



COCOA BEACH, FLORIDA

JUNE 15, 2024

VOLUME 47, NUMBER 2

### **SEAGULL NEEDS YOUR HELP!!!**

Seagull is still understaffed and needs your help in a few matters:

- Please don't arrive before 4:00PM on Saturdays. We will try to get you in as early as possible but it may be later than 4:00PM.
- If you arrive before check-in on Saturdays, please stay clear of the floors so Housekeeping can get the rooms cleaned in an efficient manner.
- When checking out, please follow all check-out procedures listed in the blue book on page 7.
- Please be understanding and cooperative in regards to you and/or your guests going into different units to minimize the number of units needing to be cleaned on Saturdays.
- If you will not be arriving on Saturday, please notify the office ahead of time, so we can plan accordingly.

**Your cooperation and patience with these matters will be greatly appreciated by the Seagull staff and other owners and guests; and will enhance everyone's stay here at your "Home Away from Home".**



### **A Letter from Your President...**

It's time to move to the next season on the calendar. This is my favorite season out of the four. If you're lucky and staying at the Seagull you have the big salty ocean to spend the day in or just soaking up the sun.

If you prefer, you can take a ride somewhere nearby or take a short road trip to Orlando or Clermont; it has a great winery with weekend activities. Even if you just stay close, you can always find fun things to do like staying at the Seagull by the concrete pond visiting your Seagull friends.

Now that we have spent a lot of time and money updating infrastructure and having State inspections. We can work on getting back to things that will make your stay more enjoyable.

Also, keep an eye to the sky as this is Hurricane season. In the event we have a hurricane, we will be sure to post updates on our Facebook page and website to help keep everyone as updated as possible.

Have a wonderful stay and be safe!

Jack Robbins



## News from Seagull's Broker .....

Dear Seagull Owners,

I hope you all are enjoying the summer and staying cool! The Seagull Brokerage has remained very active. There is still a lot of interest in buying and selling units.

In the Spring newsletter, I included the average sale price of a one-bedroom unit, however, there seems to be some confusion regarding that. The AVERAGE sale price of a one-bedroom unit was \$3,000.00, however, some units sold lower or higher and if a unit has "OBO" next to it, you can submit an offer. Sellers are also not obligated to accept an offer of \$3,000.00. That was just the average price of the fifty units that were sold in 2023. There are a few two-bedroom units for sale, there are so few of those and the price varies it is hard to get an accurate average to produce that figure.

I have had many inquiries about what units can be traded for permanently. Any units with an asterisk "\*" are owned by Seagull and eligible for trade. Seagull is always willing to trade with our owners. If there is a value difference in the two weeks, the difference would have to be paid. The same would occur for trading from a one-bedroom to a two-bedroom, in the rare event Seagull owned a two-bedroom.

If I can be of any assistance, in the office or brokerage, please feel free to contact me. My direct line is 321-783-4441 extension 114 and my email is [vfriedman@seagullbeachclub.com](mailto:vfriedman@seagullbeachclub.com). I am in the office Monday through Friday from 8:00am until 3:00pm.

Thank you,

Vanessa Friedman



**Find all the info you need on our website:**

[www.seagullbeachclub.com](http://www.seagullbeachclub.com)

Contact info  
Units for sale  
Right to Use Availability  
Time-Share Calendar  
Rental Rates  
Rental Pool Procedures  
Condo Documents  
And much more!

**Like us on facebook "Seagull Beach Club"**

WEEK	2024	2025
1	Jan 06- Jan 13	Jan 04 – Jan 11
2	Jan 13 – Jan 20	Jan 11 – Jan 18
3	Jan 20 – Jan 27	Jan 18 – Jan 25
4	Jan 27 – Feb 03	Jan 25 – Feb 01
5	Feb 03 – Feb 10	Feb 01 – Feb 08
6	Feb 10 – Feb 17	Feb 08 – Feb 15
7	Feb 17 – Feb 24	Feb 15 – Feb 22
8	Feb 24 – Mar 02	Feb 22 – Mar 01
9	Mar 02 – Mar 09	Mar 01 – Mar 08
10	Mar 09 – Mar 16	Mar 08 – Mar 15
11	Mar 16 – Mar 23	Mar 15 – Mar 22
12	Mar 23 – Mar 30	Mar 22 – Mar 29
13	Mar 30 – Apr 06	Mar 29 – Apr 05
14	Apr 06 – Apr 13	Apr 05 – Apr 12
15	Apr 13 – Apr 20	Apr 12 – Apr 19
16	Apr 20 – Apr 27	Apr 19 – Apr 26
17	Apr 27 – May 04	Apr 26 – May 03
18	May 04 – May 11	May 03 – May 10
19	May 11 – May 18	May 10 – May 17
20	May 18 – May 25	May 17 – May 24
21	May 25 – Jun 01	May 24 – May 31
22	Jun 01 – Jun 08	May 31 – Jun 07
23	Jun 08 – Jun 15	Jun 07 – Jun 14
24	Jun 15 – Jun 22	Jun 14 – Jun 21
25	Jun 22 – Jun 29	Jun 21 – Jun 28
26	Jun 29 – Jul 06	Jun 28 – Jul 05
27	Jul 06 – Jul 13	Jul 05 – Jul 12
28	Jul 13 – Jul 20	Jul 12 – Jul 19
29	Jul 20 – Jul 27	Jul 19 – Jul 26
30	Jul 27 – Aug 03	Jul 26 – Aug 02
31	Aug 03 – Aug 10	Aug 02 – Aug 09
32	Aug 10 – Aug 17	Aug 09 – Aug 16
33	Aug 17 – Aug 24	Aug 16 – Aug 23
34	Aug 24 – Aug 31	Aug 23 – Aug 30
35	Aug 31 – Sept 07	Aug 30 – Sept 06
36	Sept 07 – Sept 14	Sept 06 – Sept 13
37	Sept 14 – Sept 21	Sept 13 – Sept 20
38	Sept 21 – Sept 28	Sept 20 – Sept 27
39	Sept 28 – Oct 05	Sept 27 – Oct 04
40	Oct 05 – Oct 12	Oct 04 – Oct 11
41	Oct 12 – Oct 19	Oct 11 – Oct 18
42	Oct 19 – Oct 26	Oct 18 – Oct 25
43	Oct 26 – Nov 02	Oct 25 – Nov 01
44	Nov 02 – Nov 09	Nov 01 – Nov 08
45	Nov 09 – Nov 16	Nov 08 – Nov 15
46	Nov 16 – Nov 23	Nov 15 – Nov 22
47	Nov 23 – Nov 30	Nov 22 – Nov 29
48	Nov 30 – Dec 07	Nov 29 – Dec 06
49	Dec 07 – Dec 14	Dec 06 – Dec 13
50	Dec 14 – Dec 21	Dec 13 – Dec 20
51	Dec 21 – Dec 28	Dec 20 – Dec 27
52	Dec 28 – Jan 04	Dec 27 – Jan 03
53		

## Update from your Resort Manager....



Everyone,

It is seldom that I have a manager's letter with bad news in it but this time I do. The insurance market in Florida has gone hay-wire. The total that we budgeted for 2024 included a 10% increase for the insurance premium, which was about an \$8,000.00 increase. Many companies are leaving the state and the companies that are staying are not interested in taking us since we are directly on the beach. However, we received our insurance bill without forewarning and our premium rose \$36,000.00 with no warning or indication it would be increasing that much.

Our condo documents state that we must have 100% coverage that is supplied by an insurance brokerage out of Brevard County, which limits who we can deal with. The Board of Directors and I had to pay the exorbitant increase. Our insurance Broker tells me that there are many new companies coming into Florida and that next year things should be better but, we can't count on that when we prepare next year's budget. At this time the Board and I are looking into self-insuring. To do this we would have to change the condominium documents which would require a vote of all of the owners. All of these years we have been paying tens of thousands of dollars to multiple insurance companies and had never had a claim. Our deductible is 3% or approximately \$150,000 which we have in our hurricane reserve fund. We are in the process of finding out if the State of Florida will allow self-insurance for a condominium association at this time and the legality and what it would entail to make that change.

We are also currently in the process of amending some of our current documents. If you haven't already received the proxy, please call the office and we can resend it. If you have any questions regarding the amending of the documents, please call Vanessa in the office and she can assist.

Lastly, more bad news; our housekeeping department is leaving. Lynn, our supervisor, has resigned for medical reasons and to avoid the brutal heat. The rest of the department, has given their notice as well. I would like to extend a Thank You! to the housekeeping department for their dedication to Seagull and wish them well on their future endeavors. They will be missed. Due to the short notice and us being at 100% occupancy for the coming weeks and the problem we have been having hiring anyone that can pass a background check or drug test. We have contacted a contract cleaning company to work on Saturday. We will use them until we can hire a competent staff. At this time, some of our housekeeping services such as linen exchanges and stay-over cleans will be limited. I will currently go back in the laundry and we are working to get this resolved as soon as possible. Let's see what can happen next?

Thanks for your time and patience,

Art



### HOW TO CONTACT US:

**Phone:**

321-783-4441

**Direct to Unit:**

321-799-0373

**Email Addresses:**

Resort Manager: [artfriedman@seagullbeachclub.com](mailto:artfriedman@seagullbeachclub.com)

General Info: [resortinfo@seagullbeachclub.com](mailto:resortinfo@seagullbeachclub.com)

Broker: [vfriedman@seagullbeachclub.com](mailto:vfriedman@seagullbeachclub.com)

**Website:**

[www.seagullbeachclub.com](http://www.seagullbeachclub.com)

**Like us on Facebook:**

"Seagull Beach Club"

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



## **2024 SUMMER NEWSLETTER**



### **Helpful Reminders for You & Your Guests:**



- ☀ Check-in time is 4 pm.
- ☀ 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. Please be sure to rinse off all sand before entering the pool.
- ☀ 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.