



COCOA BEACH, FLORIDA

October 1, 2021

VOLUME 44, NUMBER 3

A letter from your President...

Now that summer has passed, we can get started enjoying a little cooler and a more colorful season. The next season isn't my favorite at all. I prefer the warmer weather.

We at the Seagull Beach Club are looking forward to seeing all of our owners and guests that haven't been able to make the trip down for the past year or two. You will notice a few changes that have been made to make your stay more relaxing.

Also we will have a couple openings on the Board. If this is something that you would be interested in, please check the back page of this newsletter for explicit instructions on how and when to send your resume in to Seagull. All it takes is 8 meetings a year that you must attend and an occasional trip to the office for your autograph.

Hope everyone will continue staying safe and healthy, and we hope you are able to make your way down to your home away from home.

Jack Robbins

INTENT FORM

- 🍁 Please read your intent form. Misunderstandings often result from not reading this form thoroughly.
- 🍁 If you had any rental income in 2021 applied to your account, be sure to call the office for an updated balance due for 2022.
- 🍁 Please make sure you put the correct week and unit number on all checks, money orders, and correspondence you send to us.
- 🍁 If you do not know right now how you will use your week, please mark undecided on your intent form, and then update the intent, in writing, ASAP. Emails are sufficient.
- 🍁 All balances due on your unit (s) must be paid before you bank your week (s). This prevents a verification delay for exchange companies.



Update from your Resort Manager...

Everyone,

We certainly hope that all of our owners are safe and healthy during these unusual times. There are a few things that I need to inform you about included in this newsletter.

I have been informed by the State that our elevator has to be upgraded to meet new codes that have gone into effect. These upgrades will cost about \$72,000 which we have funded through the reserves and unbelievably the cost is not the problem. My concern is the 4 to 5 weeks it will take to make the needed changes and that we won't have an elevator for that period of time. The new codes go into effect January 1, 2023 so travel light in 2022. You may be using the stairs.

Debbie and I presented a budget to the Board that will keep our maintenance fees the same for the 12th year in a row and still make the necessary upgrades in 2022, they accepted our proposal. Good news for all!

We have been busy doing some upgrades! All of the showers have been converted in 1 year's less time than we had budgeted. We have also replaced 26 sofas with 5 more being delivered this month.

This year during week 38 we coated the walkways, repainted the pool deck, and deep cleaned all of the units.

We had a board meeting, September 20th, where we extended our timeshare charter into infinity. It will not be ending in 2028 as you have overwhelmingly approved.

Lastly, we are still short-staffed. In order to get everyone into their units on time, we have joined all of the other resorts, hotels, and timeshares in the area by not making the beds. You will find all of the clean linen, folded on the foot of the bed. Hopefully you will understand that this inconvenience will only help you get into your room at a reasonable hour. We still feel that our limited staff gives you the best service available and we have only had very minor "push-back" about this necessary change in our routine.

The staff and I hope to see you all soon,

Art



News from Seagull's Broker

My name is Annette Shuntich and I am the Broker at Seagull Beach Club. I can assist in any of your real estate needs. This is not limited to but does include: the buying, selling or trading of your units here at Seagull.

As we go through this unprecedented time in our country, we here at Seagull are trying to maintain as many lines of communication open with the Brokerage and each client. Thank you to those who have been patient and persistent in contacting as well as getting the paperwork completed! I know it has been a challenge to get some of the paperwork notarized but thank you all for your persistence and patience. Just a reminder, it is **your name as the (GRANTOR)** that needs to be notarized **NOT THE WITNESSES NAMES.**

Our Grand Sale is continuing and going extremely well. Please call with any questions about any of the units for sale or that you may be interested in. Visit our website or facebook page for an up-to-date listing of units available to purchase.

There are three ways of contacting me, Annette Shuntich:

1. Call or Text my cell phone (321)-795-8488.
2. Contact the office, they can get a message to me.
3. Send me an email

It has been my pleasure to assist you all in your real estate needs and I look forward to helping you in the future.

Kind Regards,
Annette Shuntich, BSc

HOW TO CONTACT US:

Phone:
321-783-4441

Direct to Unit:
321-799-0373

Email Addresses:

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



WEEK	2021	2022
1	Jan 02 - Jan 09	Jan 01 - Jan 08
2	Jan 09 - Jan 16	Jan 08 - Jan 15
3	Jan 16 - Jan 23	Jan 15 - Jan 22
4	Jan 23 - Jan 30	Jan 22 - Jan 29
5	Jan 30 - Feb 06	Jan 29 - Feb 05
6	Feb 06 - Feb 13	Feb 05 - Feb 12
7	Feb 13 - Feb 20	Feb 12 - Feb 19
8	Feb 20 - Feb 27	Feb 19 - Feb 26
9	Feb 27 - Mar 06	Feb 26 - Mar 05
10	Mar 06 - Mar 13	Mar 05 - Mar 12
11	Mar 13 - Mar 20	Mar 12 - Mar 19
12	Mar 20 - Mar 27	Mar 19 - Mar 28
13	Mar 27 - April 03	Mar 28 - Apr 02
14	April 03 - April 10	Apr 02 - Apr 09
15	April 10 - April 17	Apr 09 - Apr 16
16	April 17 - April 24	Apr 16 - Apr 23
17	April 24 - May 01	Apr 23 - Apr 30
18	May 01 - May 08	Apr 30 - May 07
19	May 08 - May 15	May 07 - May 14
20	May 15 - May 22	May 14 - May 21
21	May 22 - May 29	May 21 - May 28
22	May 29 - Jun 05	May 28 - Jun 04
23	Jun 05 - Jun 12	Jun 04 - Jun 11
24	Jun 12 - Jun 19	Jun 11 - Jun 18
25	Jun 19 - Jun 26	Jun 18 - Jun 25
26	Jun 26 - Jul 03	Jun 25 - Jul 02
27	Jul 03 - Jul 10	Jul 02 - Jul 09
28	Jul 10 - Jul 17	Jul 09 - Jul 16
29	Jul 17 - Jul 24	Jul 16 - Jul 23
30	Jul 24 - Jul 31	Jul 23 - Jul 30
31	Jul 31 - Aug 07	Jul 30 - Aug 06
32	Aug 07 - Aug 14	Aug 06 - Aug 13
33	Aug 14 - Aug 21	Aug 13 - Aug 20
34	Aug 21 - Aug 28	Aug 20 - Aug 27
35	Aug 28 - Sept 04	Aug 27 - Sept 03
36	Sept 04 - Sept 11	Sept 03 - Sept 10
37	Sept 11 - Sept 18	Sept 10 - Sept 17
38	Sept 18 - Sept 25	Sept 17 - Sept 24
39	Sept 25 - Oct 02	Sept 24 - Oct 01
40	Oct 02 - Oct 09	Oct 01 - Oct 08
41	Oct 09 - Oct 16	Oct 08 - Oct 15
42	Oct 16 - Oct 23	Oct 15 - Oct 22
43	Oct 23 - Oct 30	Oct 22 - Oct 29
44	Oct 30 - Nov 06	Oct 29 - Nov 05
45	Nov 06 - Nov 13	Nov 05 - Nov 12
46	Nov 13 - Nov 20	Nov 12 - Nov 19
47	Nov 20 - Nov 27	Nov 19 - Nov 26
48	Nov 27 - Dec 04	Nov 26 - Dec 03
49	Dec 04 - Dec 11	Dec 03 - Dec 10
50	Dec 11 - Dec 18	Dec 10 - Dec 17
51	Dec 18 - Dec 25	Dec 17 - Dec 24
52	Dec 25 - Jan 01	Dec 24 - Dec 31
53	xxx - xxx	Dec 31 - Jan 07

SEAGULL BEACH CLUB
Approved Annual Budget
January through December 2022

Operating Fund Income/Expense

Operating Fund Income

ASSESSMENTS INCOME	
6113 · Annual Assessments	590,400
6003 · Annual Assessments SGA Units	11,808
6053 · Week 53 Assessment Income	9,240
6116 · Property Tax Assessment	<u>23,052</u>
Total ASSESSMENTS INCOME	634,500
RENTAL INCOME	
6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	15,000
6201 · Gross Rents From Owners' Units	<u>41,000</u>
Total 6200 · Gross Rentals Received	56,000
6205 · Less Amount Collected for Owner	<u>(30,000)</u>
Total RENTAL INCOME	26,000
SALES INCOME	
6024 · Brokerage Income	4,000
6030 · Deed Recording Income	6,000
6250 · Gain on SGA Units Resale	<u>4,000</u>
Total SALES INCOME	14,000
OTHER INCOME	
6015 · Assessments on SGA - Rt to Use	8,000
6013 · Assessments on SGA - Resale	770
6110 · Investment Income (Loss)	700
6112 · Late Charge on Assessments	7,000
6224 · Laundry Income	3,000
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	<u>1,000</u>
Total OTHER INCOME	21,470
Total Operating Fund Income	695,970
Operating Fund Expense	
SALARIES	
8110 · Housekeeping Salaries	48,000
8115 · Maintenance Salaries	41,900
8120 · Management Salaries	118,300
8125 · Office Salaries	73,700
8140 · Security Salaries	32,800
8150 · Bonus	<u>7,900</u>
Total SALARIES	322,600
EMPLOYEE BENEFITS	
8175 · IRA Matching	4,500
8196 · Payroll Service	7,100
8170 · Payroll Taxes - SGA	27,100
8180 · Staff Insurance Medical	24,000
8195 · Workmans Compensation	7,100
8190 · Uniforms	<u>500</u>
Total EMPLOYEE BENEFITS	70,300
HOUSEKEEPING	
8660 · Contract Services - Hskpg	3,100
8911 · Furnishings	5,000
8930 · Linens	8,000
8914 · Supplies-Housekeeping	<u>10,000</u>
Total HOUSEKEEPING	26,100
MAINTENANCE & EQUIPMENT	
8609 · Annual Inspections (All)	800
8607 · Contract Labor - Maintenance	3,500
8615 · Elevator w/Phone Service	5,500
8611 · General Maint. & Supplies	10,000
8630 · Lawn Maintenance & Pest Control	3,660
8640 · Pest Control (Rooms)	1,620
8620 · Pool Furniture, Etc.	1,500
8650 · Pool Supplies	1,750
8608 · Tools and Equipment	<u>750</u>
Total MAINTENANCE & EQUIPMENT	29,080

TELEPHONE AND UTILITIES	
8810 · Cable Television	8,400
8520 · Electricity	34,000
8530 · Gas W. Heater/Laundry/Pool	5,000
8535 · Water & Sewer	20,000
8490 · Telephone Equipment Fees	2,340
8540 · Telephone Local & Long Distance	4,380
8550 · Trash / Dumpster	650
8815 · WiFi	<u>3,920</u>
Total TELEPHONE AND UTILITIES	78,690
INSURANCE	
8310 · Flood Insurance	14,500
8330 · Property, Liability and Umbrella	<u>46,500</u>
Total INSURANCE	61,000
OPERATING EXPENSES	
8603 · Annual Assessments on SGA Units	13,860
8842 · Activities/Picnic/Bingo/Socials	0
8010 · Advertising (Net Unreimb)	500
8841 · Annual Meeting	1,500
8410 · Auditors/Contract Fees	5,700
8420 · Bank Charges	150
8805 · Broker Fees - In-House	21,800
8431 · City Permitting Expenses	500
8415 · Computer Maint./Updates	1,000
8441 · Copier Maint & Printing	3,700
8445 · Credit Card Fees (Net Unreimb)	250
8012 · Deed Recording	2,000
8817 · Depreciation Expense	0
8820 · Dues & Education	500
8017 · Employee Mileage Reimbursement	750
8830 · Goodwill (Flowers, etc)	300
8921 · Laundry Room Supplies	500
8730 · Legal Fees - Foreclosures	4,000
8461 · Legal Fees - Other	500
8013 · Licenses/Permits	1,200
8014 · Merchandise Purchase	1,000
8015 · Miscellaneous Expense	500
8843 · Office Internet	2,000
8850 · Office Supplies	2,500
8880 · Postage	2,500
8860 · Radios/Emergency Phone	100
8895 · Video Supplies	<u>50</u>
Total OPERATING EXPENSES	67,360
TAXES	
8024 · Fees Payable to the Division	3,672
8021 · Property Tax - Real & Personal	23,052
8025 · Income Taxes	<u>0</u>
Total TAXES	26,724
OTHER OPER (INCOME)/EXPENSE	
6985 · UnallocPrYr OpFd (Surplus)	(10,707)
9000 · Contingency	24,823
8892 · Rent for Common Facilities	<u>0</u>
Total OTHER OPER (INCOME)/EXPENSE	14,116
Total Operating Fund Expense	695,970
Net Surplus (Deficit) from Operating Fund	0
Other Funds' Income/Expense	
Other Income	
6119 · Reserve for Replacements	82,620
6215 · Interest on Reserve Funds	<u>6,000</u>
Total Other Income	88,620
Other Expense	
8016 · Reserve Expenditures	88,620
Total Other Expense	<u>88,620</u>
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**



2022 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 8, 2022 at noon in 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 28, 2021, 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, Jack Robbins, at 321-783-4441.

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

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