



WEEK 53 – December 31, 2022 through January 7, 2023

What is Week 53? An extra week occurs in some years when Week 53 begins on December 30 or 31. Your resort, Seagull Beach Club, follows the Saturday check-in calendars used by Interval International and offers the units in this week to its owners and eventually guests in exchange for payments which increase operating income thereby keeping your annual fees down.

- An owner may reserve one of these units by paying the 2022 maintenance fees for that unit (\$385 for 1-bedroom and \$390 for a 2-bedroom). **ALL** accounts for that owner must be paid before a reservation may be made.
- Reservations will be processed on a **first-paid / first-reserved** basis. We must receive your payment within two weeks from taking your reservation or your reservation will be cancelled and that unit will be available to others.
- Week 53 reservations will be taken in the following order of eligibility and priority:
 1. April/May - The owners of weeks 52 and 1 will be given the first opportunity to reserve a Week 53 unit by calling the office and sending in their payment once the Spring Newsletter is sent out.
 2. June/July - The rest of the Seagull owners will be given the opportunity to reserve a Week 53 unit when the Summer Newsletter is sent out. At that time, any Seagull owner may reserve their Week 53 unit for their own occupancy by paying the 2022 maintenance fee for that unit.
 3. October – When the Fall Newsletter is sent out, any Week 53 units still available will be offered for rental. Owners may still take advantage of the right-to-use program for Week 53 at this time.
- There will not be a waiting list for Week 53. Interested owners should be vigilant about the times Week 53 units become available.



A letter from your President...

WELCOME BACK SPRING!!!

Spring and summer just happen to be my favorite time of the year! I say this every year. There is always something to do from Arts and Craft shows to all kinds of activities going on. We have the surf fests and boat races coming up which you can watch front row from your balcony. If it has been a while since you made a trip down or over this way you will see some nice changes in and around Cocoa Beach and as well as in Cocoa Village. So do yourself a favor and come on down!!!

One quick note, we held our Annual Owners Meeting and luncheon back in January. It was very disappointing to see the attendance so low. I am not sure if it had to do with the covid virus or what, but I do want to thank everyone that did make it. We enjoyed seeing you and visiting with you.

Hope to see you soon!
Jack Robbins



News from Seagull's Broker

As we warm up to the crisp Spring days, we here at Seagull get to enjoy the best of weather the USA has to offer. Brisk mornings leading to perfect evenings with a cool breeze. Those of you that took advantage of the Grand Sale will get to enjoy those weeks by the ocean. What an outstanding success the Grand Sale was with over 40 units being sold.

Welcome to all the new owners to the Seagull Family and existing family members wanting to stay longer.

My name is Annette Shuntich and I am the Broker here at Seagull. It has been a pleasure communicating with you through different means of technology as well as in person appointments. I take care of all your deed work, buying, selling and transferring ownership of units to new owners and family members. We continue to market owners' units as well and look forward to selling more.

For a complete listing of units for sale, be sure to check our website under "Units for Sale" or our facebook page as they are both updated weekly.

My condolences go out to all those affected by the covid pandemic and the passing of our longtime owners.

If you have any questions or if I can be of any assistance, please do not hesitate to contact me at 321-783-4441 or directly on my cell 321-795-8488.

Kind Regards,

Annette Shuntich BSc. GRI



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	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	XXX

Update from your Resort Manager....



Everyone,

The weather is beginning to heat up and we haven't had an empty unit since November. We have raised our rental rates for the first time since I became manager 13 years ago and now, we are more in line with our competitors. With prices rising so quickly, we can use all of the extra revenue that we can get. I ordered an A/C unit this morning that was costing about \$600 last year and it is now almost \$900 and may be "back-ordered" at this time. Everything is becoming quite a financial challenge and it is very hard to keep everything running and in stock, due to the current conditions.

We are still short-staffed and everyone is doing their best to make sure that our owners and guests can still have the great vacation that they deserve. We are also trying our hardest to get everyone into their units in a timely fashion. The staff deserves a lot of credit for the job they are doing in these difficult times.

We are having an issue with Interval International. On their calendar last year, they had a week 53 listed. Actually week 53 is this year, in 2022. All of their exchangers are scheduled to come to Seagull a week too early. We notified them of their mistake last year, but they didn't change many of their guests. As we have been at full capacity so far this year, we don't have units for their guests to occupy. Somehow, they are saying it is our responsibility to find units for them. I think not, and we have been battling with I.I. since the new year.

Week 53 will soon be open for "Right to Use." Many owners have been asking about using the units. Anyone that owns a week 52 or a week 1 will get first choice to use a week 53 unit for the maintenance fee. In a few months, when the summer newsletter goes out, any owner that is interested can "Right to Use" the remaining units. When the Fall newsletter goes out in October, we will then open any remaining week 53 units up to anyone for rent. These week 53 units are available every 7 years and the extra revenue will be needed to help balance our budget. Please be aware that week 1 in 2023 will be JANUARY 7- 14. This change usually confuses some of our owners and they may come in a week too early.

Finally, I want to thank you in advance for your patience and support as we continue to move forward at "your home away from home."

Art



Week 53 at the beginning of 2023 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**













2022 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.