



**A letter from your President**

**HAPPY FALL!**  
**(DOES NOT APPLY TO FLORIDA)**

We are sure that some of you are feeling the coolness of the fall season, but not here in Florida. It has been a long hot summer and we are looking forward to a little break from the heat soon.

Did you know that not only does Seagull have the lowest maintenance fees in Florida, but it is the only timeshare that has been able to keep your maintenance fees at the same for 10 years? You can thank the hardworking Seagull staff for helping to keep your maintenance fees down. We should all say an extra thank you to the staff for all the hard work they do.

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.

We are all hoping that everyone will be able to enjoy their time this year at the Seagull and the weather is in your favor.



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](mailto:resortinfo@seagullbeachclub.com)

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



**UPDATE ON THE**  
**2018 ENDLESS SUMMER SALE**

We started our "Endless Summer Sale" back on June 1, 2018, by offering 1-Bedroom units in 5 weeks where Seagull owned more than two units at a special discounted price. Since the start of this sale, we have sold and closed on more than 10 Seagull units.

For a limited time, you can own one of those 1-Bedroom units remaining in weeks 42, 43 and 44 for \$1,000 plus the 2018 maintenance fee and a \$50 processing fee; so for \$1,435 you can own a timeshare here at Seagull Beach Club. If you buy a unit through this Endless Summer Sale you will not pay another annual assessment until January 2019.

This Endless Summer Sale is being offered to owners and friends alike. Now is the perfect opportunity to share your "home away from home" with friends and family; but act quickly as this sale will be offered **only until December 1, 2018** or until sold out, whichever comes first.

There are only a few units left so be sure to check our website at [www.seagullbeachclub.com](http://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](mailto:brokerannette@seagullbeachclub.com) to take advantage of the 2018 Endless Summer 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,

Saturday, September 22<sup>nd</sup>. This has been the longest, hottest summer that I can ever remember in my almost 25 years of service to Seagull. I will be really happy when fall finally arrives. Today starts "Week 38" and Ray, Skyler, and I will be sweating heavily as we coat the walkways and pool deck. Shirley, Laurie, Lynn, and Vanessa will be "deep cleaning" all of the units. Debbie and Deanna will be organizing the office and streamlining our accounting systems so that we are ready to reopen on Week 39. All owners of week 39 see Seagull at its finest.

We have started remodeling our bathrooms. They have been the same since the place was built in 1978. We are taking out the tub/shower sets and putting in walk-in showers. Unit 101's master-bathroom has been finished and the other 2-bedroom units will be completed by the start of week 39. We have gotten a lot of positive feed-back on this project and we will be starting on the 1-bedroom unit baths as occupancy and our budget allows

It is now Friday September 28<sup>th</sup> and all of the walkways have been coated, as well as the pool deck. We have new sleeper sofas ordered for the 4, 2-bedroom units and they will be delivered within the next few weeks. The 1<sup>st</sup> floor master bathrooms are finished and look impressive. Shirley and her staff have deep-cleaned all of the condos. All of the tile and grout have been cleaned and sealed in every room. The staff has worked very diligently to ensure that your resort will be a great place for our owners and guests to visit.

Starting tomorrow, we will be full again as we have been for the longest time and finally, let me tell you that the budget for 2019 has been approved. We will have the same maintenance fees of \$385 and \$390 for the 10<sup>th</sup> year in a row. No other time-share, maybe in the universe, can top that.

Thanks for your time today,

Art



**YES, YOU CAN!!!!.....** find lots of lots of useful resources on our website at:

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

or our Facebook page at:

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

In addition, you can find:

- ✓ --Most Recent Newsletter
- ✓ --Timeshare Calendar
- ✓ --Units for Sale
- ✓ --Endless Summer Sale Units Available
- ✓ --Units Available for Right to Use



## News from Seagull's Broker .....

My name is Annette Shuntich and I am the Broker for Seagull Beach Resort. I can take care of any deed changes or units transactions that you may need.

We are currently running an Endless Summer Sale which has been hugely successful. We still have 5 units for sale, so just give me a call or contact me at [brokerannette@seagullbeachresort.com](mailto:brokerannette@seagullbeachresort.com) for any questions if you are interested!!

It has been great working with many of the owners and getting to know the new owners joining the Seagull Family. I look forward to seeing you at the owners' luncheons or when you are in the area, do drop in.

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.

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](mailto:brokerannette@seagullbeachclub.com)

**SEAGULL BEACH CLUB Approved Annual Budget 2019**

**Operating Fund Income/Expense**

**Operating Fund Income**

<b>ASSESSMENTS INCOME</b>	
6113 · Annual Assessments	559,240
6003 · Annual Assessments SGA Units	9,920
6116 · Property Tax Assessment	21,216
<b>Total ASSESSMENTS INCOME</b>	<b>590,376</b>
<b>RENTAL INCOME</b>	
6200 · Gross Rentals Received	
6202 · Gross Rents From Seagull Units	15,000
6201 · Gross Rents From Owners' Units	41,000
<b>Total 6200 · Gross Rentals Received</b>	<b>56,000</b>
6205 · Less Amount Collected for Owner	(30,000)
<b>Total RENTAL INCOME</b>	<b>26,000</b>
<b>SALES INCOME</b>	
6024 · Brokerage Income	2,000
6030 · Deed Recording Income	5,000
6250 · Gain on SGA Units Resale	0
<b>Total SALES INCOME</b>	<b>7,000</b>
<b>OTHER INCOME</b>	
6015 · Assess on SGR - Rt to Use	6,160
6013 · Assess on SGR - Resale	0
6110 · Investment Income (Loss)	1,800
6112 · Late Charge on Assessments	7,000
6224 · Laundry Income	4,000
6052 · Income Tax Refund	0
6114 · Merchandise Income	1,000
6115 · Miscellaneous Income	1,000
<b>Total OTHER INCOME</b>	<b>20,960</b>
<b>Total Operating Fund Income</b>	<b>644,336</b>
<b>Operating Fund Expense</b>	
<b>SALARIES</b>	
8110 · Housekeeping Salaries	64,000
8115 · Maintenance Salaries	36,720
8120 · Management Salaries	117,260
8125 · Office Salaries	46,650
8140 · Security Salaries	33,470
8150 · Bonus	7,500
<b>Total SALARIES</b>	<b>305,600</b>
<b>EMPLOYEE BENEFITS</b>	
8175 · IRA Matching	3,120
8196 · Payroll Service	6,730
8170 · Payroll Taxes - SGA	25,700
8180 · Staff Insurance Medical	25,100
8195 · Workmans Compensation	6,730
8190 · Uniforms	500
<b>Total EMPLOYEE BENEFITS</b>	<b>67,880</b>
<b>HOUSEKEEPING</b>	
8911 · Furnishings	3,100
8930 · Linens	5,000
8914 · Supplies-Housekeeping	8,000
8660 · Contract Services - Hskpg	9,500
<b>Total HOUSEKEEPING</b>	<b>25,600</b>
<b>MAINTENANCE &amp; EQUIPMENT</b>	
8609 · Annual Inspections (All)	800
8607 · Contract Labor - Maintenance	3,500
8615 · Elevator w/Phone Service	5,000
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
<b>Total MAINTENANCE &amp; EQUIPMENT</b>	<b>29,920</b>

<b>TELEPHONE AND UTILITIES</b>	
8810 · Cable Television	4,100
8815 · WiFi	36,000
8520 · Electricity	6,000
8530 · Gas W. Heater/Laundry/Pool	20,000
8535 · Water & Sewer	2,340
8490 · Telephone Equipment Fees	3,960
8540 · Telephone Local & Long Distance	600
8550 · Trash / Dumpster	3,920
<b>Total TELEPHONE AND UTILITIES</b>	<b>76,920</b>
<b>INSURANCE</b>	
8310 · Flood Insurance	31,550
8330 · Liability and Umbrella	33,950
<b>Total INSURANCE</b>	<b>65,500</b>
<b>OPERATING EXPENSES</b>	
8603 · Annual Assessments on SGA Units	12,320
8805 · Broker Fees - In-House	4,700
8817 · Depreciation Expense	500
8842 · Activities/Picnic/Bingo/Socials	1,500
8010 · Advertising (Net Unreimb)	5,500
8841 · Annual Meeting & Christmas Luncheon	150
8410 · Auditors/Contract Fees	18,000
8420 · Bank Charges	500
8431 · City Permitting Expenses	1,000
8415 · Computer Maint./Updates	4,200
8441 · Copier Maint & Printing	250
8445 · Credit Card Fees (Net Unreimb)	2,000
8012 · Deed Recording	0
8820 · Dues & Education	500
8017 · Employee Mileage Reimbursement	1,000
8830 · Goodwill (Flowers, etc)	300
8843 · Office Internet	700
8446 · ITEX Fees	500
8921 · Laundry Room Supplies	4,000
8461 · Legal Fees - Other	500
8730 · Legal Fees - Foreclosures	1,200
8013 · Licenses/Permits	1,000
8014 · Merchandise Purchase	500
8015 · Miscellaneous Expense	1,250
8850 · Office Supplies	2,700
8860 · Radios/Emergency Phone	2,500
8880 · Postage	300
8895 · Video Supplies	150
<b>Total OPERATING EXPENSES</b>	<b>67,720</b>
<b>TAXES</b>	
8021 · Property Tax - Real & Personal	21,216
8024 · Fees Payable to the Division	3,672
8025 · Income Taxes	0
<b>Total TAXES</b>	<b>24,888</b>
<b>OTHER OPER (INCOME)/EXPENSE</b>	
6985 · UnallocPrYr OpFd (Surplus)/Deficit	(23,650)
9000 · Contingency	3,958
8892 · Rent for Common Facilities	0
<b>Total OTHER OPER (INCOME)/EXPENSE</b>	<b>(19,692)</b>
<b>Total Operating Fund Expense</b>	<b>644,336</b>
<b>Net Surplus (Deficit) from Operating Fund</b>	<b>0</b>
<b>Other Funds' Income/Expense</b>	
Other Income	
6119 · Reserve for Replacements	108,324
6118 · Reserve for Wind Ins Deduct	9,180
6215 · Interest on Reserve Funds	500
<b>Total Other Income</b>	<b>118,004</b>
Other Expense	
8016 · Reserve Expenditures	108,824
8020 · Insurance Deductible Reserve	9,180
<b>Total Other Expense</b>	<b>118,004</b>
<b>Net Surplus (Deficit) from Other Funds</b>	<b>0</b>
<b>Total Surplus (Deficit) for All Funds</b>	<b>0</b>

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

**2019 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 12, 2019 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 2, 2018, 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.

**2019 INVOICE & INTENT ENCLOSED!**

# Invoice for 2019 **Seagull Beach Club**

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

Date: September 30, 2018

### One Bedroom Units

Maintenance/Operations	\$310.00
Reserves for Replacement	59.00
Reserves for Wind Ins. Deductible	5.00
Taxes	<u>11.00</u>
<b>Total Annual Assessment</b>	<b>\$385.00</b>

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

### Two Bedroom Units

Maintenance/Operations	\$310.00
Reserves for Replacement	59.00
Reserves for Wind Ins. Deductible	5.00
Taxes	<u>16.00</u>
<b>Total Annual Assessment</b>	<b>\$390.00</b>

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

**\*\*Assessments are Due January 01, 2019\*\***

**\*A \$25 late fee plus interest will be added after January 31, 2019.\***

**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 2019

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 2019.

## 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 2019.”**

**PLEASE PUT YOUR INITIAL ON THE LINE/S OF YOUR USE INTENT FOR 2019.**

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 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.

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: \_\_\_\_\_

**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](mailto:resortinfo@seagullbeachclub.com) or sending a new intent form.**