

Little Gull Condominium Assoc. Inc

Manager's Report

10/10/20

Little Gull Cottages is still Gold Crown for 2020.

97% of maintenance fees have been collected for 2020

Little Gull Foreclosed on 8 units this year.

Accomplishments in 2019-20

1. Painted outside buildings of units 9/10/11/12/13/14/15
2. Added extra washer and dryers for staff laundry
3. Hired a full-time houseman instead of a sub-contractor we were using
4. Implemented various changes to the housekeeping procedures due the Covid-19 outbreak
5. Mulch has been laid to freshen up the landscaping
6. New exterior lights continue to be installed and added in areas with inadequate light

Future Projects

1. Master and guest bedroom Furniture to be replaced (Sample room ordered for Unit 1. Will be installed in December 2020) Will order the rest of the furniture in January 2021
2. Renovation of the offices and recreational room including flooring
3. Pricing on Dining Room and Living room furniture
4. Pool Fence replacement

Occupancy Report 2019/2020

2019:

Renters - 17%

Exchangers 11%

Owners 56%

Guest Friends 13%

Empty units or not booked 3%

2020:

Renters – 11%

Exchangers – 11%

Owners – 46%

Guest Friends – 11%

Empty units or not booked -21%