



**NOTICE OF THE ANNUAL MEMBERSHIP MEETING  
OF THE SEAGULL CONDOMINIUM ASSOCIATION, INC.**

Under the provisions of Florida Statutes, Chapters 718 & 721, the **Annual Membership Meeting of the Seagull Condominium Association, Inc. will be held directly following a noon luncheon on Saturday, January 14, 2023, at Branos Italian Grill located at 3680 N. Atlantic Ave. in Cocoa Beach, FL.** The meeting will follow a complimentary luncheon which will be served at 12:00 noon. **Reservations are required.** Please make your reservation by January 1, 2023. Reservations may be made by calling 321-783-4441. Due to limited seating, reservations will be limited to the first 100 people. If you must cancel, please call as soon as possible to allow others to attend.

Notice is hereby given that there will be no election of directors needed for Seagull Condominium Association, Inc. for 2023. Since only three candidates served a "Notice of Intent to Run" to the Association by the prescribed date, the three vacant seats will be filled by those candidates – Dennis Buchholtz (current vice president), Dennis Schug (current treasurer) and Stephen M. Horchar (new director).

**IF YOU WILL NOT BE ABLE TO ATTEND THE ANNUAL MEETING AS DESCRIBED ABOVE, PLEASE BE SURE TO COMPLETE AND RETURN THE ENCLOSED VOTING CERTIFICATE. ALL ELIGIBLE VOTERS MUST ADHERE TO THE FOLLOWING PROCEDURES IN ORDER THAT THEIR VOTE IS COUNTED:**

1. **Complete the "Voting Certificate"** indicating your appointment for Limited Proxy and your vote for authorizing the Board of Directors to determine the disposition of Operating Surplus for 2022 (if any) and reallocation of funds within the Replacement Reserve Fund. Be sure to read the certificate carefully and mark it appropriately. **Make sure that all owners sign and date** the certificate where indicated and **list each week-unit owned** by you.
2. Return the completed "Voting Certificate" to the Association by the time of the annual meeting. There is no need for any special envelopes to return this proxy to the Association.
3. The completed certificate may be mailed to the association or hand delivered to the office at the address indicated below. They must be received by the association by 8:00 am on January 14, 2023, in order to be counted.

**PLEASE DO NOT PLACE MAINTENANCE FEE CHECKS IN PROXY ENVELOPES!!!**

**HOW TO CONTACT US**

**Address:**

4440 Ocean Beach Blvd.  
Cocoa Beach, FL 32931

**Phone #'s:**

321-783-4441 Office  
321-783-4454 FAX

**Email:**

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

**Website:**

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

**Facebook:**

"Seagull Beach Club"



***From the Manager....***

Everyone,

We have finally finished some ongoing projects here at Seagull that we have been working on! The pool deck has finally been finished and the new tables and umbrellas are a big hit with our owners. The elevator and new fire alarm system have now been completed and we are just waiting on the final inspection by the State of Florida. Unfortunately, because of these updates and a change in building codes, we may be required to wire each condo into the central alarm panel. It's always something with the City of Cocoa Beach but we will deal with this in the future if it is required. We also have finished the wi-fi project bringing in the fiber optics with a faster speed of internet bands. All these projects were completed with funds from our reserves with no need for any special assessments.

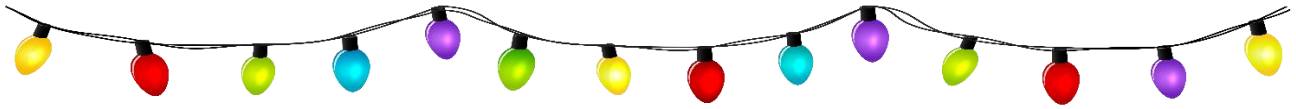
We had minor damage from the 2 hurricanes, Ian and Nicole. All of the damage and clean-up was exterior and none of the units were impacted. Shortly after Hurricane Ian filled the pool with sand and leaves and blew over our pool equipment fence, the repair and property maintenance began. We did have some concrete damage around the pool gates which will be repaired out of our concrete restoration fund in our reserves. Within a few days everything was back to normal. Then came Hurricane Nicole. She was worse than Ian and again the pool was full of sand and leaves and the pool equipment fence was down. I forgot to inform you that Sea Oats fence blew down during both storms and the pieces that were left wound up in our garages. This is not our responsibility but as you will see when you arrive, what is left is quite an eyesore.

Finally, I would like to give a heads-up to my staff. No matter what the situation was that we faced during the last few years, we were able to overcome the odds. Carrying supplies up and down the stairs when the elevator wasn't operable for a month, dealing with Covid 19, being severely understaffed, hurricanes, and other issues too numerous to list, we always managed to come out on top. During your next stay it might be nice to let them know what a great job they have done and continue to do.

Thanks for your time today,  
Art



WEEK	2023	2024
1	Jan 07 – Jan 14	Jan 06 – Jan 13
2	Jan 14 – Jan 21	Jan 13 – Jan 20
3	Jan 21 – Jan 28	Jan 20 – Jan 27
4	Jan 28 – Feb 04	Jan 27 – Feb 03
5	Feb 04 – Feb 11	Feb 03 – Feb 10
6	Feb 11 - Feb 18	Feb 10 - Feb 17
7	Feb 18 – Feb 25	Feb 17 – Feb 24
8	Feb 25 – Mar 04	Feb 24 – Mar 02
9	Mar 04 – Mar 11	Mar 02 – Mar 09
10	Mar 11 – Mar 18	Mar 09 – Mar 16
11	Mar 18 – Mar 25	Mar 16 – Mar 23
12	Mar 25 – Apr 01	Mar 23 – Mar 30
13	Apr 01 – Apr 08	Mar 30 – Apr 06
14	Apr 08 – Apr 15	Apr 06 – Apr 13
15	Apr 15 – Apr 22	Apr 13 – Apr 20
16	Apr 22 – Apr 29	Apr 20 – Apr 27
17	Apr 29 – May 06	Apr 27– May 04
18	May 06 – May 13	May 04 – May 11
19	May 13 – May 20	May 11 – May 18
20	May 20 – May 27	May 18 – May 25
21	May 27 – Jun 03	May 25 – Jun 01
22	Jun 03 – Jun 10	Jun 01 – Jun 08
23	Jun 10 – Jun 17	Jun 08 – Jun 15
24	Jun 17 – Jun 24	Jun 15 – Jun 22
25	Jun 24 – Jul 01	Jun 22– Jun 29
26	Jul 01 – Jul 08	Jun 29 – Jul 06
27	Jul 08 – Jul 15	Jul 06 – Jul 13
28	Jul 15 – Jul 22	Jul 13 – Jul 20
29	Jul 22 – Jul 29	Jul 20 – Jul 27
30	Jul 29 – Aug 05	Jul 27– Aug 03
31	Aug 05 – Aug 12	Aug 03 – Aug 10
32	Aug 12 – Aug 19	Aug 10 – Aug 17
33	Aug 19 – Aug 26	Aug 17 – Aug 24
34	Aug 26 – Sept 02	Aug 24 – Aug 31
35	Sept 02 – Sept 09	Aug 31 – Sept 07
36	Sept 09 – Sept 16	Sept 07 – Sept 14
37	Sept 16 – Sept 23	Sept 14 – Sept 21
38	Sept 23 – Sept 30	Sept 21– Sept 28
39	Sept 30 – Oct 07	Sept 28 – Oct 05
40	Oct 07 – Oct 14	Oct 05 – Oct 12
41	Oct 14 – Oct 21	Oct 12 – Oct 19
42	Oct 21 – Oct 28	Oct 19 – Oct 26
43	Oct 28 – Nov 04	Oct 26– Nov 02
44	Nov 04 – Nov 11	Nov 02 – Nov 09
45	Nov 11 – Nov 18	Nov 09 – Nov 16
46	Nov 18 – Nov 25	Nov 16 – Nov 23
47	Nov 25 – Dec 02	Nov 23 – Nov 30
48	Dec 02 – Dec 09	Nov 30 – Dec 07
49	Dec 09 – Dec 16	Dec 07 – Dec 14
50	Dec 16 – Dec 23	Dec 14 – Dec 21
51	Dec 23 – Dec 30	Dec 21 – Dec 28
52	Dec 30 – Jan 06	Dec 28 – Jan 04
53	xxx	



**ANNUAL MEETING  
2023 PROPOSED AGENDA  
SATURDAY JANUARY 14, 2023 - TIME: FOLLOWING LUNCHEON**

1. Call to order: President Jack Robbins
2. Invocation
3. Introduction of the Board members and guests: President Jack Robbins
4. Presentation of Seagull Beach Club employees: Manager Art Friedman
5. President's Comments: 2022 in Review
6. Treasurer's Report: 2022 Results of Operations and 2023 Approved Budget: Treasurer Dennis Schug
7. Manager's Report: Art Friedman
8. Broker's Report: Vanessa Friedman
9. Verification of Counting of Votes & Proxies: President Jack Robbins
10. Disposition of any Operating Surplus: President Jack Robbins
11. Reallocation within the Reserves Fund: President Jack Robbins
12. Questions and Answers: President Jack Robbins
13. Adjournment of Meeting: President Jack Robbins
14. Meeting of new Board of Administration after adjournment



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

I hate to say this but this is one time I'm ready for winter to arrive. Not only has this been a long, hot summer, but we also we had two hurricanes that we needed to prepare ourselves and our guests for. We were asked to leave the barrier islands, but it was not mandatory. We were very fortunate to escape any major damage from both storms. We were definitely spared in both of these by looking at the west coast during Ian and just a bit north of us during Nicole. The bright side is that you can start packing your bags and make your travel plans to come down for your stay at the Seagull.

I'm sure everyone is aware that we have our annual owners meeting and luncheon coming up real soon; plus, the election of three Board members. Be sure to see page one of this newsletter for the directions of how-to RSVP for the annual owners meeting and luncheon as well as its location. I am hoping to see many of you there!

Please, if you were planning on renting your room out yourself be aware that you need to know your renters well; as you could be charged for any damages or extra cleaning charges. Please check with the office to make sure the renters are in good standings as well.

Have a wonderful Holiday season & please stay safe

Jack Robbins

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



## **2022 WINTER NEWSLETTER**

## **PROXY ENCLOSED**

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***\*Please be sure to check the calendar for the dates of your week, since we had week 53 this year all weeks are delayed for 2023. \****

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*Did you know that.....*

- 🌲 We have a website and facebook page with lots of useful information!*
- 🌲 You can find a complete copy of this and the other recent newsletters on our website.*
- 🌲 If you did not receive a copy of the 2023 invoice-intent form, you can find that on our website or facebook page or call the office and we will issue you another one!*
- 🌲 Our Units for Sale and Right to Use lists are updated every week so you have up-to-date information when making your travel plans.*
- 🌲 There are many links and phone numbers on our website to help you in planning your visit.*

You can find our website at [www.seagullbeachclub.com](http://www.seagullbeachclub.com) or like us on facebook "Seagull Beach Club"

# VOTING CERTIFICATE

If you cannot be present for the meeting, it is important for you to designate by proxy an attorney-in-fact both so that the necessary quorum requirements can be met, and so that your proxy can vote for you as allowed on the non-board election issues at the meeting. A proxy form is below and should be completed and returned to the association before the annual meeting if the owner or authorized voter cannot be present.

## Substitution of Proxy

The below signed, as member(s) of the Seagull Condominium Association, Inc., do hereby appoint EITHER (Indicate choice by filling in the bubble for the Secretary or write in another member's name who will attend the meeting):

1. **JEFFREY MAYERS**, Secretary of the association, or any other officer or director of the association in attendance he so designates in his absence:

OR

2. \_\_\_\_\_  
(Print name of member in attendance at meeting)

as my/our proxy holder. I/we further appoint such person as my true and lawful attorney-in-fact and proxy, to vote in my place and stead on my behalf, and in accord with my wishes as indicated herein, as though myself were present and voting, with power of substitution, at the annual meeting of the Seagull Condominium Association Inc., to be held directly after a noon luncheon on January 14, 2023 at Branos Italian Grill in Cocoa Beach, and any other adjournment thereof, hereby revoking all previous proxies.

### Other Items

To authorize the board of directors to determine the disposition of any operating surplus. Your board of directors recommends a vote "FOR" this item.

FOR

AGAINST

To allow the board of directors at their discretion to reallocate funds within the replacement reserve categories as needed. Your board of directors recommends a vote "FOR" this item.

FOR

AGAINST

**NOTE: If more than one person owns jointly, then both must sign below to validate proxy.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**WEEK/UNIT NUMBERS OWNED:**

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