



COCOA BEACH, FLORIDA

JULY 1, 2020

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SEAGULL NEEDS YOUR HELP!!!

As we begin experiencing higher occupancy on a regular basis, we must ask your cooperation and patience with **Saturday check-in time and parking.**

Saturday Check-In -- During this time, we must ask you to please respect the **4:00 pm check-in** time and please keep the floors clear on Saturday from 10 am to 4 pm so our housekeeping staff can get through the rooms in an efficient manner to accommodate our newly arrived owners and guests. You may leave a phone number at the front desk where you can be reached in the rare case that early check-in becomes possible. Please do not ask the housekeeping staff for a check-in update as this will only slow them down or prevent them from properly cleaning the room for the next occupant. In addition, following the check-out procedures in your blue unit book will help them and save you an extra clean fee as well.

Parking – Since we lost 3 parking spaces to other uses several years ago, we only have 34 spaces to accommodate 37 units. We must insist that only **ONE** vehicle is allowed per unit. If you have more than one vehicle, it is your responsibility to find parking for any extra vehicles you have. If you cannot find a parking space, please park along the building and front driveway so as not to restrict traffic. If you are blocking someone in, please be sure to leave your number with the front desk so they may call you if the blocked vehicle needs to leave.

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".

Reminder About Our No Pet Policy

Service dogs are highly trained to perform valuable services that allow individuals with a disability to fully participate in everyday life. In accordance with the ADA requirements, service animals are always welcome.

Unfortunately, abusers of this no pet policy modification have created a suspicious climate as to whether an animal is truly a service animal. The simplest way to tell if a service dog is not a service dog is when it does not act like one.

When you check in to our resort, we will ask you the two questions allowable by the ADA:

- Is the dog a service animal required because of a disability? And
- What work or task has the dog been trained to perform as related to that disability?

We will also ask you to initial some policies that you acknowledge what we expect of you as the service animal handler. In accordance with the ADA requirements, the handler has the following responsibilities:

- The ADA requires that service animals be under the control of the handler at all times.
- According to the ADA, a trained service animal would not run away from its handler.
- According to the ADA, when in public, the dog must be leashed at all times except when specifically doing its job.
- In accordance with the ADA, handlers are **NOT** allowed to leave their service animal in the room when they leave the room.
- The service animal must not bark repeatedly unless it is in the process of performing its specific job.
- Trained service animals do not have accidents in the room.
- The service animal must not act aggressively – no lunging, barking, whining.

If your animal displays any of the above behaviors and the handler does not take effective action to control it, our staff may and will request that the animal be removed from the property. In addition, the owner will be liable for the \$300 fine.

A letter from your President

Hey everyone!

Here's hoping for a beautiful summer. With the Corona Virus easing up, the resort is back at full capacity. Our staff is taking extra precautions for your safety. I stayed recently and the rooms were immaculate. Thank you Seagull Staff!

Come on down we're waiting for you! Don't forget your hats, sunscreen and reading material for our summer rainy afternoons. We also have a great library of DVDs too!

Thank you!
Kathy Eckels



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 get back to our new normal please feel free to visit our website at www.seagullbeachclub.com for an up-to-date listing of units available to purchase.

There are three ways to contact me, Annette Shuntich, broker:

1. Call or text my cell phone (321) 795-8488; or
2. Seagull Office (321) 783-4441 ext 114; or
3. E-mail me at brokerannette@seagullbeachclub.com

As we all get over this pandemic I look forward to talking with you in the future.

Kind Regards,
Annette Shuntich BSc.
Broker, Seagull Beach Club



HOW TO CONTACT US

Address:
Seagull Beach Club Resort
4440 Ocean Beach Blvd
Cocoa Beach, FL 32931

Phone #'s:
321-783-4441 Office
321-783-4454 FAX

Email:
Resort: resortinfo@seagullbeachclub.com
Manager: artfriedman@seagullbeachclub.com

Web Site:
www.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

Update from your Resort Manager....



Everyone,

I would be remiss if I didn't give you a Covid-19 update, so here it goes. Seagull remained open for our owners as we were considered an essential business. Since our owners are deeded, we received mail at the office, we had onsite maintenance, and housekeeping had to disinfect the units and public common areas. All of these things classified us as an essential business.

I received many inquiries from owners wanting to change their weeks to later in the year, or wanting their maintenance fees returned. Unfortunately, I can't do either of these things. Our fees are budgeted during the prior year to cover the costs that we incur during the current year. As this pandemic was an "Act of God" I could not trade units with owners for later in the year, which is stated in the condo documents. Our owners that own during hurricane season have also lost many weeks with no repayment.

Speaking of budgeting, we had an unexpected increase in our flood insurance when our previous carrier dropped us and Wright National Flood Insurance Company, the Federal Government's subsidized company, wanted \$700,000 for flood insurance. We were able to be grandfathered in on a loophole and our bottom line unbudgeted insurance increase amounted to \$23,000. On the plus side, we applied for and received a \$10,000 SBA Economic Injury Disaster Loan grant, which will be forgiven as we were able to keep our entire staff employed throughout the covid-19 pandemic. This means that we will have to come in under budget by \$13,000 this year to just break-even. Keep in mind that we have had 2 months with no rental income as only deeded owners were allowed.

During the last 2 months, both Bath-fitters and the mattress company shut down so we haven't been able to remodel any bathrooms or update any beds. At a time that would have been great to move ahead on both of these projects, we couldn't do either. Right now our count is 24 beds replaced and 21 bathrooms remodeled. As soon as we get the availability of units and our vendors resume operations, we will continue to move forward with these 2 projects. If you have decided that you won't be coming to visit this year because of the pandemic and it is at least 3 weeks in the future, please let me know so that we can adjust our scheduling and get these 2 projects finished. Please, if you are coming to visit, please be flexible and understanding with going into a different unit so we can get the remainder of the units remodeled.

Things are returning to normal as we have been sold-out for the last 3 weeks and we are getting many calls about bookings for later in the year. Our housekeepers are working extra hard to disinfect all surfaces and all of our laundry is being washed with extra bleach. Things are opening up as restaurants are open to 50% inside dining, and as of June 1st there are no restrictions on the beach but practicing social distancing is still a mandate.

I am hoping that this letter finds you and yours well and safe. See you on your next visit.

Thanks for your time today,
Art



IMPORTANT INFORMATION FOR SEAGULL OWNERS

Unit keys will only be issued to the actual occupant of that unit. Owners of more than one unit in the same week must have their guests check-in and register at the office before keys will be issued – NO EXCEPTIONS!

When sending a guest, be sure they understand the resort rules that they sign prior to check-in. You, as the owner, will be held responsible for additional charges incurred during their stay. The owner of record will be invoiced and will need to be paid before the next occupancy. Some common areas of concern are:

- **No Smoking in Unit** – this includes e-cigs and medical marijuana (Minimum \$300 Cleaning Fee)
- **Lost Keys** will be charged \$25 to replace
- **No Pet Policy** – this includes Emotional Support Animals - \$300 fine plus cleaning fees if an animal is brought onto Seagull property that is not a SERVICE animal
- **Late Check Out** - \$50 within first hour after 10 am and every hour thereafter
- Failure to follow **check-out procedures** (dishes clean, trash disposed, linens/towels in pillowcase by front door) may incur a minimum \$100 extra clean fee.
- **Linens/towels/furnishings** that must be disposed will result in a replacement fee in accordance with the unit blue book.



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



2020 SUMMER 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.
- 🌴 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.