



IMPORTANT INFORMATION!

Please be sure to check our website for important updates from our Board of Directors. You can also find a lot of other useful information on our website and our facebook page. www.seagullbeachclub.com or “Seagull Beach Club” on facebook



A letter from your President...

You can always tell when it's time to say goodbye to old-man winter as a lot of our winter guests are packing up to head back home. Somewhere up north. Our winter this year was very pleasant with only about a week or two of what we call bone chilling cold! It was down in the 30s at night but the day time highs have been in the 70s and 80s with very little rain if any!

We are still having problems with housekeeping -- no one wants to work! We are very fortunate that the Staff we have are very dependable and not afraid of working. Art has been working in the laundry room on Saturdays. So, when you see your staff that keep the Seagull up to-date and keep the place going Please give them a big **THANK YOU!** we would be in deep trouble without them.

I'm sure most of you know that Vanessa Friedman is now your Broker for the Seagull. So, if you need anything, please don't be afraid to give her a call or leave her a message she will get back with you. She's a very honest and dependable person.

Also, please obey Seagull rules -- ONLY 1 Vehicle per room and keep your parking pass on your dash so it's visible from the outside looking in.

Jack Robbins



News from Seagull's Broker

For those of you who don't know me, my name is Vanessa Friedman and I am now the Broker here at Seagull Beach Club in addition to my other office and administrative roles. I have worked at Seagull for ten years, so many of you already know me; but the Broker role is a new venture for me here. I worked under our previous Broker, Annette Shuntich, for two years as a Real Estate Agent, where Annette showed me the ropes and taught me a lot about this industry.

I can assist with any of your Seagull real estate needs which includes but is not limited to: buying or selling a unit and most deed work. I am in the office Monday through Friday from 8:00am until 3:00pm. You can reach me by phone or email. My direct line is 321-783-4441 extension 114 or you can email at: vfriedman@seagullbeachclub.com.

You can find an updated list of units for sale on our website under "Brokerage Corner". You can find the updated list on our facebook page as well.

In my short time as a Broker, I have received numerous calls regarding the units for sale sheet. Please note, any unit marked with an asterisk "*" is owned by Seagull, those units are non-negotiable. All other units are owner units and are negotiable if indicated by "OBO". Closing costs are in addition to purchase prices on ALL units for sale.

I would like to thank our previous Broker, Annette Shuntich, for her dedicated work to Seagull and for showing me the ropes of the Broker's role. She has moved back to England to be with her family. She will be missed here by all at Seagull!

I look forward to working with you all in a new aspect! Please let me know if I can be of assistance for anything.

Thank you,

Vanessa Friedman



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: vfriedman@seagullbeachclub.com

WEEK	2023	2024
1	Jan 07 – Jan 14	Jan 06 – Jan 13
2	Jan 14 – Jan 21	Jan 13 – Jan 20
3	Jan 21 – Jan 28	Jan 20 – Jan 27
4	Jan 28 – Feb 04	Jan 27 – Feb -03
5	Feb 04 – Feb 11	Feb 03 – Feb 10
6	Feb 11 - Feb 18	Feb 10 – Feb 17
7	Feb 18 – Feb 25	Feb 17 – Feb 24
8	Feb 25 – Mar 04	Feb 24 – Mar 02
9	Mar 04 – Mar 11	Mar 02 – Mar 09
10	Mar 11 – Mar 18	Mar 09 – Mar 16
11	Mar 18 – Mar 25	Mar 16 – Mar 23
12	Mar 25 – Apr 01	Mar 23 – Mar 30
13	Apr 01 – Apr 08	Mar 30 – Apr 06
14	Apr 08 – Apr 15	Apr 06 – Apr 13
15	Apr 15 – Apr 22	Apr 13 – Apr 20
16	Apr 22 – Apr 29	Apr 20 – Apr 27
17	Apr 29 – May 06	Apr 27 – May 04
18	May 06 – May 13	May 04 – May 11
19	May 13 – May 20	May 11 – May 18
20	May 20 – May 27	May 18 – May 25
21	May 27 – Jun 03	May 25 – Jun 01
22	Jun 03 – Jun 10	Jun 01 – Jun 08
23	Jun 10 – Jun 17	Jun 08 – Jun 15
24	Jun 17 – Jun 24	Jun 15 – Jun 22
25	Jun 24 – Jul 01	Jun 22 – Jun 29
26	Jul 01 – Jul 08	Jun 29 – Jul 06
27	Jul 08 – Jul 15	Jul 06 – Jul 13
28	Jul 15 – Jul 22	Jul 13 – Jul 20
29	Jul 22 – Jul 29	Jul 20 – Jul 27
30	Jul 29 – Aug 05	Jul 27 – Aug 03
31	Aug 05 – Aug 12	Aug 03 – Aug 10
32	Aug 12 – Aug 19	Aug 10 – Aug 17
33	Aug 19 – Aug 26	Aug 17 – Aug 24
34	Aug 26 – Sept 02	Aug 24 – Aug 31
35	Sept 02 – Sept 09	Aug 31 – Sept 07
36	Sept 09 – Sept 16	Sept 07 – Sept 14
37	Sept 16 – Sept 23	Sept 14 – Sept 21
38	Sept 23 – Sept 30	Sept 21 – Sept 28
39	Sept 30 – Oct 07	Sept 28 – Oct 05
40	Oct 07 – Oct 14	Oct 05 – Oct 12
41	Oct 14 – Oct 21	Oct 12 – Oct 19
42	Oct 21 – Oct 28	Oct 19 – Oct 26
43	Oct 28 – Nov 04	Oct 26 – Nov 02
44	Nov 04 – Nov 11	Nov 02 – Nov 09
45	Nov 11 – Nov 18	Nov 09 – Nov 16
46	Nov 18 – Nov 25	Nov 16 – Nov 23
47	Nov 25 – Dec 02	Nov 23 – Nov 30
48	Dec 02 – Dec 09	Nov 30 – Dec 07
49	Dec 09 – Dec 16	Dec 07 – Dec 14
50	Dec 16 – Dec 23	Dec 14 – Dec 21
51	Dec 23 – Dec 30	Dec 21 – Dec 28
52	Dec 30 – Jan 06	Dec 28 – Jan 04
53	xxx	xxx

Update from your Resort Manager....



Everyone,

Things are definitely moving forward here at Seagull. For those of you that haven't heard about the collapse of the building in Miami and the effect that it will have on us, lend me your ear! Any building 3 stories or over that is 30 years old, and is located on the ocean, must have a "Milestone Inspection". This inspection done by an engineer licensed by the State of Florida and costing \$5,800.00, must be done before December 31st, 2023. Our inspection is scheduled for later in the year. The first part of the "Milestone Inspection", phase 1, is a visual inspection by the engineer. If there are no visual signs of deterioration, we are good for the next 10 years. If there are any signs of concrete spalling or cracking, we proceed to phase 2 which could cost thousands of dollars as they blast out the concrete down to the rebar for inspection of a more serious structural issue. I have had our concrete restoration company repairing every little area of concrete failure that we have found to hopefully avoid phase 2. We also still have Cathodic Protection circulating through our rebar that has saved us hundreds of thousands of dollars since 1995 when it was installed in our facility. The money for the minor repairs is funded through our concrete restoration account in our reserve fund, as to not require any extra fees for our owners other than our maintenance fees. The Board, Staff, and I, are hoping that we will just have a phase 1 obligation and we will be fine for another 10 years.

We have been at 100% capacity since November which is great for some reasons and makes maintenance of certain items very hard. There are a few areas that need some major repair work that can't be done with owners/guests in the unit. Some of the projects will take a few days to complete but it looks like we may have some vacancies starting in May. You may be moved to a different unit when you visit so that we can accomplish these few tasks.

Lastly, after almost 2 years, we are still short-staffed. We are very fortunate to have the housekeeping staff that we do have that are willing to meet the physical demands that come with the job. We hope that you will be patient as our staff does everything in their power to get you into your unit on time every Saturday and help make your stay as best as possible!

Thanks for your time today,

Art



Week 53 at the end of 2022 causes all weeks following to be later than the previous year. **BE SURE TO CHECK A CURRENT TIMESHARE CALENDAR FOR THE EXACT DATES THAT YOUR OWNERSHIP WILL BEGIN IN 2023 BEFORE ARRIVAL**. Arriving before your ownership begins can cause you extra hardship and expense; even if there is an available unit for you to occupy.











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



2023 SPRING NEWSLETTER



Helpful Reminders for You & Your Guests:

-  **Check-in time is 4 pm. Early arrival will not guarantee occupancy.**
-  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.