



COCOA BEACH, FLORIDA

September 15, 2022

VOLUME 45, NUMBER 3

A letter from your President...

Time sure does fly when you're having fun. I can't believe it is already time to flip our calendar to the next season as fall is quickly approaching and the summer heat is ending.

At Seagull we have had a very long, hot summer with a lot of updates being done. We had the sun deck replaced, brought the elevator up to code, and brought in new wifi. We are currently in the process of replacing the old deck furniture. We hope that with these new and improved projects, you continue to enjoy spending quality time here!

Unfortunately, due to the increase in cost of our everyday supplies as well as the projects mentioned above, we had to make a small increase to the maintenance fees.

On behalf of the Board of Directors and myself, we want to extend a big **Thank You** to Art and the Staff for hanging in there and doing everything they can to make everyone's stay as enjoyable as it can be! We are very fortunate to have the staff that we do, as we still cannot find any new help. The current staff has been working long, hot hours to get the job done.

Please mark your calendars for January 14, 2023 for the Annual Owners Meeting and Luncheon. We hope to have a good turnout this year, we were rather disappointed with how few owners came last year.

We have a few openings coming up for the Board of Directors. If this is something you are interested in, please see the back page of this Newsletter for more detailed instructions on how and when to submit your resume.

Jack Robbins

A letter from Seagull's Broker...

Dear Seagull Family,

I would like to take this opportunity to discuss the growth of our Brokerage. We are adding a new member and promoting an existing member. As with any company that I have been a part of I strive to push my associates to go beyond and excel in their endeavors. With that end in mind, I have encouraged Vanessa Friedman to go ahead and get her Brokers License. I will be stepping down as the Broker in October but will stay on hand through November until everyone feels comfortable with the new change.

Our newest member in training is planned to fill the role for transaction negotiations. He is 22 years old and working on his Bachelor of Science Degree. He has passed his Real Estate License test and is in the process of getting his State License Exam. He has been coming into the office to learn the procedures we currently have in place. With him and Vanessa at the helm, the sky is the limit with what they will do with the Brokerage. Vanessa will still be doing the office work and our newest intern will soon be taking on the sales part of the Brokerage. So, you all can look forward to communicating with the new team.

I look forward to introducing the latest addition to the Seagull Brokerage family in the next newsletter. So, as I prepare to leave to travel to England and take care of my mother, I know I have left Seagull in very capable hands.

Kind Regards,
Annette Shuntich

INVOICE-INTENT FORM

- 🌻 **NEW:** If you wish to pay your invoice online, please send an email to: documents@seagullbeachclub.com
Please note there is a 3% convenience fee.
- 🌻 **If you have prepaid your units or had 2022 rental income applied to your account, please call or email the office for an updated balance.**
- 🌻 All balances due on your unit (s) must be paid before you bank your week (s). This prevents a verification delay for exchange companies.
- 🌻 Please make sure you put the correct week and unit number on all checks, money orders, and correspondence you send to us.
- 🌻 If you are not already receiving newsletters by email and would like to, please be sure to check the box on the invoice and provide us with your email.



News from Seagull's Manager ...

Everyone,

Well, my friends, after 12 years it has finally happened. Due to inflated prices on utilities, repair items, and almost everything else that we need to keep Seagull open, the new pool deck and the elevator modernization, we are going to have to raise our maintenance fees. As approved by the Board of Administration the new fees will be as follows:

1-bedroom units will be \$400

2-bedroom units will be \$405

This is still the best deal in Florida for time-share owners!! Our rates have only gone up \$15 which should cover all of the increases that we are anticipating but who can tell the future accurately.

If you are unable to use your unit and rent it out yourself or gift it to a friend or family member, please advise them that they will have to produce a \$200 authorization hold on either a credit or debit card. This is to protect you, as an owner, from having to pay for any incurred fees that arise during their stay.

We are still short staffed and we are working as hard as possible to ensure that every owner, guest, or exchanger has a great stay. Sometimes you may not get into your unit until after 4:00 but, that doesn't happen that often. Most of our owners and guests are understanding but some are very trying and unappreciative. We are short 2 housekeepers and still haven't been able to hire anyone that can pass a drug test or a background check, and if they can, they haven't lasted more than 3 days. I am so proud of our entire staff as we battle through whatever comes up.

I have finally been able to replace Ray after a few months which makes my life much easier. Scott, my maintenance assistant, is also an owner here and has served a term on the Board. He is an asset to Seagull with his knowledge of air condition and maintenance. Vanessa, Deanna, and Debbie keep the office running as smoothly as possible. Lynn, Paige, and Josh have done a great job with the housekeeping chores. Skyler and Dylan are still handling nights.

Lastly, Annette our Broker, will be moving back to England in a few months. Vanessa has successfully passed the Brokers course and is now waiting to be scheduled to take the State Exam, in an effort to keep Seagull's brokerage moving forward and smoothly.

We will be looking forward to your next visit.
Until then, stay safe,
Art

WEEK	2022	2023
1	Jan 01 – Jan 08	Jan 07 – Jan 14
2	Jan 08 – Jan 15	Jan 14 – Jan 21
3	Jan 15 – Jan 22	Jan 21 – Jan 28
4	Jan 22 – Jan 29	Jan 28 – Feb 04
5	Jan 29 – Feb 05	Feb 04 – Feb 11
6	Feb 05 – Feb 12	Feb 11 – Feb 18
7	Feb 12 – Feb 19	Feb 18 – Feb 25
8	Feb 19 – Feb 26	Feb 25 – Mar 04
9	Feb 26 – Mar 05	Mar 04 – Mar 11
10	Mar 05 – Mar 12	Mar 11 – Mar 18
11	Mar 12 – Mar 19	Mar 18 – Mar 25
12	Mar 19 – Mar 26	Mar 25 – Apr 01
13	Mar 26 – Apr 02	Apr 01 – Apr 08
14	Apr 02 – Apr 09	Apr 08 – Apr 15
15	Apr 09 – Apr 16	Apr 15 – Apr 22
16	Apr 16 – Apr 23	Apr 22 – Apr 29
17	Apr 23 – Apr 30	Apr 29 – May 06
18	Apr 30 – May 07	May 06 – May 13
19	May 07 – May 14	May 13 – May 20
20	May 14 – May 21	May 20 – May 27
21	May 21 – May 28	May 27 – Jun 03
22	May 28 – Jun 04	Jun 03 – Jun 10
23	Jun 04 – Jun 11	Jun 10 – Jun 17
24	Jun 11 – Jun 18	Jun 17 – Jun 24
25	Jun 18 – Jun 25	Jun 24 – Jul 01
26	Jun 25 – Jul 02	Jul 01 – Jul 08
27	Jul 02 – Jul 09	Jul 08 – Jul 15
28	Jul 09 – Jul 16	Jul 15 – Jul 22
29	Jul 16 – Jul 23	Jul 22 – Jul 29
30	Jul 23 – Jul 30	Jul 29 – Aug 05
31	Jul 30 – Aug 06	Aug 05 – Aug 12
32	Aug 06 – Aug 13	Aug 12 – Aug 19
33	Aug 13 – Aug 20	Aug 19 – Aug 26
34	Aug 20 – Aug 27	Aug 26 – Sept 02
35	Aug 27 – Sept 03	Sept 02 – Sept 09
36	Sept 03 – Sept 10	Sept 09 – Sept 16
37	Sept 10 – Sept 17	Sept 16 – Sept 23
38	Sept 17 – Sept 24	Sept 23 – Sept 30
39	Sept 24 – Oct 01	Sept 30 – Oct 07
40	Oct 01 – Oct 08	Oct 07 – Oct 14
41	Oct 08 – Oct 15	Oct 14 – Oct 21
42	Oct 15 – Oct 22	Oct 21 – Oct 28
43	Oct 22 – Oct 29	Oct 28 – Nov 04
44	Oct 29 – Nov 05	Nov 04 – Nov 11
45	Nov 05 – Nov 12	Nov 11 – Nov 18
46	Nov 12 – Nov 19	Nov 18 – Nov 25
47	Nov 19 – Nov 26	Nov 25 – Dec 02
48	Nov 26 – Dec 03	Dec 02 – Dec 09
49	Dec 03 – Dec 10	Dec 09 – Dec 16
50	Dec 10 – Dec 17	Dec 16 – Dec 23
51	Dec 17 – Dec 24	Dec 23 – Dec 30
52	Dec 24 – Dec 31	Dec 30 – Jan 06
53	Dec 31 – Jan 07	



SEAGULL BEACH CLUB
Approved Annual Budget
January through December 2023

Operating Fund Income/Expense

Operating Fund Income

ASSESSMENTS INCOME	
6113 · Annual Assessments	610,200
6003 · Annual Assessments SGA Units	12,204
6116 · Property Tax Assessment	23,052
Total ASSESSMENTS INCOME	645,456

RENTAL INCOME	
6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	17,000
6201 · Gross Rents From Owners' Units	50,000
Total 6200 · Gross Rentals Received	67,000
6205 · Less Amount Collected for Owner	(41,000)
Total RENTAL INCOME	26,000

SALES INCOME	
6024 · Brokerage Income	4,000
6030 · Deed Recording Income	6,000
6250 · Gain on SGA Units Resale	4,000
Total SALES INCOME	14,000

OTHER INCOME	
6015 · Assessments on SGA - Rt to Use	8,000
6013 · Assessments on SGA - Resale	800
6110 · Investment Income (Loss)	700
6112 · Late Charge on Assessments	5,400
6224 · Laundry Income	3,000
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	1,000
Total OTHER INCOME	19,900

Total Operating Fund Income	705,356
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Operating Fund Expense

SALARIES	
8110 · Housekeeping Salaries	55,400
8115 · Maintenance Salaries	35,200
8120 · Management Salaries	126,820
8125 · Office Salaries	86,520
8140 · Security Salaries	35,700
8150 · Bonus	8,500
Total SALARIES	348,140

EMPLOYEE BENEFITS	
8175 · IRA Matching	5,000
8196 · Payroll Service	9,060
8170 · Payroll Taxes - SGA	28,600
8180 · Staff Insurance Medical	21,000
8195 · Workmans Compensation	5,920
8190 · Uniforms	500
Total EMPLOYEE BENEFITS	70,080

HOUSEKEEPING	
8660 · Contract Services - Hskpg	3,100
8911 · Furnishings	7,800
8930 · Linens	9,000
8914 · Supplies-Housekeeping	12,000
Total HOUSEKEEPING	31,900

MAINTENANCE & EQUIPMENT	
8609 · Annual Inspections (All)	2,500
8607 · Contract Labor - Maintenance	3,500
8615 · Elevator w/Phone Service	5,500
8611 · General Maint. & Supplies	11,000
8630 · Lawn Maintenance & Pest Control	3,660
8640 · Pest Control (Rooms)	1,620
8620 · Pool Furniture, Etc.	1,500
8650 · Pool Supplies	2,000
8608 · Tools and Equipment	750
Total MAINTENANCE & EQUIPMENT	32,030

TELEPHONE AND UTILITIES	
8810 · Cable Television	10,200
8520 · Electricity	40,000
8530 · Gas W. Heater/Laundry/Pool	7,000
8535 · Water & Sewer	24,000
8490 · Telephone Equipment Fees	2,340
8540 · Telephone Local & Long Distance	4,380
8550 · Trash / Dumpster	900
8815 · WiFi	5,400
Total TELEPHONE AND UTILITIES	94,220

INSURANCE	
8310 · Flood Insurance	15,900
8330 · Property, Liability and Umbrella	60,900
Total INSURANCE	76,800

OPERATING EXPENSES	
8603 · Annual Assessments on SGA Units	10,000
8842 · Activities/Picnic/Bingo/Socials	1,000
8010 · Advertising (Net Unreimb)	500
8841 · Annual Meeting	1,750
8410 · Auditors/Contract Fees	5,900
8420 · Bank Charges	150
8805 · Broker Fees - In-House	26,700
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	2,700
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
8850 · Office Supplies	3,500
8880 · Postage	2,500
8860 · Radios/Emergency Phone	100
8895 · Video Supplies	50
Total OPERATING EXPENSES	69,550

TAXES	
8024 · Fees Payable to the Division	3,672
8021 · Property Tax - Real & Personal	23,052
8025 · Income Taxes	0
Total TAXES	26,724

OTHER OPER (INCOME)/EXPENSE	
6985 · UnallocPrYr OpFd (Surplus)	(74,882)
9000 · Contingency	30,794
8892 · Rent for Common Facilities	0
Total OTHER OPER (INCOME)/EXPENSE	(44,088)

Total Operating Fund Expense	705,356
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Net Surplus (Deficit) from Operating Fund	0
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Other Funds' Income/Expense

Other Income	
6119 · Reserve for Replacements	89,964
6215 · Interest on Reserve Funds	1,500
Total Other Income	91,464

Other Expense	
8016 · Reserve Expenditures	91,464
Total Other Expense	91,464

Net Surplus (Deficit) from Other Funds	0
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Total Surplus (Deficit) for All Funds	0
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**SEAGULL BEACH CLUB
4440 OCEAN BEACH BLVD
COCOA BEACH, FL 32931**



**2023 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 14, 2023 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 December 4, 2022, 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.

2023 INVOICE & INTENT ENCLOSED!