



A letter from your President

Now that fall is the next page on the calendar, we at the Seagull have a lot to start preparing for.

We have two positions on the Board that are up for reelection. If this is something that you might be interested in, please send in a letter by December 1 telling us about yourself and why you are interested in becoming a member of the Board. It's a very rewarding position knowing that you are part of the Seagull Beach Club and being able to work with the staff and owners. We are required to attend 8 meetings a year. Plus you might be asked to stop by the office to give your autograph now and then.

We also are having the annual owners meeting and luncheon on January 11, 2020. Once again it will be held at the Cocoa Beach Country Club. If you are planning to attend, please call the office and let them know how many will be in your party. You are entitled to bring a guest. The Seagull is charged by the number that we tell them will be attending. Unfortunately Gene is no longer on staff to eat all the leftovers.

Jack Robbins

HOW TO CONTACT US:

Phone:
321-783-4441
800-386-6732

Direct to Unit:
321-799-0373



Email Addresses:

General Info: resortinfo@seagullbeachclub.com

Resort Manager: artfriedman@seagullbeachclub.com

INTENT FORM

- √ Please read your intent form. Misunderstandings often result from not reading this form thoroughly.
- √ Please make sure you put the correct week and unit number on all checks, money orders, and correspondence you send to us.
- √ If you do not know right now how you will use your week, please mark undecided on your intent form, and then update the intent, in writing, ASAP.
- √ All balances due on your unit (s) must be paid before you bank your week (s). This prevents a verification delay for Interval International.



Update from your Resort Manager....

Everyone,

Let me be the first to tell you that the budget that we prepared and gave to the Board of Directors for 2020, has been accepted. This means that for the 11th year in a row, our maintenance fees will remain \$385 for a 1-bedroom, and \$390 for a 2-bedroom unit. I just saw a magazine article that said the average timeshare fee nationally has risen to \$1000, which in my view is insane. Next time you visit you should definitely thank your hard working staff and Board of Directors for a job well done. We are surely the "best kept secret" in interval ownership.

Week 38 just passed and every unit and the entire property have been spruced up. The north side of the deck has been rebuilt, the walkways have been coated, the pool deck has been refinished, and at this time 12 bathroom walk-in showers have been installed. We will replace a few more tubs this year and try to get to all of the units as finances and unit availability allow.

Not many of our owners have looked closely at their deeds. I have been asked by the owners who have read them, about the termination of timeshare in the year 2028 that is contained within. I have been searching for the proper answer for more than a year and I finally have it. After talking with the State of Florida, The Timeshare Division, many lawyers, and our own lawyer, I am confident enough with the answer to pass it on to our owners so here goes. In 2028 our Timeshare Charter ends. This does not mean you lose your unit. What does happen is all of the individual weeks of ownership go away. We now have 51 owners of every unit with no exact time of ownership. How do we fix this? After talking with all of the proper departments and legal entities, the State of Florida has added an extension clause to one of the timeshare statutes where timeshare owners can extend their charters indefinitely. We will be sending out proxies to all of our owners and have a vote to extend our charter so everything will remain as is. We are looking to finalize everything at our Annual Owner's Meeting in January and our lawyer is now working with the State to see how they would like us to handle this process. We will keep you informed with the progress on this important issue.

Lastly, we hope that all of our owners are enjoying a great year so far and that it will only get better as time passes. See you on your next visit to your "home away from home"

Thanks for your time today,
Art





News from Seagull's Broker

My name is Annette Shuntich and I am the Broker at Seagull Condominium Resort. I can assist in any of your real estate needs. This is not limited to but does include: the buying, selling or trading of your units here at Seagull.

We are currently having a Let's Make a Deal Sale. These are owner owned units where the owners are very willing to negotiate on the sale price. This once in a life time sale is being offered to Seagull owners and friends alike. Now is the perfect opportunity to share your "home away from home" with friends and family. Please bring all offers and Lets Make a Deal!!!!!!!

Visit our website at www.seagullbeachclub.com for an up-to-date listing of units available to purchase. You can click on the foreclosure link to see available units in our foreclosure sale as well. There are three ways of contacting me Annette Shuntich:

1. My cell Phone number (321)-795-8488.
2. Call the office at 321-783-4441 and they can get a message to me.
3. E-mail me at the address below to take advantage of the 2019 Let's Make a Deal Sale.

Check out the list below and make your selection now-- first come, first served.

Kind Regards,
Annette Shuntich BSc.
Broker, Seagull Beach Club
brokerannette@seagullbeachclub.com

<i>Week</i>	<i>Unit</i>	<i>List Price</i>
01	304	\$2,500 OBO
02	304	\$2,500 OBO
03	304	\$2,500 OBO
04	304	\$2,500 OBO
16	301	\$3,450 OBO
19	208, 215	\$3,450 OBO
24	308	\$3,950 OBO
27	313	\$3,950 OBO
31	204, 303	\$3,950 OBO
33	207,212, 307	\$3,450 OBO
34	210, 212	\$3,450 OBO
35	210	\$2,500 OBO
37	202	\$2,500 OBO
41	312	\$2,500 OBO
42	312	\$2,500 OBO
44	211	\$2,500 OBO
46	203, 204, 304	\$2,500 OBO
48	202	\$2,500 OBO

WEEK	2019	2020
1	Jan 05 – Jan 12	Jan 04 – Jan 11
2	Jan 12 – Jan 19	Jan 11 – Jan 18
3	Jan 19 – Jan 26	Jan 18 – Jan 25
4	Jan 26 – Feb 02	Jan 25 – Feb 01
5	Feb 02 – Feb 09	Feb 01 – Feb 08
6	Feb 09 - Feb 16	Feb 08 - Feb 15
7	Feb 16 – Feb 23	Feb 15 – Feb 22
8	Feb 23 – Mar 02	Feb 22 – Feb 29
9	Mar 02 – Mar 09	Feb 29 – Mar 07
10	Mar 09 – Mar 16	Mar 07 – Mar 14
11	Mar 16 – Mar 23	Mar 14 – Mar 21
12	Mar 23 – Mar 30	Mar 21 – Mar 28
13	Mar 30 – Apr 06	Mar 28 – Apr 04
14	Apr 06 – Apr 13	Apr 04 – Apr 11
15	Apr 13 – Apr 20	Apr 11 – Apr 18
16	Apr 20 – Apr 27	Apr 18 – Apr 25
17	Apr 27– May 04	Apr 25– May 02
18	May 04 – May 11	May 02 – May 09
19	May 11 – May 18	May 09 – May 16
20	May 18 – May 25	May 16 – May 23
21	May 25 – Jun 01	May 23 – May 30
22	Jun 01 – Jun 08	May 30 – Jun 06
23	Jun 08 – Jun 15	Jun 06 – Jun 13
24	Jun 15 – Jun 22	Jun 13 – Jun 20
25	Jun 22– Jun 29	Jun 20– Jun 27
26	Jun 29 – Jul 06	Jun 27 – Jul 04
27	Jul 06 – Jul 13	Jul 04 – Jul 11
28	Jul 13 – Jul 20	Jul 11 – Jul 18
29	Jul 20 – Jul 27	Jul 18 – Jul 25
30	Jul 27– Aug 03	Jul 25– Aug 01
31	Aug 03 – Aug 10	Aug 01 – Aug 08
32	Aug 10 – Aug 17	Aug 08 – Aug 15
33	Aug 17 – Aug 24	Aug 15 – Aug 22
34	Aug 24 – Aug 31	Aug 22 – Aug 29
35	Aug 31 – Sept 07	Aug 29 – Sept 05
36	Sept 07 – Sept 14	Sept 05 – Sept 12
37	Sept 14 – Sept 21	Sept 12 – Sept 19
38	Sept 21– Sept 28	Sept 19– Sept 26
39	Sept 28 – Oct 05	Sept 26 – Oct 03
40	Oct 05 – Oct 12	Oct 03 – Oct 10
41	Oct 12 – Oct 19	Oct 10 – Oct 17
42	Oct 19 – Oct 26	Oct 17 – Oct 24
43	Oct 26– Nov 02	Oct 24 – Oct 31
44	Nov 02 – Nov 09	Oct 31 – Nov 07
45	Nov 09 – Nov 16	Nov 07 – Nov 14
46	Nov 16 – Nov 23	Nov 14 – Nov 21
47	Nov 23 – Nov 30	Nov 21 – Nov 28
48	Nov 30 – Dec 07	Nov 28 – Dec 05
49	Dec 07 – Dec 14	Dec 05 – Dec 12
50	Dec 14 – Dec 21	Dec 12 – Dec 19
51	Dec 21 – Dec 28	Dec 19 – Dec 26
52	Dec 28 – Jan 04	Dec 26 – Jan 02
53	xxx - xxx	xxx - xxx

SEAGULL BEACH CLUB
Approved Annual Budget
January through December 2020

Operating Fund Income/Expense**Operating Fund Income**

ASSESSMENTS INCOME	
6113 · Annual Assessments	565,200
6003 · Annual Assessments SGA Units	11,304
6116 · Property Tax Assessment	23,052
Total ASSESSMENTS INCOME	599,556
RENTAL INCOME	
6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	15,000
6201 · Gross Rents From Owners' Units	41,000
Total 6200 · Gross Rentals Received	56,000
6205 · Less Amount Collected for Owner	(30,000)
Total RENTAL INCOME	26,000
SALES INCOME	
6024 · Brokerage Income	2,000
6030 · Deed Recording Income	5,000
6250 · Gain on SGA Units Resale	0
Total SALES INCOME	7,000
OTHER INCOME	
6015 · Assessments on SGA - Rt to Use	6,160
6013 · Assessments on SGA - Resale	0
6110 · Investment Income (Loss)	3,500
6112 · Late Charge on Assessments	7,000
6224 · Laundry Income	4,000
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	1,000
Total OTHER INCOME	22,660
Total Operating Fund Income	655,216
Operating Fund Expense	
SALARIES	
8110 · Housekeeping Salaries	64,270
8115 · Maintenance Salaries	38,600
8120 · Management Salaries	123,240
8125 · Office Salaries	49,040
8140 · Security Salaries	29,450
8150 · Bonus	7,600
Total SALARIES	312,200
EMPLOYEE BENEFITS	
8175 · IRA Matching	3,900
8196 · Payroll Service	6,870
8170 · Payroll Taxes - SGA	26,250
8180 · Staff Insurance Medical	28,200
8195 · Workmans Compensation	6,870
8190 · Uniforms	500
Total EMPLOYEE BENEFITS	72,590
HOUSEKEEPING	
8660 · Contract Services - Hskpg	3,100
8911 · Furnishings	7,500
8930 · Linens	9,000
8914 · Supplies-Housekeeping	10,500
Total HOUSEKEEPING	30,100
MAINTENANCE & EQUIPMENT	
8609 · Annual Inspections (All)	800
8607 · Contract Labor - Maintenance	3,500
8615 · Elevator w/Phone Service	5,300
8611 · General Maint. & Supplies	11,000
8630 · Lawn Maintenance & Pest Control	3,400
8640 · Pest Control (Rooms)	1,620
8620 · Pool Furniture, Etc.	1,500
8650 · Pool Supplies	2,100
8625 · Recreation Equipment	500
8608 · Tools and Equipment	500
Total MAINTENANCE & EQUIPMENT	30,220

TELEPHONE AND UTILITIES	
8810 · Cable Television	4,200
8520 · Electricity	34,000
8530 · Gas W. Heater/Laundry/Pool	6,000
8535 · Water & Sewer	20,000
8490 · Telephone Equipment Fees	2,340
8540 · Telephone Local & Long Distance	3,960
8550 · Trash / Dumpster	600
8815 · WiFi	3,920
Total TELEPHONE AND UTILITIES	75,020
INSURANCE	
8340 · Commercial Prop Insurance	55,000
Total INSURANCE	55,000
OPERATING EXPENSES	
8603 · Annual Assessments on SGA Units	13,870
8842 · Activities/Picnic/Bingo/Socials	4,700
8010 · Advertising (Net Unreimb)	500
8841 · Annual Meeting	1,500
8410 · Auditors/Contract Fees	5,500
8420 · Bank Charges	150
8805 · Broker Fees - In-House	20,600
8431 · City Permitting Expenses	500
8415 · Computer Maint./Updates	1,000
8441 · Copier Maint & Printing	4,200
8445 · Credit Card Fees (Net Unreimb)	250
8012 · Deed Recording	2,000
8817 · Depreciation Expense	0
8820 · Dues & Education	500
8017 · Employee Mileage Reimbursement	1,000
8830 · Goodwill (Flowers, etc)	300
8446 · ITEX Fees	0
8921 · Laundry Room Supplies	500
8730 · Legal Fees - Foreclosures	4,000
8461 · Legal Fees - Other	500
8013 · Licenses/Permits	1,200
8014 · Merchandise Purchase	1,000
8015 · Miscellaneous Expense	500
8843 · Office Internet	1,250
8850 · Office Supplies	2,700
8880 · Postage	2,500
8860 · Radios/Emergency Phone	300
8895 · Video Supplies	150
Total OPERATING EXPENSES	71,170
TAXES	
8024 · Fees Payable to the Division	3,672
8021 · Property Tax - Real & Personal	23,052
8025 · Income Taxes	0
Total TAXES	26,724
OTHER OPER (INCOME)/EXPENSE	
6985 · UnallocPrYr OpFd (Surplus)	(39,631)
9000 · Contingency	21,823
8892 · Rent for Common Facilities	0
Total OTHER OPER (INCOME)/EXPENSE	(17,808)
Total Operating Fund Expense	655,216
Net Surplus (Deficit) from Operating Fund	0
Other Funds' Income/Expense	
Other Income	
6119 · Reserve for Replacements	108,324
6118 · Reserve for Wind Ins Deduct	0
6215 · Interest on Reserve Funds	7,000
Total Other Income	115,324
Other Expense	
8016 · Reserve Expenditures	115,324
8020 · Insurance Deductible Reserve	0
Total Other Expense	115,324
Net Surplus (Deficit) from Other Funds	0
Total Surplus (Deficit) for All Funds	0

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

**2020 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, 2020 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, 2019, 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 321-783-4441.

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

2020 INVOICE & INTENT ENCLOSED!

Invoice for 2020

Seagull Beach Club

4440 Ocean Beach Blvd
Cocoa Beach, FL 32931
(321) 783-4441

Date: September 30, 2019

One Bedroom Units

Maintenance/Operations	\$314.00
Reserves for Replacement	59.00
Reserves for Wind Ins. Deductible	0.00
Taxes	<u>12.00</u>
Total Annual Assessment	\$385.00

**TOTAL DUE FOR EACH ONE BEDROOM
UNIT PER WEEK: \$385.00**

Two Bedroom Units

Maintenance/Operations	\$314.00
Reserves for Replacement	59.00
Reserves for Wind Ins. Deductible	0.00
Taxes	<u>17.00</u>
Total Annual Assessment	\$390.00

**TOTAL DUE FOR EACH TWO BEDROOM
UNIT PER WEEK: \$390.00**

****Assessments are Due January 01, 2020****

A \$25 late fee plus interest will be added after January 31, 2020.
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 () _____

Fax Number () _____ 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 2020

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 2020.

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 2020.”

PLEASE PUT YOUR INITIAL ON THE LINE/S OF YOUR USE INTENT FOR 2020.

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.
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.*** I will be responsible for any damages, extra cleaning, etc. incurred during this time.
4. _____ SEAGULL RENTAL PROGRAM. My Social Security Number for income reporting purposes is _____. As always, the *maintenance fees have to 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. 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.

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.

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.

Unit-Week(s): _____

Signature of Owner/s: _____

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