



**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 on Saturday, January 9, 2021, at 1:00 pm.** In light of the current global pandemic, this meeting will be held virtually. Instructions on how to register to attend this meeting are detailed as follows:

**REGISTER FOR THE MEETING**

1. Send an email to [documents@seagullbeachclub.com](mailto:documents@seagullbeachclub.com) by **January 1<sup>st</sup>, 2021**, **FROM** the email account in which you wish to get the zoom meeting invitation. This email should state that you authorize Seagull Beach Club to contact you electronically for this annual meeting.
2. Once you have sent your authorization email to us in step 1, we will send you further instructions on how to attend this meeting virtually.
3. Check your email at the end of the day January 6<sup>th</sup>, 2021, looking for an email from [documents@seagullbeachclub.com](mailto:documents@seagullbeachclub.com) (sometimes it goes to "junk"). This email will be sent to whoever sent the email from step 1 and will contain the zoom invitation. It will include the date and time, the direct link, and the meeting ID and password in case your link will not work.
4. We will send out any literature we may normally hand-out at the meeting via email.
5. Be sure to save the email with the zoom invitation link or make note of the Meeting ID and password. That is how you will get into the correct meeting.

*\*If you have any questions prior to the day of the meeting, please contact Vanessa in the office or by email to [documents@seagullbeachclub.com](mailto:documents@seagullbeachclub.com), and she will be able to assist you.\**

**YOU DO NOT NEED TO MAKE AN ACCOUNT, BUY ANYTHING, OR SIGN UP FOR ANYTHING**

\*Notice is also hereby given that there will be **no election of directors** needed for Seagull Condominium Association, Inc. for 2021.\*

**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 2020 (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, faxed or hand delivered to the office at the address indicated on page 3. They must be received by the association by 8:00 am on January 9, 2021, in order to be counted.

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



## From the Manager.....

Everyone,

What a wild year we are ending. December can't go by fast enough for me. As we can't find a location for our annual meeting, the Board of Directors has decided to have a "virtual" meeting. I have checked and found out that having this type of meeting is legal and satisfies our Condominium Documents. I won't go into any detail on this gathering except to say that the instructions on how to register are in this newsletter. Any questions, email Vanessa at [documents@seagullbeachclub.com](mailto:documents@seagullbeachclub.com) or call 321-783-4441 ext 114, as she will be the administrator of the meeting.

We have just finished remodeling our 15<sup>th</sup> bathroom this year and there are only 5 one-bedroom units left to be done. We have replaced 13 more mattresses and foundations and have 2 more on order which only leaves 8 more units to go to complete this upgrade. We have also replaced 6 reclining sofas and are ordering more ASAP. The old sofas still work very well but, the color is wearing off the leather.

As many of our owners, guests, and exchangers are not traveling due to the current situation, we have only stayed about half-full for the last month or two. We are still keeping the office door locked and asking everyone to call if they need something. We are still giving the best service possible but are keeping in mind that, if any of the staff tests positive for Covid-19, we will have to quarantine for 14 days and close down for that period of time. The staff has been very diligent since March and this has not happened.

We have missed our many owners and guests who we usually see during the year and are hoping that 2021 brings us a vaccine and a return to normalcy. I really miss my golfing friends as well. You know who you are.

The staff, Board, and I wish all of you a great holiday season and most of all stay positive and test negative.

Thanks for your time today.

Art



WEEK	2021	2022
1	Jan 02 - Jan 09	Jan 01 - Jan 08
2	Jan 09 - Jan 16	Jan 08 - Jan 15
3	Jan 16 - Jan 23	Jan 15 - Jan 22
4	Jan 23 - Jan 30	Jan 22 - Jan 29
5	Jan 30 - Feb 06	Jan 29 - Feb 05
6	Feb 06 - Feb 13	Feb 05 - Feb 12
7	Feb 13 - Feb 20	Feb 12 - Feb 19
8	Feb 20 - Feb 27	Feb 19 - Feb 26
9	Feb 27 - Mar 06	Feb 26 - Mar 05
10	Mar 06 - Mar 13	Mar 05 - Mar 12
11	Mar 13 - Mar 20	Mar 12 - Mar 19
12	Mar 20 - Mar 27	Mar 19 - Mar 26
13	Mar 27 - April 03	Mar 26 - Apr 02
14	April 03 - April 10	Apr 02 - Apr 09
15	April 10 - April 17	Apr 09 - Apr 16
16	April 17 - April 24	Apr 16 - Apr 23
17	April 24 - May 01	Apr 23 - Apr 30
18	May 01 - May 08	Apr 30 - May 07
19	May 08 - May 15	May 07 - May 14
20	May 15 - May 22	May 14 - May 21
21	May 22 - May 29	May 21 - May 28
22	May 29 - Jun 05	May 28 - Jun 04
23	Jun 05 - Jun 12	Jun 04 - Jun 11
24	Jun 12 - Jun 19	Jun 11 - Jun 18
25	Jun 19 - Jun 26	Jun 18 - Jun 25
26	Jun 26 - Jul 03	Jun 25 - Jul 02
27	Jul 03 - Jul 10	Jul 02 - Jul 09
28	Jul 10 - Jul 17	Jul 09 - Jul 16
29	Jul 17 - Jul 24	Jul 16 - Jul 23
30	Jul 24 - Jul 31	Jul 23 - Jul 30
31	Jul 31 - Aug 07	Jul 30 - Aug 06
32	Aug 07 - Aug 14	Aug 06 - Aug 13
33	Aug 14 - Aug 21	Aug 13 - Aug 20
34	Aug 21 - Aug 28	Aug 20 - Aug 27
35	Aug 28 - Sept 04	Aug 27 - Sept 03
36	Sept 04 - Sept 11	Sept 03 - Sept 10
37	Sept 11 - Sept 18	Sept 10 - Sept 17
38	Sept 18 - Sept 25	Sept 17 - Sept 24
39	Sept 25 - Oct 02	Sept 24 - Oct 01
40	Oct 02 - Oct 09	Oct 01 - Oct 08
41	Oct 09 - Oct 16	Oct 08 - Oct 15
42	Oct 16 - Oct 23	Oct 15 - Oct 22
43	Oct 23 - Oct 30	Oct 22 - Oct 29
44	Oct 30 - Nov 06	Oct 29 - Nov 05
45	Nov 06 - Nov 13	Nov 05 - Nov 12
46	Nov 13 - Nov 20	Nov 12 - Nov 19
47	Nov 20 - Nov 27	Nov 19 - Nov 26
48	Nov 27 - Dec 04	Nov 26 - Dec 03
49	Dec 04 - Dec 11	Dec 03 - Dec 10
50	Dec 11 - Dec 18	Dec 10 - Dec 17
51	Dec 18 - Dec 25	Dec 17 - Dec 24
52	Dec 25 - Jan 01	Dec 24 - Dec 31
53	xxx - xxx	Dec 31 - Jan 07



**VIRTUAL ANNUAL MEETING  
2021 PROPOSED AGENDA  
SATURDAY JANUARY 9, 2021 - TIME: 1:00 pm**

1. Call to order: Vice President Dennis Buchholtz
2. Invocation: Broker Annette Shuntich
3. Introduction of the Board members and guests: Vice President Dennis Buchholtz
4. Presentation of Seagull Beach Club employees: Manager Art Friedman
5. President's Comments: 2020 in Review
6. Treasurer's Report: 2020 Results of Operations and 2021 Approved Budget: Treasurer Dennis Schug
7. Manager's Report: Art Friedman
8. Verification of Counting of Votes & Proxies: Vice President Dennis Buchholtz
9. Disposition of any Operating Surplus: Vice President Dennis Buchholtz
10. Reallocation within the Reserves Fund: Vice President Dennis Buchholtz
11. Questions and Answers: Vice President Dennis Buchholtz
12. Adjournment of Meeting: Vice President Dennis Buchholtz
13. Meeting of new Board of Administration after adjournment



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

*As 2020 slowly comes to an end, I would like to point out how the staff at Seagull has really gone above and beyond to make sure everyone that could travel this year could have a safe and nice vacation.*

*While you are planning for the Holidays, please make sure to keep January 9<sup>th</sup> early afternoon free as that will be our annual meeting, which will be held virtually this year. Please be sure to follow the directions and RSVP to make sure you are included in the meeting. I am looking forward to seeing everyone virtually at the Annual Meeting.*

*I hope you all have a safe, healthy, and happy Holiday season,*

*Kathy Eckels*



**HOW TO CONTACT US**

**Address:**

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

**Email:**

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

**Phone #'s:**

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

**Web Site:**

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

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



## **2020 WINTER NEWSLETTER**

## **PROXY ENCLOSED**

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***\*\*The 2021 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](http://www.seagullbeachclub.com).***

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