



COCOA BEACH, FLORIDA

JUNE 15, 2022

VOLUME 45, NUMBER 2

A letter from your President

Hello all!

The weather has heated up and business is booming in and around Cocoa Beach!

Unfortunately, we have had a few problems at Seagull and I wanted to give everyone a little update as well as pass along a few reminders.

As Seagull continues to operate short-staffed, please notify the office of your intent to use ahead of time. If you will be arriving later in the week – please notify the office so they can plan their cleaning and maintenance schedule accordingly.

Speaking of intent to use, if you are renting your unit out to other guests, please check with the office to make sure they are in good standings at Seagull. We have recently had to make a list of guests that were no longer welcome at Seagull after a few years of non-stop issues. If there are any extra charges that occur while they are there using your unit, as your guest, the office will try to collect those fees from them, however, if they are unsuccessful at collecting money from your guests/renters, you, the owner of that unit, will be responsible for that bill. As always, you must notify the names of your guests in writing – emails are sufficient and preferred.

Please remember, due to our parking situation we have a policy that no trailers, or recreational vehicles will be allowed to park in our parking lot and only 1 vehicle per unit.

I appreciate everyone's time and effort in helping us keep "your home away from home" friendly and safe for everyone!

Enjoy your Summer Vacation and don't get too burnt at the beach!

Jack Robbins



WEEK 53: DEC. 31, 2022- JAN. 7, 2023

What is Week 53? An extra week occurs in some years when Week 1 begins on January 1 or 2 and 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 2016 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.
- 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 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.



News from Seagull's Broker

Well can you believe the summer is here!!!! Time is flying by and Seagull Beach Club is adapting with those changing times. Our Grand Sale was a huge success getting so many Seagull owned units sold to new and existing owners. Thank you to all who participated in making the Grand Sale a huge success.

As you will remember, last Spring, we voted on the extension of Seagull Beach Club remaining a time share for infinity. As that vote was overwhelmingly approved, we have now had our attorney adjust the deeds to reflect this permanent change. So, for those of you who may need any future deed work, you will see a slight change in the format and terminology of the deeds to reflect this updated status.

I would like to bring up another new change here in the Seagull Beach Club Brokerage Department. As Vanessa has worked in the brokerage department with me for the past two years as a Licensed Real Estate Agent, she is now working towards obtaining her Broker's License. Once Vanessa receives her Broker's License, the brokerage will be making some exciting staffing changes that we hope will better serve your interests. The new brokerage staff will continue to work to keep all lines of communication open between the brokerage and all our clients. They will also be involved in the sales, deed work, and all areas of the brokerage. You can watch the website for any updates on the new brokerage team.

A complete list of units being offered for sale can also be found on our website or facebook page.

If I can be of assistance, please feel free to contact me.

Kind Regards,
Annette Shuntich, GRI BSc.



HOW TO CONTACT US:

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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
	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,

Well, it has finally happened. As I write this letter, the elevator has gone down for our state mandated modernization. We have lots of unhappy owners and guests as we received less than 2 weeks' notice that we wouldn't have a working elevator for about a month. It is supposed to be finished by the end of June, but we will see. We will have some issues with maintenance and housekeeping getting supplies and materials to the 2nd and 3rd floor but this too shall pass. As we work on the elevator, we are finding out about fire alarm and electrical modifications that we will have to make in order to pass the required, City, County, and State of Florida inspections. Of course, this will make the project more expensive and the City of Cocoa Beach may require us to put fire "sounders" in every unit as well as connecting each condo to our new fire alarm panel. Our old panel won't support these changes so we will have to purchase a larger, newer panel that will meet code. Ray has retired as he stated that he couldn't climb up and down the stairs because of his knees. He was going to retire at the end of August and I had someone starting at that time. I will have to try to cover for the next 3 months so please be patient with me as I eagerly wait for Scott to join our staff in September.

We are also in the process of upgrading our WIFI to fiber so that we have more band-width for streaming and gaming. This may require a complete rewiring of the facility but we are still in the process of finding out the particulars. Spectrum has told us that they no longer support the system that Bright House had installed many years ago so, we are looking into other options.

The upper pool deck is close to being replaced as well. We contracted this job last year but because of lack and price of materials, and labor issues, we are just now able to have it replaced. They have guaranteed me that the pool will remain open during this modification but only the lower concrete deck will be usable.

There are lots of changes in the works and they will all make the facility better. I must let you know that because of the increase in the cost of everything, our maintenance fees will probably have to go up next year. We will not know how much until the Board of Directors approves the 2023 budget which will happen later this year.

Lastly, we are still extremely short-staffed, so please treat the staff that does show up for work kindly. Thanks for your time today,
Art



DID YOU KNOW...

You Can find the most recent Seagull Beach Club Newsletter on our website at www.seagullbeachclub.com.

In addition, you can find:

- ✓ --Timeshare Calendar
- ✓ --Units for Sale
- ✓ --Units Available for Right to Use
- ✓ -- Rental Pool Info and Cut Off Dates
- ✓ -- Special Sales
- ✓ -- Contact Info
- ✓ -- Other Misc. Info




You can also Like us on Facebook "Seagull Beach Club"

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













2022 SUMMER NEWSLETTER

 **WEEK 53 IS NOW AVAILABLE TO ALL SEAGULL OWNERS, IF YOU ARE INTERESTED, PLEASE CALL THE OFFICE TO CHECK AVAILABILITY AND MAKE YOUR RESERVATION.**



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.
-  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.