



COCOA BEACH, FLORIDA

JUNE 15, 2025

VOLUME 48, NUMBER 2

IMPORTANT INFORMATION

Beginning January 1, 2026, Seagull will be following the trend in timeshare accommodations and will no longer be providing ongoing supplies. We will provide a starter pack which will help get you through until you are able to get to the store; however, once that kit is used, it will be your responsibility to provide your own supplies.

Thank you for your understanding!



A Letter from Your President...

Summer is quickly approaching and with summer comes tropical depressions, storms and the dreaded hurricanes. Hurricane Season is from June 1st through November 30th. If you are traveling to Seagull during this time, please keep an eye on the weather and our Facebook page. When storms are approaching, our FB page will reflect updates as they become available.

If you are going to be a summer vacationer with us this year from now to the end of August, all I can say, "It's back," Sargassum is making another visit to our beaches. This year it is projected to be the worst on record with an estimated 31 million tons of the nasty smelly Sargassum Seaweed floating around out there. June and July are projected to be the peak months.

A reminder about the "Volunteering my Unit for Maintenance Program." If you are unfamiliar with this, it is an option you can exercise on the Intent to Use Form when you pay your Maintenance Fees for the upcoming year. If your room has not been updated, you may give your week back to Seagull for an update (new flooring, complete painting, new LR fan are some of the things in our current round of updating). Maintenance Fees must still be paid. If you have any questions, please call the office.

Please respect the Check-In (4pm) and Check-out times (10am). Due to the time needed to clean and prep your unit, the cleaning crews need the unobstructed walkway space for the laundry and cleaning carts. If they are infringed on, it just prolongs the time needed to complete their task and will delay Check-In times. Be Respectful.

As an Owner, please keep in mind, anytime you use, rent or loan your unit to someone, any damage incurred to that Unit or Seagull property, ultimately is your responsibility.

Steve Horchar



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, selling, and trading units.

I have had a lot of inquiries on the units for sale. Any units owned by Seagull, as indicated by an asterisk "*" on the sale sheet, are non-negotiable. Any units having "OBO" indicated next to them on the sale sheet, means the seller may be willing to negotiate to a lower price. All offers will be presented and all units have nominal closing costs on top of the purchase price. You can find an exhaustive list of units for sale on our website, Facebook page, and a hard-copy in the front office.

I know I have talked about this in the past, but I would like to reiterate and hope none of our owners fall victim to the scammers. If anyone contacts you requesting money or information on the unit(s) you own here at Seagull Beach Club, please be very cautious. The scammers can almost mimic our phone numbers and try to persuade people that they are doing them a favor, when in reality, it is the complete opposite. I have heard there have been calls going around stating that Seagull is being sued and everyone is losing their condo, FALSE! I have also heard of calls going around telling owners they will get you out of your timeshare for a fee, this is also a scam. Please just be very cautious as I do not want to see any of our owners fall victim to these scams. You can always contact the office to confirm it is in fact not legit.

If I can be of any assistance whether it be with Brokerage items or office items, please do not hesitate to contact me. Email is the quickest way to reach me.

Vanessa Friedman



Find all the info you need on our website:

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	2025	2026
1	Jan 04 – Jan 11	Jan 03 – Jan 10
2	Jan 11 – Jan 18	Jan 10 – Jan 17
3	Jan 18 – Jan 25	Jan 17 – Jan 24
4	Jan 25 – Feb 01	Jan 24 – Jan 31
5	Feb 01 – Feb 08	Jan 31 – Feb 07
6	Feb 08 – Feb 15	Feb 07 – Feb 14
7	Feb 15 – Feb 22	Feb 14 – Feb 21
8	Feb 22 – Mar 01	Feb 21 – Feb 28
9	Mar 01 – Mar 08	Feb 28 – Mar 07
10	Mar 08 – Mar 15	Mar 07 – Mar 14
11	Mar 15 – Mar 22	Mar 14 – Mar 21
12	Mar 22 – Mar 29	Mar 21 – Mar 28
13	Mar 29 – Apr 05	Mar 28 – Apr 04
14	Apr 05 – Apr 12	Apr 04 – Apr 11
15	Apr 12 – Apr 19	Apr 11 – Apr 18
16	Apr 19 – Apr 26	Apr 18 – Apr 25
17	Apr 26 – May 03	Apr 25 – May 02
18	May 03 – May 10	May 02 – May 09
19	May 10 – May 17	May 09 – May 16
20	May 17 – May 24	May 16 – May 23
21	May 24 – May 31	May 23 – May 30
22	May 31 – Jun 07	May 30 – Jun 06
23	Jun 07 – Jun 14	Jun 06 – Jun 13
24	Jun 14 – Jun 21	Jun 13 – Jun 20
25	Jun 21 – Jun 28	Jun 20 – Jun 27
26	Jun 28 – Jul 05	Jun 27 – Jul 04
27	Jul 05 – Jul 12	Jul 04 – Jul 11
28	Jul 12 – Jul 19	Jul 11 – Jul 18
29	Jul 19 – Jul 26	Jul 18 – Jul 25
30	Jul 26 – Aug 02	Jul 25 – Aug 01
31	Aug 02 – Aug 09	Aug 01 – Aug 08
32	Aug 09 – Aug 16	Aug 08 – Aug 15
33	Aug 16 – Aug 23	Aug 15 – Aug 22
34	Aug 23 – Aug 30	Aug 22 – Aug 29
35	Aug 30 – Sept 06	Aug 29 – Sept 05
36	Sept 06 – Sept 13	Sept 05 – Sept 12
37	Sept 13 – Sept 20	Sept 12 – Sept 19
38	Sept 20 – Sept 27	Sept 19 – Sept 26
39	Sept 27 – Oct 04	Sept 26 – Oct 03
40	Oct 04 – Oct 11	Oct 03 – Oct 10
41	Oct 11 – Oct 18	Oct 10 – Oct 17
42	Oct 18 – Oct 25	Oct 17 – Oct 24
43	Oct 25 – Nov 01	Oct 24 – Oct 31
44	Nov 01 – Nov 08	Oct 31 – Nov 07
45	Nov 08 – Nov 15	Nov 07 – Nov 14
46	Nov 15 – Nov 22	Nov 14 – Nov 21
47	Nov 22 – Nov 29	Nov 21 – Nov 28
48	Nov 29 – Dec 06	Nov 28 – Dec 05
49	Dec 06 – Dec 13	Dec 05 – Dec 12
50	Dec 13 – Dec 20	Dec 12 – Dec 19
51	Dec 20 – Dec 27	Dec 19 – Dec 26
52	Dec 27 – Jan 03	Dec 26 – Jan 01
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Update from your Resort Manager....



Everyone;

The weather is heating up and the beach is filling up, so it must be summer-time here in Cocoa Beach. The insurance market has relaxed a little bit in our area and our hurricane insurance has come down almost \$20,000. That's the good news. The bad news is that our flood insurance has gone up \$5,000. All in all, it is still a savings of \$15,000 for 2025.

Seagull was finally constructed in 1978, which makes the building almost 50 years old. We are having an issue with some of the plumbing copper that supplies the building. Over the years the copper has gotten so thin that you can crush it between your fingers. It is being repaired as it fails, but it is an expensive project. We have replaced the copper with PEX piping which is supposed to last longer than copper and is easier to work on.

So far this year we have replaced 6 A/C condensing units, 2 air handlers, many reclining sofas, and we are about to put laminate flooring throughout our 2nd unit. It is hard to do all of these things and not raise our maintenance fees, but the Board of Directors, the staff, and I are all of one mind in keeping the fees as low as we possibly can. The average maintenance fee for a time-share in Florida is now \$900, so I think we are still in real good shape.

The Board has decided that starting on January 1st, 2026, in order to save money, we will only be issuing "Starter Packs" to all owners and guests. If you go to any other time-share, which I have visited many, you only get a starter pack and when you use up your supplies you are on your own. Due to the rising price of paper products and such, you would be very surprised at how much Seagull spends in a year. This is a move to keep our fees as low as possible, while continuing to do updates and projects.

If any of our owners are attorneys in the state of Florida, specialized in Condominium & Planned Development Law, please call the office or send us an email.

Lastly, I am in the process of training my replacement, Dave, as Maintenance Supervisor. After almost 32 years of service and being 76 years old, I am wanting to cut back before I ride off into the sunset. I do not have a definite time-line, yet, as I want Seagull to be in the best hands possible. Once I do retire, I will still only be a phone call away. Vanessa will be taking over the management position and Debbie will remain as the accountant. Just like the old TV show Seagull will stay "All in the Family."

Thanks for your time today,

Art



HOW TO CONTACT US:

Phone:

321-783-4453

Direct to Unit:

321-799-0373

Email Addresses:

Resort Manager: artfriedman@seagullbeachclub.com

General Info: resortinfo@seagullbeachclub.com

Broker: vfriedman@seagullbeachclub.com

Website:

www.seagullbeachclub.com

Like us on Facebook:

"Seagull Beach Club"

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



2025 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.