FOR THE BOARD: Any unit owner or one eligible person desiring to become a candidate for election to the board shall provide written notice to the association at the address provided herein by:

- a. Personal delivery
- b. Certified mail, return receipt requested
- c. Regular U.S. mail
- d. Facsimile
- e. Telegram

Address: 4440 Ocean Beach Blvd, Cocoa Beach, FL 32931

The written notice of your desire to be a candidate must be signed and received by the association on or before November 29, 2026, which is 40 days in advance of the election. The written notice should include a Condominium Association Candidate Certification Form (contact the Seagull office for this form) and a letter notifying the association of your intention to become a candidate. The candidate may also include an information sheet no larger than 8 ½ x 11 inches in size describing the candidate's background, education, qualification and any other factors deemed relevant by the candidate. A copy of the information sheet will be provided to all eligible voters as part of the second notice of election.

ADDITIONAL INFORMATION: Anyone desiring clarification, responsibilities, liabilities or other aspects of being a board member may contact the President, Stephen Horchar, at 321-783-4453.

These procedures are set forth in accordance with Florida Statutes and the Seagull Condominium Association By-Laws.

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