



LITTLE GULL BULLETIN

Spring 2003 Issue



Managed by :

Cunningham Property Management.

Website:

www.VacationFLA.com

For Sales Information:

*800-201-9983

Ask for Kandy Reynolds

For Rental Information:

1-800-333-7335

941-383-3117

Fax: 941-383-1110

(U.S. & Canada)

0800-056-5279 (U.K.)

Resort News

We are planning several projects for this year. Most of the work will be completed during maintenance this fall. The list of the fall maintenance projects are as follows: painting the interior of all units, painting the exterior on several units, replacing the carpeting in all units, re-wiring the air handlers and upgrading the heat strips to have better heating capabilities, replacing shutters in some units, replace the roof on two units. Throughout the year we are also planning to finish the landscaping on the bay side, complete the refinishing of the dining room chairs and other furniture that needs attention. We also will be installing new door handles and locks on all units. We recently replaced the grills with stainless steel grills that should last for a long time. They are just beautiful. We purchased new towels, sheets,



New stainless steel grill in front of unit 2. All grills have been replaced.

blankets and stocked up on house ware items.

The good news is that although the carpeting is still our biggest problem, we are in the process of dry-cleaning each unit with moderate success. We will be choosing the replacement carpet very soon.

We will be replacing two of the umbrellas at the pool in the very near future. We have several projects we are working on in order to keep Little Gull as beautiful and comfortable as always.

We are proud to announce the installation of the new barbeque grills located by the pool and the beach. The new grills are stainless steel each on a beautiful white cabinet. All of the grills are lighted by electronic igniters. Keep in mind that it will take about 10 minutes for the grills to heat to 500 degrees, the appropriate temperature for cooking most meat products.

LATE ARRIVAL: Call for combination to key lock box.

GUEST USAGE: We recommend that you instruct the office to collect the \$100 refundable cleaning/damage

Dock Usage: Only owners and guests that have made arrangements to bring a boat or jet ski will be allowed dock privileges (max. 3 boats). Trailers may need to be parked off property. CALL IN ADVANCE TO RESERVE SPACE.

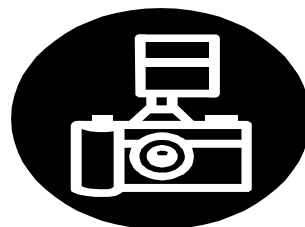
Parking: Each unit is allowed only 2 parking permits, with the exception of unit 16 which is allowed 3. Parking is very limited and this must be enforced. If you plan to have additional vehicles you will need to arrange parking elsewhere. Also, please make sure if you plan to use the facilities at Little Gull during a time other than your own week, you must call the office in advance to make arrangements.

Check-In/Out Please remember that check-in is 4:00 pm and check-out is 10:00 am on Saturdays.

ANNOUNCING THE LITTLE GULL PHOTO ALBUM PROJECT. WE NEED YOUR PHOTOS!

We have decided to make a Little Gull Photo Album filled with old pictures from owners throughout the years of Little Gull. It would be wonderful if we could have owners send your pictures taken at Little Gull over the past twenty years or so. We hope to complete the Album by the beginning of next year so that we have it available for display at the resort office.

Keep in mind that if you submit a photo, it will not be returned to you, so make sure you have an extra copy for your memories. Also, if you want to send a little note along with your picture explaining who or what the picture entails, we will do our best to make your description part of the photo album. If you want to submit photos by email, please send to: Deb-



bie@vacationfla.com Please submit pictures by email in the jpeg format. We want to start early so that we can make the project something for all of our owners to remember. Please submit your photos by no later than July 31st, 2003. We hope to hear from you soon!

SPRING 2003 ISSUE



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Longboat Key, FL 34228

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Fax: 941-383-1110
Email: LittleGull@VacationFLA.com

WE'RE ON THE WEB @
WWW.VACATIONFLA.COM

Resort Information:

BOARD OF DIRECTORS

President.....Dirk Tolle
Vice-President.....Frank Colwell
Secretary/Treas.....Jim Lohner
Director.....Barbara Flanagan
Director.....Kenneth Schmidt
Alt. Director.....Alex Quarles

Please address all correspondence to Little Gull and the staff will direct it to the Board.

Owner's Meeting

Please join Debbie Trotter for the weekly owner's meeting on Monday's after the brunch. This is a great time to meet other owners and to hear about resort projects and gives you a chance to ask any questions that you might have about the resort.

RESORT STAFF

Property Mgr...Sharon Cunningham
Resort Mgr.....Debbie Trotter
Front Desk.....Diane Monaghan
Housekeeper.....Peggy Boone
Maintenance.....Dave"Mac"Arthur
Rentals.....Sarah Walters
Sales.....Kandy Reynolds

OFFICE HOURS:

9:00am to 5:00pm Mon. - Sat..
Closed on Sunday
941/383-8818
FAX 941/383-1110

Email:LittleGull@VacationFLA.com

Board of Directors Meeting News:

There was a Board of Directors meeting on January 24, 2003. We welcomed our new Board member, Barbara Flanagan. We discussed the fact that even though the economy is going through a down-turn, our collection of our Maintenance, Reserves and Real Estate Taxes is on pace with last years collections. One area of concern though is in the rental market. Little Gull has actually done quite well with rentals for season (January-April).

At the April 18th meeting we discussed the status of the reserve study, the carpet replacement scheduled during maintenance and additional issues that needed to be addressed when preparing the 2004 budget.

Our next meeting is a Budget Meeting to be held on July 18, 2003 at 10:00 a.m. The management staff will present a proposed budget for the 2004 calendar year. The Board will review the proposed budget and discuss any adjustments that will need to be made in the best interest of the operation of Little Gull and it's owners.