



A letter from your President

This is one time I'm happy to see the change in the seasons going from summer to fall because hurricane season should be coming to an end. The hit that the state of Florida took from Irma was from the bottom to the top of the state. This was only the second time in recent years that we had to evacuate everyone from the Seagull and off the Islands. Under the mandatory evacuation we were not allowed to return until it was completely safe to do so. So we should be very thankful that the Seagull did not suffer more serious damage. Art can tell you more about the storm in his manager's letter. Let's pray that this was the last storm for a very long long time.

If becoming a member of the Board is something that you always wanted to do, please send a letter of intent to the Seagull. It can be a very rewarding job, plus you get to meet the Owners.

Speaking of meeting owners, it's not too early to start thinking about making plans to join us at the Annual Owners' Meeting and luncheon. THE FOOD AND GUESTS ARE GREAT!!

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



2017 After Irma Sale

The response to our 2017 Flash Sale was so great that we SOLD OUT of all 21 units offered. We have had many calls asking if there would be any more units offered at these amazing savings this year. Your Board heard you and is responding by offering for a VERY limited time 9 more units in weeks 30 and 31. Those units are:

Week 30 – 213, 301, 305, 307, 315

Week 31—203, 304, 306, 315

– each unit is being offered for only \$550 plus the 2018 maintenance fee and a \$50 processing fee to be paid at closing. In other words, for a VERY limited time, you can own one of these 1-bedroom units for only \$985 with no annual assessments next year.

This Irma 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.

Visit our website at www.seagullbeachclub.com for an up-to-date listing of units available to purchase; then call our broker, Annette Shuntich at (321) 795-8488 or e-mail her at brokerannette@seagullbeachclub.com to take advantage of the 2017 After Irma Sale.

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,

I guess all of you have heard about Hurricane Irma so let me update you on the severity of the storm. We had no damage to any of the units; however, the common areas and pool area were really affected by the wind and possible tornados. We were ordered to evacuate on Friday by noon and were not allowed to return until Tuesday morning. Upon returning, we found the pool area and surrounding fencing and railings down. The fence posts were snapped at ground level and the fencing around the pool equipment was now in the parking lot. The railings and gate at the east end of the parking lot were also down. The plastic fence that belongs to Sea Oats next door to our north was completely gone and piled up in slats and rails in all of our garages. The metal and fiberglass tables and umbrellas on the pool deck were everywhere. Isn't it odd that amid all of this debris was the leaning pool wall which was not moved at all?

Thanks to the hard work and dedication of your great Seagull staff we were able to reopen on the following Saturday to any brave owner or guest that wanted to show up. Not many did.

I have some very good news for you at this time. Even though our flood insurance has gone up \$32,000, the Board of Directors has approved a budget that will keep our maintenance fees the same for the 9th year in a row. I would venture to say that there isn't another timeshare in the state of Florida that could say that.

Tomorrow begins Maintenance Week when Shirley and the girls will deep-clean all of the units, Ray and I will be working at the pool and on the leaning wall, Joe and Gene will be coating the walkways and pool deck, and Debbie, Deanna, and the office staff will be streamlining our daily operations.

Finally, if you would like to see some pictures of what damage Hurricane Irma inflicted on us, please go to our website or Facebook page, where Vanessa has downloaded many pictures.

Thanks for your time today,

Art



YES, YOU CAN!!!!..... find lots of hurricane recovery pictures on our website at:

www.seagullbeachclub.com

or our Facebook page at:

www.facebook.com/seagullbeachclub

In addition, you can find:

- ✓ --Most Recent Newsletter
- ✓ --Timeshare Calendar
- ✓ --Units for Sale
- ✓ --After Irma Sale Units Available
- ✓ --Units Available for Right to Use



News from Seagull's Broker

My name is Annette Shuntich and I am the Broker here at Seagull. It has been a pleasure meeting many of you at the Monday Luncheon and finally putting a face with the communicating we have done via phone and e-mail.

After an outstanding Flash Sale we have completely sold out of all the units. Thank you for the interest and overwhelming response to Seagull's Flash Sale. We have been inundated with requests for more units. So after we approached the Board they agreed to an "Irma Sale". For a selected time we are offering weeks 30 – 213,301,305,307,315 and week 31 – 203,304,306,315 at the sale price of \$550.00 with 2018 maintenance fee paid upfront at \$385 plus a \$50 processing fee for a total of \$985.00. Give me a call and you can start your path to ownership here at Seagull Beach Resort.

Along with sales I also take care of all your Deed work, buying, selling and transferring names and ownership of units to new owners and family members. We continue to market owners units as well and look forward to selling more.

Our thoughts go out to all those affected by the Hurricane. We hope you have a great fall, and get the deal you've been looking for!!!

For a complete listing of units for sale, be sure to check our website or Facebook page under "Units for Sale".

Any questions please do not hesitate to contact me at 321-783-4441 or directly on my cell 321-795-8488.

Kind Regards,

Annette Shuntich BSc.

Broker, Seagull Beach Club

brokerannette@seagullbeachclub.com

SEAGULL BEACH CLUB Approved Annual Budget 2018

Operating Fund Income/Expense

Operating Fund Income

ASSESSMENTS INCOME	
6113 · Annual Assessments	552,110
6003 · Annual Assessments SGA Units	17,050
6116 · Property Tax Assessment	19,380
Total ASSESSMENTS INCOME	588,540
RENTAL INCOME	
<i>6200 · Gross Rentals Received</i>	
6202 · Gross Rents From Seagull Units	17,000
6201 · Gross Rents From Owners' Units	41,000
Total 6200 · Gross Rentals Received	58,000
6205 · Less Amount Collected for Owner	(30,000)
Total RENTAL INCOME	28,000
SALES INCOME	
6024 · Brokerage Income	2,000
6030 · Deed Recording Income	6,000
6250 · Gain on SGA Units Resale	0
Total SALES INCOME	8,000
OTHER INCOME	
6015 · Assess on SGR - Rt to Use	10,600
6013 · Assess on SGR - Resale	0
6110 · Investment Income (Loss)	1,200
6112 · Late Charge on Assessments	5,000
6224 · Laundry Income	3,400
6052 · Income Tax Refund	0
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	1,000
Total OTHER INCOME	22,200
Total Operating Fund Income	646,740

Operating Fund Expense

SALARIES	
8110 · Housekeeping Salaries	60,430
8115 · Maintenance Salaries	34,945
8120 · Management Salaries	111,600
8125 · Office Salaries	44,370
8140 · Security Salaries	34,270
8150 · Bonus	7,140
Total SALARIES	292,755
EMPLOYEE BENEFITS	
8175 · IRA Matching	3,000
8196 · Payroll Service	6,440
8170 · Payroll Taxes - SGA	24,600
8180 · Staff Insurance Medical	25,000
8195 · Workmans Compensation	6,440
8190 · Uniforms	500
Total EMPLOYEE BENEFITS	65,980
HOUSEKEEPING	
8911 · Furnishings	8,000
8930 · Linens	10,000
8914 · Supplies-Housekeeping	8,000
8660 · Contract Services - Hskpg	3,000
Total HOUSEKEEPING	29,000
MAINTENANCE & EQUIPMENT	
8609 · Annual Inspections (All)	800
8607 · Contract Labor - Maintenance	3,500
8615 · Elevator w/Phone Service	5,030
8611 · General Maint. & Supplies	9,000
8630 · Lawn Maintenance & Pest Control	2,700
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	27,250

TELEPHONE AND UTILITIES

8810 · Cable Television	3,700
8815 · WiFi	4,130
8520 · Electricity	35,000
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
Total TELEPHONE AND UTILITIES	75,730

INSURANCE

8310 · Flood Insurance	43,000
8330 · Liability and Umbrella	33,500
Total INSURANCE	76,500

OPERATING EXPENSES

8603 · Annual Assessments on SGA Units	21,175
8805 · Broker Fees - In-House	18,000
8817 · Depreciation Expense	0
8842 · Activities/Picnic/Bingo/Socials	4,700
8010 · Advertising (Net Unreimb)	500
8841 · Annual Meeting & Christmas Luncheon	1,500
8410 · Auditors/Contract Fees	5,500
8420 · Bank Charges	150
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
8820 · Dues & Education	500
8017 · Employee Mileage Reimbursement	1,000
8830 · Goodwill (Flowers, etc)	300
8843 · Office Internet	1,250
8446 · ITEX Fees	700
8921 · Laundry Room Supplies	500
8461 · Legal Fees - Other	500
8730 · Legal Fees - Foreclosures	4,000
8013 · Licenses/Permits	1,200
8014 · Merchandise Purchase	1,000
8015 · Miscellaneous Expense	500
8850 · Office Supplies	2,700
8860 · Radios/Emergency Phone	300
8880 · Postage	2,500
8895 · Video Supplies	150
Total OPERATING EXPENSES	76,575

TAXES

8021 · Property Tax - Real & Personal	19,380
8024 · Fees Payable to the Division	3,672
8025 · Income Taxes	0
Total TAXES	23,052

OTHER OPER (INCOME)/EXPENSE

6985 · UnallocPrYr OpFd (Surplus)/Deficit	(23,453)
9000 · Contingency	3,351
8892 · Rent for Common Facilities	0
Total OTHER OPER (INCOME)/EXPENSE	(20,102)

Total Operating Fund Expense

Total Operating Fund Expense	646,740
-------------------------------------	----------------

Net Surplus (Deficit) from Operating Fund

Net Surplus (Deficit) from Operating Fund	0
--	----------

Other Funds' Income/Expense

Other Income	
6119 · Reserve for Replacements	110,160
6118 · Reserve for Wind Ins Deduct	9,180
6215 · Interest on Reserve Funds	500
Total Other Income	119,840
Other Expense	
8016 · Reserve Expenditures	110,660
8020 · Insurance Deductible Reserve	9,180
Total Other Expense	119,840

Net Surplus (Deficit) from Other Funds

Net Surplus (Deficit) from Other Funds	0
---	----------

Total Surplus (Deficit) for All Funds

Total Surplus (Deficit) for All Funds	0
--	----------

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

**2018 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 13, 2018 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 3, 2017, 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.

2018 INVOICE & INTENT ENCLOSED!

Invoice for 2018

Seagull Beach Club

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

Date: September 30, 2017

One Bedroom Units

Maintenance/Operations	\$310.00
Reserves for Replacement	60.00
Reserves for Wind Ins. Deductible	5.00
Taxes	<u>10.00</u>
Total Annual Assessment	\$385.00

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

Two Bedroom Units

Maintenance/Operations	\$310.00
Reserves for Replacement	60.00
Reserves for Wind Ins. Deductible	5.00
Taxes	<u>15.00</u>
Total Annual Assessment	\$390.00

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

****Assessments are Due January 01, 2018****

A \$25 late fee plus interest will be added after January 31, 2018.

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 _____

Check Here to Receive Future Newsletters by E-mail _____

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

INTENTION OF USE FORM FOR 2018

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 2018.

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 2018.”

PLEASE PUT YOUR INITIAL ON THE LINE/S OF YOUR USE INTENT FOR 2018.

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 WILL RENT THE UNIT—week(s) and I will notify Seagull by mail, email or fax, who will be checking in. I will be responsible for any damages, extra cleaning, etc., incurred during this use.
3. _____ I AM SENDING A GUEST TO USE MY UNIT-week(s) and I will notify Seagull by mail, email or fax, who will be checking in. I will be held responsible for any damages, extra cleanings, etc., incurred during this use.
4. _____ 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.
5. _____ SEAGULL RENTAL PROGRAM. My Social Security Number for income reporting purposes is _____. As always, the *maintenance fees have to be paid prior* to placing your 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.

6. _____ 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: _____

Address: _____

City: _____ State: _____ Zip _____ Phone (____) _____

E-mail Address: _____

Is this a new address or contact information? _____ Yes/No