



### A letter from your President

Now that fall is here, we at the Seagull have a lot to start preparing for.

We have three positions on the Board that are up for re-election. If this is something that you might be interested in, please see the back page of this newsletter for more information. It's a very rewarding position knowing that you are part of the Seagull Beach Club and being able to work with the staff and owners. We are required to attend 8 meetings a year. Plus you might be asked to stop by the office to give your autograph now and then.





We will also be having the annual owners meeting on January 9, 2021. We currently have a reservation at the Cocoa Beach Country Club; however the Covid situation will probably change the way we hold our meeting this year. There will be more info on the final plans in our winter newsletter.

The staff continues to take extra precautions for the safety of our owners, guests and staff to ensure everyone can have a fun, relaxing and safe stay at Seagull.

We hope you and your families are well and are able to enjoy your "home away from home" this year.

Kathy Eckels

### INTENT FORM

-  Please read your intent form. Misunderstandings often result from not reading this form thoroughly.
-  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.
-  All balances due on your unit (s) must be paid before you bank your week (s). This prevents a verification delay for Interval International.



### Update from your Resort Manager...

Everyone,

The staff and I certainly hope that you and your families are safe and healthy as you read this letter. What an unusual year we have had to say the least. No picnic or owner's meeting since March; many of our owners, guests and exchangers are not traveling; and we haven't seen so many of you that come every year like clockwork. We were never shut down because our weeks are deeded and we were deemed as essential, even though we only had 3 units occupied from March to May. I figured that at least we could remodel quite a few bathrooms during the lull, but Bath Fitters shut down. I then decided that we could replace some beds but later found out that the mattress company had also closed. We lost a lot of revenue but were able to recoup \$10,000 from the government from the E.I.D.L. advance, which we won't have to pay back because we didn't furlough any employees.

I think you are aware of our flood insurance issue and that we had an unexpected increase of \$36,000 last year, which started us out that much over budget as we figured out our 2021 finances. We had our budget meeting with the budget committee last month and by cutting here and there Debbie and I presented a budget to the committee that would keep our maintenance fees the same for the 12<sup>th</sup> year in a row. The committee approved the budget so our fees remain \$385.00 and \$390.00 for 2021. One of the items that we cut out of the budget was the Monday picnic. The picnic costs about \$5,000.00 a year to do and the City of Cocoa Beach is not allowing us to have it because of Covid-19. I am not sure when things will get back to normal but when they do we can revisit the picnic issue.

We just got back into the swing of things this past Saturday after being closed for maintenance week. The place looks great with the walkways all newly coated, the pool deck freshly painted, and all of the units deep-cleaned. Debbie and Vanessa also painted the front and back offices, they look great too.

We have now remodeled 26 bathrooms, replaced 24 beds, and installed 7 reclining sofas with more to come this year. Things are moving right along in spite of the current situation.

The staff and I hope to see you 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 open lines of communication with the Brokerage and each client. Thank you to those Owners who have used What's App and some of the out of the box channels of communication!! I know it has been a challenge to get some of the paperwork notarized but thank you all for your persistence and patience.

You can click on the foreclosure link to see available units in our foreclosure sale. We have heard back and are hoping that the foreclosure process should be coming to an end soon.

Visit our website at [www.seagullbeachclub.com](http://www.seagullbeachclub.com) for an up-to-date listing of units available to purchase. There are three ways of contacting me Annette Shuntich:

1. My cell Phone number (321)-795-8488.
2. The office phone number (321)-783-4441 ext 114. They can get a message to me.
3. E-mail me at [brokerannette@seagullbeachclub.com](mailto:brokerannette@seagullbeachclub.com).

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.  
Broker, Seagull Beach Club  
[brokerannette@seagullbeachclub.com](mailto:brokerannette@seagullbeachclub.com)

**HOW TO CONTACT US:**

**Phone:** **321-783-4441**                      **Direct to Unit:** **321-799-0373**  
800-386-6732

**Email Addresses:**  
General Info: [resortinfo@seagullbeachclub.com](mailto:resortinfo@seagullbeachclub.com)  
Resort Manager: [artfriedman@seagullbeachclub.com](mailto:artfriedman@seagullbeachclub.com)



WEEK	2020	2021
1	Jan 04 – Jan 11	Jan 02 - Jan 09
2	Jan 11 – Jan 18	Jan 09 - Jan 16
3	Jan 18 – Jan 25	Jan 16 - Jan 23
4	Jan 25 – Feb 01	Jan 23 - Jan 30
5	Feb 01 – Feb 08	Jan 30 - Feb 06
6	Feb 08 - Feb 15	Feb 06 - Feb 13
7	Feb 15 – Feb 22	Feb 13 - Feb 20
8	Feb 22 – Feb 29	Feb 20 - Feb 27
9	Feb 29 – Mar 07	Feb 27 - Mar 06
10	Mar 07 – Mar 14	Mar 06 - Mar 13
11	Mar 14 – Mar 21	Mar 13 - Mar 20
12	Mar 21 – Mar 28	Mar 20 - Mar 27
13	Mar 28 – Apr 04	Mar 27- April 03
14	Apr 04 – Apr 11	April 03 - April 10
15	Apr 11 – Apr 18	April 10 - April 17
16	Apr 18 – Apr 25	April 17 - April 24
17	Apr 25– May 02	April 24 – May 01
18	May 02 – May 09	May 01 - May 08
19	May 09 – May 16	May 08 - May 15
20	May 16 – May 23	May 15 - May 22
21	May 23 – May 30	May 22 - May 29
22	May 30 – Jun 06	May 29 - Jun 05
23	Jun 06 – Jun 13	Jun 05 - Jun 12
24	Jun 13 – Jun 20	Jun 12 - Jun 19
25	Jun 20– Jun 27	Jun 19 - Jun 26
26	Jun 27 – Jul 04	Jun 26 - Jul 03
27	Jul 04 – Jul 11	Jul 03 - Jul 10
28	Jul 11 – Jul 18	Jul 10 - Jul 17
29	Jul 18 – Jul 25	Jul 17 - Jul 24
30	Jul 25– Aug 01	Jul 24 - Jul 31
31	Aug 01 – Aug 08	Jul 31 - Aug 07
32	Aug 08 – Aug 15	Aug 07 - Aug 14
33	Aug 15 – Aug 22	Aug 14 - Aug 21
34	Aug 22 – Aug 29	Aug 21 - Aug 28
35	Aug 29 – Sept 05	Aug 28 - Sept 04
36	Sept 05 – Sept 12	Sept 04 - Sept 11
37	Sept 12 – Sept 19	Sept 11 - Sept 18
38	Sept 19– Sept 26	Sept 18 - Sept 25
39	Sept 26 – Oct 03	Sept 25 - Oct 02
40	Oct 03 – Oct 10	Oct 02 - Oct 09
41	Oct 10 – Oct 17	Oct 09 - Oct 16
42	Oct 17 – Oct 24	Oct 16 - Oct 23
43	Oct 24 – Oct 31	Oct 23 - Oct 30
44	Oct 31 – Nov 07	Oct 30 - Nov 06
45	Nov 07 – Nov 14	Nov 06 - Nov 13
46	Nov 14 – Nov 21	Nov 13 - Nov 20
47	Nov 21 – Nov 28	Nov 20 - Nov 27
48	Nov 28 – Dec 05	Nov 27 - Dec 04
49	Dec 05 – Dec 12	Dec 04 - Dec 11
50	Dec 12 – Dec 19	Dec 11 - Dec 18
51	Dec 19 – Dec 26	Dec 18 - Dec 25
52	Dec 26 – Jan 02	Dec 25 – Jan 01
53	xxx - xxx	xxx - xxx

**SEAGULL BEACH CLUB**  
**Approved Annual Budget**  
**January through December 2021**

**Operating Fund Income/Expense**

**Operating Fund Income**

ASSESSMENTS INCOME	
6113 · Annual Assessments	589,088
6003 · Annual Assessments SGA Units	13,120
6116 · Property Tax Assessment	23,052
<b>Total ASSESSMENTS INCOME</b>	<b>625,260</b>

RENTAL INCOME	
6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	15,000
6201 · Gross Rents From Owners' Units	41,000
<b>Total 6200 · Gross Rentals Received</b>	<b>56,000</b>
6205 · Less Amount Collected for Owner	(30,000)
<b>Total RENTAL INCOME</b>	<b>26,000</b>

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

OTHER INCOME	
6015 · Assessments on SGA - Rt to Use	8,000
6013 · Assessments on SGA - Resale	770
6110 · Investment Income (Loss)	3,500
6112 · Late Charge on Assessments	7,000
6224 · Laundry Income	4,000
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	1,000
<b>Total OTHER INCOME</b>	<b>25,270</b>

<b>Total Operating Fund Income</b>	<b>690,530</b>
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**Operating Fund Expense**

SALARIES	
8110 · Housekeeping Salaries	54,400
8115 · Maintenance Salaries	39,830
8120 · Management Salaries	127,010
8125 · Office Salaries	62,100
8140 · Security Salaries	30,370
8150 · Bonus	7,600
<b>Total SALARIES</b>	<b>321,310</b>

EMPLOYEE BENEFITS	
8175 · IRA Matching	4,050
8196 · Payroll Service	7,070
8170 · Payroll Taxes - SGA	27,010
8180 · Staff Insurance Medical	30,500
8195 · Workmans Compensation	7,070
8190 · Uniforms	500
<b>Total EMPLOYEE BENEFITS</b>	<b>76,200</b>

HOUSEKEEPING	
8660 · Contract Services - Hskpg	3,100
8911 · Furnishings	5,000
8930 · Linens	8,000
8914 · Supplies-Housekeeping	10,000
<b>Total HOUSEKEEPING</b>	<b>26,100</b>

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	3,600
8640 · Pest Control (Rooms)	1,620
8620 · Pool Furniture, Etc.	1,500
8650 · Pool Supplies	1,500
8608 · Tools and Equipment	500
<b>Total MAINTENANCE &amp; EQUIPMENT</b>	<b>28,520</b>

TELEPHONE AND UTILITIES	
8810 · Cable Television	4,270
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	3,920
<b>Total TELEPHONE AND UTILITIES</b>	<b>74,560</b>

INSURANCE	
8310 · Flood Insurance	40,100
8330 · Property, Liability and Umbrella	37,100
<b>Total INSURANCE</b>	<b>77,200</b>

OPERATING EXPENSES	
8603 · Annual Assessments on SGA Units	15,400
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	4,200
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	1,250
8850 · Office Supplies	2,500
8880 · Postage	2,500
8860 · Radios/Emergency Phone	100
8895 · Video Supplies	50
<b>Total OPERATING EXPENSES</b>	<b>68,650</b>

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

OTHER OPER (INCOME)/EXPENSE	
6985 · UnallocPrYr OpFd (Surplus)	(7,825)
9000 · Contingency	(909)
8892 · Rent for Common Facilities	0
<b>Total OTHER OPER (INCOME)/EXPENSE</b>	<b>(8,734)</b>

<b>Total Operating Fund Expense</b>	<b>690,530</b>
<b>Net Surplus (Deficit) from Operating Fund</b>	<b>0</b>

**Other Funds' Income/Expense**

Other Income	
6119 · Reserve for Replacements	82,620
6215 · Interest on Reserve Funds	6,000
<b>Total Other Income</b>	<b>88,620</b>
Other Expense	
8016 · Reserve Expenditures	88,620
<b>Total Other Expense</b>	<b>88,620</b>

<b>Net Surplus (Deficit) from Other Funds</b>	<b>0</b>
<b>Total Surplus (Deficit) for All Funds</b>	<b>0</b>

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



**2021 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 9, 2021 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 29, 2020, 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, Kathy Eckels, at 321-783-4441.

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

**2021 INVOICE & INTENT ENCLOSED!**

# Invoice for 2021

## Seagull Beach Club

4440 Ocean Beach Blvd  
Cocoa Beach, FL 32931  
(321) 783-4441

Date: September 30, 2020

### One Bedroom Units

Maintenance/Operations	\$328.00
Reserves for Replacement	45.00
Reserves for Wind Ins. Deductible	0.00
Taxes	<u>12.00</u>
<b>Total Annual Assessment</b>	<b>\$385.00</b>

**TOTAL DUE FOR EACH ONE BEDROOM  
UNIT PER WEEK: \$385.00**

### Two Bedroom Units

Maintenance/Operations	\$328.00
Reserves for Replacement	45.00
Reserves for Wind Ins. Deductible	0.00
Taxes	<u>17.00</u>
<b>Total Annual Assessment</b>	<b>\$390.00</b>

**TOTAL DUE FOR EACH TWO BEDROOM  
UNIT PER WEEK: \$390.00**

**\*\*Assessments are Due January 01, 2021\*\***

\*A \$25 late fee plus interest will be added after January 31, 2021.\*  
\*A 3% convenience fee will be collected on all payments by plastic.\*

**NOTICE: THIS WILL BE THE ONLY INVOICE YOU RECEIVE**

**PLEASE COMPLETE THE FOLLOWING and Return With Payment:**

Amount of payment enclosed: \_\_\_\_\_ Check # \_\_\_\_\_

Unit-week  
number(s): \_\_\_\_\_

Name of  
Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_ Work/Cell/other Phone ( ) \_\_\_\_\_

E-Mail\*\* \_\_\_\_\_

\*\*If you are not already receiving your newsletters by e-mail and would like to do so, check  
here to receive future newsletters by e-mail \_\_\_\_\_

**\*\*SEE OPPOSITE SIDE – INTENT FORM\*\***

# INTENTION OF USE FORM FOR 2021

In our efforts to operate in a productive manner, we need your cooperation and help so we will know how to plan for the use of your unit in 2021.

## PLEASE READ, COMPLETE AND RETURN

**“ALL FEES AND OTHER OBLIGATIONS MUST BE PAID IN FULL BEFORE ANY RENTAL, EXCHANGE, OR USE OF UNIT IS CONSUMMATED IN 2021.”**

**PLEASE PUT YOUR INITIAL ON THE LINE/S OF YOUR USE INTENT FOR 2021.**

1. \_\_\_\_\_ I WILL OCCUPY MY UNIT—week(s). I will be held responsible for any damages, extra cleanings, etc., incurred during this time.
2. \_\_\_\_\_ I AM SENDING A GUEST/RENTER TO USE MY UNIT-week(s) and I will notify Seagull with my guests' names in writing by mail, email or fax. I am aware that I will be billed for any damages, extra cleanings, etc., incurred during this use.
3. \_\_\_\_\_ I WILL DEPOSIT OR BANK MY UNIT- week(s) with an EXCHANGE NETWORK. ***IT IS MY RESPONSIBILITY TO CONTACT THE EXCHANGE COMPANY. Seagull does not contact the exchange company for me.*** I will be responsible for any damages, extra cleaning, etc. incurred during this time.
4. \_\_\_\_\_ SEAGULL RENTAL PROGRAM. My Social Security Number for income reporting purposes is \_\_\_\_\_. As always, the *maintenance fees must be paid prior* to placing the unit/s in the rental program and partial weeks are NOT eligible to participate in the rental program. The board of directors has decided on the rental program stated as follows: The rental program will be a pool system only. Units may be deposited up to a year in advance, but must be deposited a **minimum of 8 weeks in advance** of the start of the week being deposited. The unit can be withdrawn at any time, at no charge, as long as Seagull has not taken a deposit on a rental for that unit. All rental income less commissions, expenses and fees will be distributed directly to the owners. \*\*Checks will not be issued for rental income less than \$50, but rather applied to the following year's maintenance fees unless otherwise requested. By providing a current email address, a closeout sheet can be sent electronically or I may call the office two weeks after the close of the rental week to obtain the exact amount being applied.\*\* All units deposited in the rental pool and the Seagull owned units will share equally in funds paid out each week regardless of whether or not the unit was occupied.

Units deposited less than 8 weeks in advance may be deposited as a “Late Rental.” Late Rentals will be added to the pool as needed based on the date each unit was deposited.

**Please note** that once you notify Seagull that you will not be occupying your unit, your unit may be used for other occupancy – for example swapping with another owner so that owner can remain in the same unit for multiple weeks. Participation in the rental pool income is determined by your Notice of Intent as filed and not on occupancy.

5. \_\_\_\_\_ I AM UNDECIDED. I do not know at this time what I will be doing with my unit-week(s). I will notify Seagull by mail, email or fax what I plan to do with my unit-week(s) at a later date.

Unit-Week(s): \_\_\_\_\_

Signature of Owner/s: \_\_\_\_\_

**Verbal communication is not sufficient to file or change your intent. Intent must be in writing whether it is by e-mail to [resortinfo@seagullbeachclub.com](mailto:resortinfo@seagullbeachclub.com) or sending a new intent form.**