



COCOA BEACH, FLORIDA

September 15, 2024

VOLUME 47, NUMBER 3

### **A letter from your President...**

Now is the time to say goodbye to another hot summer and welcome the arrival of a spectacular fall season. It seems the summer was just a lot longer than in the past as the Seagull had a full house every week!

Unfortunately, some of our guests that had been staying with us were somewhat different than in the past. They had very little respect for other guests, owners, staff, and our property. Please be sure to follow the check-out procedures in the blue unit books, to help make the check-out process smooth for everyone and so you don't get charged. Let's hope that some of this kind of action was caused from the sun and heat.

The Board has implemented a new **No Smoking** policy. There will be two designated smoking areas on property -- one on the East side of the building and one on the West side of the building. Smoking is still permitted on your back balcony, but please make sure your back slider is shut so the smoke does not travel inside the room. There will be no smoking in any common areas including the pool and front walkways. Violation of this, will result in a fine!

The Board received many questions regarding why there is only a \$5 difference between the one-bedroom and two-bedroom maintenance fees. Our condo documents state that the maintenance fees are set by the square footage, and there is barely any difference in the square footage of the units. The layout is the difference plus a one bedroom has a wonderful balcony that you can enjoy.

Please have a relaxing Fall at home or wherever your stay takes you.

Jack Robbins

### **A letter from Seagull's Broker...**

Dear Seagull Owners,

I hope everyone had a great Summer and is well and healthy! It has been brought to my attention by multiple owners that scammers are back at it again. Some of our owners have been receiving calls saying that Seagull has converted to the points system and you are now required to provide information so you don't lose your week, **this is NOT true!** I have also had owners call me regarding the companies who call saying they can get you out of your timeshare, please don't fall victim to this either. These companies charge you to supposedly relieve you from your time share responsibilities here at Seagull, however, **that is a scam.** If you no longer want to keep your unit at Seagull, you can deed the unit back to us at no charge.

There is one other issue I would like to bring up. If you make any changes to your deed regarding ownership, and it is not done through Seagull's Brokerage, it is your responsibility to provide us with a copy of the new recorded deed. We don't update our records until we receive that, therefore, you would still be responsible for any assessments regarding that particular week. You are welcome to do your own deed work, but it has to be recorded at the Brevard County courthouse and it is your responsibility to provide us a copy of the recorded deed to be official.

Hopefully this helps clarify any confusion and none of our owners fall victims to these scammers. If I can be of any assistance, please do not hesitate to reach out.

Thank you,  
Vanessa Friedman

### **NEWS FROM THE ASSOCIATION**

- 🍂 If you pre-paid maintenance fees for 2025, the assessment increase is due January 1<sup>st</sup> and late after January 31<sup>st</sup>
- 🍂 All balances due on your unit (s) must be paid before you bank your week (s). This prevents a verification delay for exchange companies.
- 🍂 Verbal communication is not sufficient to file or change your intent. Intent must be in writing whether it is by e-mail or sending a new intent form.
- 🍂 Please note new option 6 on the Intent form regarding time needed for upgrades/maintenance to unit interiors.
- 🍂 **We have a new phone number: 321-783-4453**

## Update from your resort Manager .....

Everyone,

It has finally happened, because of the rising cost of everything that we need to operate and the increase in our insurance of \$36,000, we will have to raise our maintenance fees. The new fees will be \$450 for a 1-bedroom unit and \$455 for a 2-bedroom unit. The difference in price between the one-bedroom and two-bedroom is dictated by the condo documents which say the assessment is based on the square footage of the units. This is not an arbitrary difference decided by the board; rather it is in accordance with our condo docs. These fees are still way below any of the other time-shares in Florida. This is something that the Board of Directors hates to do, but they have found it necessary at this time. There is much talk in Florida now about new insurance companies entering and the prices coming back down for hurricane and flood insurance; however, we can't count on this happening and we must prepare for the "worst case scenario."

The Board has implemented a no smoking policy, that took effect in the middle of August. We have restricted smoking in the common areas. If you enter a room and it smells like smoke or you see someone smoking in a common area, please let the office know and we will handle accordingly. To do this we must provide 2 smoking areas, one on the walkway to the beach and the other will be the front yard along Ocean Beach Blvd. Many of our owners have inquired about Seagull becoming a smoke-free facility, however, at this time we are going to try this and see how it works out.

As you have probably heard, we had a kitchen fire in unit 102. There was quite a bit of damage, it cost over \$10,000.00 just to get the room up and running again. Thank You to all of our owners that worked with us during this unfortunate situation. Some gave up their weeks and some stayed in 1-bedroom units. We ended up not having to rent a unit down the road, since so many of our owners worked with us and came together in this unfortunate situation. The unit was out of operation for 8 weeks.

We have a new staff between the office and housekeeping. The new housekeeping system is working out well. We are still using the contract cleaning company on Saturday's and our in-house staff during the week. Most of our owners and guests have been extremely happy with the results from this! There are some minor glitches, so if you find some small items missing from your room, just come to the front desk and we will get them for you.

Lastly, we were forced to change our phone number, therefore 321-783-4441 is no longer utilized by us. Our new number is 321-783-4453.

Thanks for your attention and see you at your next visit,

Art

WEEK	2024	2025
1	Jan 06- Jan 13	Jan 04 – Jan 11
2	Jan 13 – Jan 20	Jan 11 – Jan 18
3	Jan 20 – Jan 27	Jan 18 – Jan 25
4	Jan 27 – Feb 03	Jan 25 – Feb 01
5	Feb 03 – Feb 10	Feb 01 – Feb 08
6	Feb 10 – Feb 17	Feb 08 – Feb 15
7	Feb 17 – Feb 24	Feb 15 – Feb 22
8	Feb 24 – Mar 02	Feb 22 – Mar 01
9	Mar 02 – Mar 09	Mar 01 – Mar 08
10	Mar 09 – Mar 16	Mar 08 – Mar 15
11	Mar 16 – Mar 23	Mar 15 – Mar 22
12	Mar 23 – Mar 30	Mar 22 – Mar 29
13	Mar 30 – Apr 06	Mar 29 – Apr 05
14	Apr 06 – Apr 13	Apr 05 – Apr 12
15	Apr 13 – Apr 20	Apr 12 – Apr 19
16	Apr 20 – Apr 27	Apr 19 – Apr 26
17	Apr 27 – May 04	Apr 26 – May 03
18	May 04 – May 11	May 03 – May 10
19	May 11 – May 18	May 10 – May 17
20	May 18 – May 25	May 17 – May 24
21	May 25 – Jun 01	May 24 – May 31
22	Jun 01 – Jun 08	May 31 – Jun 07
23	Jun 08 – Jun 15	Jun 07 – Jun 14
24	Jun 15 – Jun 22	Jun 14 – Jun 21
25	Jun 22 – Jun 29	Jun 21 – Jun 28
26	Jun 29 – Jul 06	Jun 28 – Jul 05
27	Jul 06 – Jul 13	Jul 05 – Jul 12
28	Jul 13 – Jul 20	Jul 12 – Jul 19
29	Jul 20 – Jul 27	Jul 19 – Jul 26
30	Jul 27 – Aug 03	Jul 26 – Aug 02
31	Aug 03 – Aug 10	Aug 02 – Aug 09
32	Aug 10 – Aug 17	Aug 09 – Aug 16
33	Aug 17 – Aug 24	Aug 16 – Aug 23
34	Aug 24 – Aug 31	Aug 23 – Aug 30
35	Aug 31 – Sept 07	Aug 30 – Sept 06
36	Sept 07 – Sept 14	Sept 06 – Sept 13
37	Sept 14 – Sept 21	Sept 13 – Sept 20
38	Sept 21 – Sept 28	Sept 20 – Sept 27
39	Sept 28 – Oct 05	Sept 27 – Oct 04
40	Oct 05 – Oct 12	Oct 04 – Oct 11
41	Oct 12 – Oct 19	Oct 11 – Oct 18
42	Oct 19 – Oct 26	Oct 18 – Oct 25
43	Oct 26 – Nov 02	Oct 25 – Nov 01
44	Nov 02 – Nov 09	Nov 01 – Nov 08
45	Nov 09 – Nov 16	Nov 08 – Nov 15
46	Nov 16 – Nov 23	Nov 15 – Nov 22
47	Nov 23 – Nov 30	Nov 22 – Nov 29
48	Nov 30 – Dec 07	Nov 29 – Dec 06
49	Dec 07 – Dec 14	Dec 06 – Dec 13
50	Dec 14 – Dec 21	Dec 13 – Dec 20
51	Dec 21 – Dec 28	Dec 20 – Dec 27
52	Dec 28 – Jan 04	Dec 27 – Jan 03
53		

**SEAGULL BEACH CLUB**  
**Approved Annual Budget**  
**January through December 2025**

**Operating Fund Income**

<b>ASSESSMENTS INCOME</b>	
6113 · Annual Assessments	700,589
6003 · Annual Assessments SGA Units	13,615
6116 · Property Tax Assessment	23,052
<b>Total ASSESSMENTS INCOME</b>	<u>737,256</u>
<b>RENTAL INCOME</b>	
6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	18,000
6201 · Gross Rents From Owners' Units	54,000
<b>Total 6200 · Gross Rentals Received</b>	<u>72,000</u>
6205 · Less Amount Collected for Owner	(42,000)
<b>Total RENTAL INCOME</b>	<u>30,000</u>
<b>SALES INCOME</b>	
6024 · Brokerage Income	8,000
6030 · Deed Recording Income	6,000
6250 · Gain on SGA Units Resale	7,000
<b>Total SALES INCOME</b>	<u>21,000</u>
<b>OTHER INCOME</b>	
6015 · Assessments on SGA - Rt to Use	12,000
6013 · Assessments on SGA - Resale	800
6110 · Investment Income (Loss)	7,500
6112 · Late Charge on Assessments	5,400
6224 · Laundry Income	3,500
6052 · Income Tax Refund	0
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	1,000
<b>Total OTHER INCOME</b>	<u>31,200</u>
<b>Total Income</b>	<u>819,456</u>
<b>Total Operating Fund Income</b>	
<b>819,456</b>	
<b>Operating Fund Expense</b>	
<b>SALARIES</b>	
8110 · Housekeeping Salaries	57,849
8115 · Maintenance Salaries	36,927
8120 · Management Salaries	146,874
8125 · Office Salaries	59,896
8140 · Security Salaries	40,640
8150 · Bonus	8,555
<b>Total SALARIES</b>	<u>350,741</u>
<b>EMPLOYEE BENEFITS</b>	
8175 · IRA Matching	5,586
8196 · Payroll Service	8,979
8170 · Payroll Taxes - SGA	29,462
8180 · Staff Insurance Medical	15,000
8195 · Workmans Compensation	5,261
8190 · Uniforms	500
<b>Total EMPLOYEE BENEFITS</b>	<u>64,788</u>
<b>HOUSEKEEPING</b>	
8660 · Contract Services - Hskpg	23,100
8911 · Furnishings	5,000
8930 · Linens	10,000
8914 · Supplies-Housekeeping	14,000
<b>Total HOUSEKEEPING</b>	<u>52,100</u>
<b>MAINTENANCE &amp; EQUIPMENT</b>	
8609 · Annual Inspections (All)	2,500
8607 · Contract Labor - Maintenance	3,500
8615 · Elevator w/Phone Service	6,050
8611 · General Maint. & Supplies	12,000
8630 · Lawn Maintenance & Pest Control	3,950
8640 · Pest Control (Rooms)	1,620
8620 · Pool Furniture, Etc.	1,500
8650 · Pool Supplies	3,500
8608 · Tools and Equipment	750
<b>Total MAINTENANCE &amp; EQUIPMENT</b>	<u>35,370</u>

<b>TELEPHONE AND UTILITIES</b>	
8520 · Electricity	42,000
8530 · Gas W. Heater/Laundry/Pool	7,000
8490 · Telephone Equipment Fees	2,340
8540 · Telephone Local & Long Distance	4,380
8810 · Television Service	10,730
8550 · Trash / Dumpster	1,000
8535 · Water & Sewer	28,000
8815 · WiFi	7,130
<b>Total TELEPHONE AND UTILITIES</b>	<u>102,580</u>
<b>INSURANCE</b>	
8310 · Flood Insurance	18,500
8330 · Property, Liability & Umbrella	104,500
<b>Total INSURANCE</b>	<u>123,000</u>
<b>OPERATING EXPENSES</b>	
8603 · Annual Assessments on SGA Units	15,750
8842 · Activities/Picnic/Bingo/Socials	1,000
8010 · Advertising (Net Unreimb)	500
8841 · Annual Meeting	1,750
8410 · Auditors/Contract Fees	6,100
8420 · Bank Charges	150
8805 · Broker Fees - In-House	26,700
8431 · City Permitting Expenses	500
8415 · Computer Maint./Updates	1,000
8441 · Copier Maint & Printing	3,700
8445 · Credit Card Fees (Net Unreimb)	250
8012 · Deed Recording	3,000
8817 · Depreciation Expense	0
8820 · Dues & Education	500
8017 · Employee Mileage Reimbursement	750
8830 · Goodwill (Flowers, etc)	300
8921 · Laundry Room Supplies	500
8730 · Legal Fees - Foreclosures	4,000
8461 · Legal Fees - Other	1,000
8013 · Licenses/Permits	1,200
8014 · Merchandise Purchase	1,000
8015 · Miscellaneous Expense	500
8850 · Office Supplies	3,500
8880 · Postage	3,000
8860 · Radios/Emergency Phone	100
8895 · Video Supplies	50
<b>Total OPERATING EXPENSES</b>	<u>76,800</u>
<b>TAXES</b>	
8024 · Fees Payable to the Division	3,672
8021 · Property Tax - Real & Personal	23,052
8025 · Income Taxes	0
<b>Total TAXES</b>	<u>26,724</u>
<b>OTHER OPER (INCOME)/EXPENSE</b>	
6985 · UnallocPrYr OpFd (Surp)/Deficit	25,275
9000 · Contingency	(37,922)
8892 · Rent for Common Facilities	0
<b>Total OTHER OPER (INCOME)/EXPENSE</b>	<u>(12,647)</u>
<b>Total Operating Fund Expense</b>	<u>819,456</u>
<b>Net Surplus (Deficit) from Operating Fund</b>	<u>0</u>
<b>Other Funds' Income/Expense</b>	
6119 · Reserve for Replacements	89,964
6215 · Interest on Reserve Funds	10,000
<b>Total Other Income</b>	<u>99,964</u>
<b>Other Expense</b>	
8016 · Reserve Expenditures	99,964
<b>Total Other Expense</b>	<u>99,964</u>
<b>Net Surplus (Deficit) from Other Funds</b>	<u>0</u>
<b>Total Surplus (Deficit) for All Funds</b>	<u>0</u>

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



**2025 INVOICE &  
INTENT ENCLOSED!**

**FIRST NOTICE OF ELECTION OF DIRECTORS  
FOR THE SEAGULL CONDOMINIUM ASSOCIATION**

Notice is hereby provided that the annual election of the directors of Seagull Condominium Association, Inc. will be held on January 11, 2025 at noon in Cocoa Beach, Florida.

VOTING: The election will be conducted by written ballot – said ballot to be provided in the second notice of election in December. Members will be entitled to one vote per unit owned.

CANDIDATES FOR THE BOARD: Any unit owner or one eligible person desiring to become a candidate for election to the board shall provide written notice to the association at the address provided herein by:

- a. Personal delivery
- b. Certified mail, return receipt requested
- c. Regular U.S. mail
- d. Facsimile
- e. Telegram

Address: 4440 Ocean Beach Blvd, Cocoa Beach, FL 32931

The written notice of your desire to be a candidate must be signed and received by the association on or before December 1, 2024, which is 40 days in advance of the election. The written notice should include a Condominium Association Candidate Certification Form (contact the Seagull office for this form) and a letter notifying the association of your intention to become a candidate. The candidate may also include an information sheet no larger than 8 ½ x 11 inches in size describing the candidate's background, education, qualification and any other factors deemed relevant by the candidate. A copy of the information sheet will be provided to all eligible voters as part of the second notice of election.

ADDITIONAL INFORMATION: Anyone desiring clarification, responsibilities, liabilities or other aspects of being a board member may contact the President, Jack Robbins, at 321-783-4453.

These procedures are set forth in accordance with Florida Statutes and the Seagull Condominium Association By-Laws.

**2025 INVOICE & INTENT ENCLOSED!**

# Invoice for 2025

## Seagull Beach Club

4440 Ocean Beach Blvd  
Cocoa Beach, FL 32931  
(321) 783-4453

Date: September 15, 2024

### One Bedroom Units

Maintenance/Operations	\$389.00
Reserves for Replacement	49.00
Taxes	<u>12.00</u>
<b>Total Annual Assessment</b>	<b>\$450.00</b>

**TOTAL DUE FOR EACH ONE BEDROOM  
UNIT PER WEEK: \$450.00**

### Two Bedroom Units

Maintenance/Operations	\$389.00
Reserves for Replacement	49.00
Taxes	<u>17.00</u>
<b>Total Annual Assessment</b>	<b>\$455.00</b>

**TOTAL DUE FOR EACH TWO BEDROOM  
UNIT PER WEEK: \$455.00**

### **\*\* Assessments are Due January 01, 2025\*\***

- \*A \$25 late fee plus interest will be added after January 31, 2025. \*
- \*A 3% convenience fee will be collected on all payments by plastic. \*

**NOTICE: THIS WILL BE THE ONLY INVOICE YOU RECEIVE**

### PLEASE COMPLETE THE FOLLOWING and Return with Payment:

Amount of payment enclosed: \_\_\_\_\_ Check # \_\_\_\_\_

Unit-week number(s): \_\_\_\_\_

Name of Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_ Work/Cell/other Phone ( ) \_\_\_\_\_

E-Mail\*\* \_\_\_\_\_

\*\*If you are not already receiving your newsletters by e-mail and would like to do so, check here to receive future newsletters by e-mail \_\_\_\_\_

**\*\*SEE OPPOSITE SIDE – INTENT FORM\*\***

# INTENTION OF USE FORM FOR 2025

In our efforts to operate in a productive manner, we need your cooperation and help so we will know how to plan for the use of your unit in 2025.

## PLEASE READ, COMPLETE AND RETURN

**“ALL FEES AND OTHER OBLIGATIONS MUST BE PAID IN FULL BEFORE ANY RENTAL, EXCHANGE, OR USE OF UNIT IS CONSUMMATED IN 2025.”**

**PLEASE PUT YOUR INITIAL ON THE LINE/S OF YOUR USE INTENT FOR 2025.**

1. \_\_\_\_\_ I WILL OCCUPY MY UNIT—week(s). I will be held responsible for any damages, extra cleanings, etc., incurred during this time.
2. \_\_\_\_\_ I AM SENDING A GUEST/RENTER TO USE MY UNIT-week(s) and I will notify Seagull with my guests' names in writing by mail, email or fax. I am aware that I will be billed for any damages, extra cleanings, etc., incurred during this use which we cannot collect from your guest directly. I will notify my guest/renter that they will have to produce a \$200 deposit/credit card authorization hold at check-in before they can check-in.
3. \_\_\_\_\_ I WILL DEPOSIT OR BANK MY UNIT- week(s) with an EXCHANGE NETWORK. ***IT IS MY RESPONSIBILITY TO CONTACT THE EXCHANGE COMPANY. Seagull does not contact the exchange company for me.***
4. \_\_\_\_\_ SEAGULL RENTAL PROGRAM. I will provide my Social Security Number for income reporting if needed. As always, the *maintenance fees must be paid prior* to placing the unit/s in the rental program and partial weeks are NOT eligible to participate in the rental program. The board of directors has decided on the rental program stated as follows: The rental program will be a pool system only. Units may be deposited up to a year in advance, but must be deposited a **minimum of 8 weeks in advance** of the start of the week being deposited. The unit can be withdrawn at any time, at no charge, as long as Seagull has not taken a deposit on a rental for that unit. All rental income less commissions, expenses and fees will be distributed directly to the owners. \*\*Checks will not be issued for rental income less than \$50, but rather applied to the following year's maintenance fees unless otherwise requested. By providing a current email address, a closeout sheet can be sent electronically or I may call the office two weeks after the close of the rental week to obtain the exact amount being applied. \*\* All units deposited in the rental pool and the Seagull owned units will share equally in funds paid out each week regardless of whether or not the unit was occupied. Units deposited less than 8 weeks in advance may be deposited as a "Late Rental." Late Rentals will be added to the pool as needed based on the date each unit was deposited.
5. \_\_\_\_\_ I AM UNDECIDED. I do not know at this time what I will be doing with my unit-week(s). I will notify Seagull by mail, email or fax what I plan to do with my unit-week(s) at a later date.
6. \_\_\_\_\_ I WILL VOLUNTEER my unit for the week I own for maintenance/upgrades needed such as flooring and interior painting.

**Please note** that once you notify Seagull that you will not be occupying your unit, your unit may be used for other occupancy – for example swapping with another owner so that owner can remain in the same unit for multiple weeks. Participation in the rental pool income is determined by your Notice of Intent as filed and not on occupancy.

Unit-Week(s): \_\_\_\_\_

Signature of Owner/s: \_\_\_\_\_

\*\*\*Please check one: YES \_\_\_\_\_ or NO \_\_\_\_\_: If you authorize Seagull Staff to move you and/or your guests to a different unit to keep long-term residents in the same room for multiple weeks in a row. \*\*\*

**Verbal communication is not sufficient to file or change your intent. Intent must be in writing whether it is by e-mail to or sending a new intent form.**