



**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 11, 2020, at the Cocoa Beach Country Club located in Cocoa Beach, FL.** The meeting will follow a complimentary buffet luncheon which will be served at 12:00 noon. Reservations are required. Reservations may be made by calling 321-783-4441. Due to limited seating, reservations will be limited to 150 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 2020. Since only two candidates served a "Notice of Intent to Run" to the Association by the prescribed date, the two vacant seats will be filled by the those candidates – Brenda Church (current director) and Jeffrey M. Mayers (new member).

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 2019 (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 11, 2020, in order to be counted.

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

HOW TO CONTACT US

Address:

Seagull Beach Club Resort
4440 Ocean Beach Blvd.
Cocoa Beach, FL 32931

Email:

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

Phone #'s:

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

Web Site:

www.seagullbeachclub.com



From the Manager.....

Everyone,

As we approach the holidays, the Board of Directors, the staff, and I, would like to wish all of our owners the very best this holiday season. 2020 will be a great year as we continue our improvements to the units and the surrounding areas.

We have now remodeled 13 bathrooms and turned the shower/tub combinations into walk-in showers. I have received many compliments on how much this has changed the appearance of the bathrooms as well as how convenient it is to use and clean. After over 40 years of heavy use, it was time to make the change. We have 2 more bathrooms scheduled to be done this year and if you are lucky, your unit will be next. Most of the units that have been converted are Seagull owned units so the scheduling was easy. We are running out of association owned units so owner co-operation will now be needed to complete the project. You may wind up in a different unit than you own. If you can't make it this year, and know at least 3 weeks in advance, please let us know so that we can use this information for our scheduling.

This year we have replaced 12 beds with thicker, more comfortable, mattresses than we have been using in the past. This has proved to be a really nice upgrade and we will continue this project into 2020 until all of our units have been done.

In 2020, we will be extending our time-share charter. If you look closely at your deed it will say that your time-share ends in 2028. This doesn't mean that you lose your unit but it does mean that the week numbers go away. This would mean that we would have 51 owners for every unit with no definite dates of occupancy. What a mess!!! We will be voting to extend our charter into infinity which will keep everything exactly the same as when we adopted our original charter in 1978. Be on the lookout for the voting form in the near future as this is a very important step in continuing our time-share in the way that we are accustomed to.

See you soon,
Art



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



ANNUAL MEETING 2020 PROPOSED AGENDA

COCOA BEACH COUNTRY CLUB SATURDAY JANUARY 11, 2020 - TIME: Following Noon Luncheon

1. Call to order: President Jack Robbins
2. Invocation: Broker Annette Shuntich
3. Luncheon: Served at 12:00 Noon
4. Introduction of the Board members and guests: President Jack Robbins
5. Presentation of Seagull Beach Club employees: Manager Art Friedman
6. President's Comments: 2019 in Review
7. Treasurer's Report: 2019 Results of Operations and 2020 Approved Budget:
Treasurer Dennis Schug
8. Manager's Report: Art Friedman
9. Reallocation within the Reserves Fund: President Jack Robbins
10. Verification of Counting of Votes: Vice President Dennis Buchholtz
11. Questions and Answers: President Jack Robbins
12. Adjournment of Meeting: Vice President Dennis Buchholtz
13. Meeting of new Board of Administration after adjournment



A Letter from Your President.....

The Seagull Beach Club continues to improve as each day passes. If you haven't used your week for a while, you owe yourself a vacation to see all the improvements that have been made over the past few years.

Speaking of a trip, our annual owners' meeting and luncheon is just around the corner. Once again it will be held at the beautiful Cocoa Beach Country Club. The food is always fantastic. So if you haven't made your reservation, it shouldn't be too late to make them now. Just call the office and let them know.

I want to wish everyone a Happy Holiday Season!

.....Jack Robbins

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



2019 WINTER NEWSLETTER

PROXY ENCLOSED

*****The 2020 Invoice/Intent form was included
with the Fall Newsletter.*****

***If you need another one sent to you, please supply the office
with an email address and one will be sent to you by e-mail or
visit our website at www.seagullbeachclub.com.***

Did you know that.....

- 🎄 We have a website with lots of useful information?*
- 🎄 You can find a complete copy of this and the most recent newsletters on our website?*
- 🎄 Our Units for Sale and Right to Use lists are reviewed 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 that website at www.seagullbeachclub.com

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. **BRENDA CHURCH**, Secretary of the association, or any other officer or director of the association in attendance she so designates in her 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 11, 2020 at the Cocoa Beach Country Club, 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:
