

SPECIAL POINTS OF INTEREST:

- Please review and return the enclosed 2008 USAGE FORM and note that the 2008 calendar is included. We have plenty of folks waiting to rent different weeks throughout the year.
- Please review your 2008 Approved Budget and the information regarding your billing invoice.
- Please call ahead to the resort office at 941-383-8818 if you want to use the resort facilities. **YOU MUST ALSO OBTAIN A PARKING PASS WHEN YOU ARRIVE. Parking is very limited during peak season (weeks 3-15) and during holiday weeks.**

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Little Gull Bulletin

2007 ANNUAL MEETING

The 2007 Annual meeting was held on Saturday, October 13th at 10:00 a.m. in the recreation room at Little Gull Cottages. There were 3 owners in attendance along with the Board of Directors and management. Barbara Flanagan (Board Member) was absent. We received 412 proxies (we need 204 for a quorum). The meeting went very well and lasted approximately 25 minutes. Sharon Cunningham reported the financial status of the resort which is very good this year. Debbie Trotter, the resort manager, reviewed the property management report. She discussed the projects completed this year and the status of the resort in general.

The voting was as follows:

OPERATING BUDGET (including reserves)
 402 Yes Votes
 10 No Votes

SURPLUS
 403 Yes
 8 No Votes

In addition, at the Board Meeting following the Annual Meeting, the Election of Officers was held. There were no changes to officer positions from 2007. Debbie presented the 25th Anniversary Scrapbook to those in attendance.



HAPPY HOLIDAYS!

RESORT PROJECTS

We installed an irrigation well in January on the beach side of the road. This well will be used to water the plants and will save us money on our water bill. We also replaced the beach side entrance sign. We completed our interior painting project which included stripping the wall paper and painting the units a pale yellow

color. In addition we painted the exteriors of units 9, 10, 11, 16 and the pool house. We also purchased new decorative wall fixtures for each of the bathrooms. We replaced the wooden walkway to Peggy's laundry room. We replaced the shower tiles in each bathroom in units 7 and 8. We will be replacing more shower tiles

as needed. We plan to begin replacing the kitchen and bathroom cabinets starting in 2008. This project is expected to take at least 3 years.

2008 BUDGET/MAINTENANCE FEES, RESERVES AND REAL ESTATE TAXES

ENCLOSED YOU WILL FIND THE APPROVED 2008 OPERATING BUDGET.

The Maintenance and Reserves will be assessed as follows :

1 & 2 Bedroom Units:	\$711.23
3 & 4 Bedroom Units:	\$757.12

You will also be billed for your Real Estate Taxes. Please note that you should receive the invoice for your 2008 Maintenance Fees, Reserves and Real Estate Taxes by the end of December. **Your payment is due January 1, 2008. A**

\$25.00 Late Fee and 1.5% Monthly Interest will apply to each unit/week for any owner payments received after January 31, 2008.

Please remember to send the top half of your invoice with your payment. Please make maintenance fee checks payable to: Little Gull Condo Assoc.

If you do not receive your statement by December 31, 2007, please contact the Little Gull office to receive a copy of your statement and verify that we have your correct address and ownership information. It is your responsibility to make

sure your records are correct and to notify the office that you didn't receive your statement. **Late fees and interest will not be waived after they have been added.**

As in years past, you will also be able to pay your bill by credit card. **We accept Visa, Mastercard and Discover. You will be charged a 3.5% fee to pay by credit card.** This covers the cost the resort incurs to process your card. We also accept personal checks, cashier checks, bank checks or money orders at no additional charge.

Your payment is due January 1, 2008. A \$25 Late Fee and 1.5% Monthly Interest will apply to each unit/week for any owner payments received after January 31, 2008.

MAINTENANCE FEE INSURANCE

You may purchase Maintenance Fee insurance to protect your vacation at Little Gull. Should bad weather prevent you from leaving home, a loved one becomes ill and you can't leave, you are involved in or delayed due to traffic accident en route to the resort, your maintenance fee is protected if you purchase maintenance fee insurance. You must use your week at Little Gull for the insurance to be effective. If you plan to Spacebank or rent your unit, you should not purchase Main-

tenance Fee Insurance because it does not apply unless you are vacationing at Little Gull. **Please return your payment by separate check payable to Cunningham Property Management Corp along with your usage form confirming your usage. The cost is \$55 per unit week. You must purchase the insurance at the time that you confirm the usage of your week (usage form included in this newsletter). If you have any questions, please call**

the resort office at 941-383-8818.

One last note, the maintenance fee insurance is **non-refundable**. If you purchase the maintenance fee insurance and later decide to Spacebank or Rent your unit, you will not be refunded the \$55 that you paid to purchase the insurance.



Wireless internet access is available in the recreation room now.

WIRELESS INTERNET ACCESS

As many of you already know, we installed wireless internet access in our recreation room this year. All you need is your login and password when you open up your internet browser. We provide this to you in your unit book. If you don't want to tote your laptop with you on vacation, but still want to search the internet or check your email,

we also have purchased a laptop for our owner and guest use. The cost to rent the laptop is \$5 for the first hour and it may only be used in the recreation room. There are substantially higher charges for additional time. These limitations were arranged to make the laptop available to everyone that wanted to use it. We are glad to make arrange-

ments for students or anyone that needs to use the laptop for longer than the 1 hour allotted time. Check with front desk to make arrangements. We have had an overwhelmingly positive response to both the wireless internet access and the access to the laptop.

LITTLE GULL'S 25TH ANNIVERSARY SCRAPBOOK

We want to thank all of the owners who sent in their pictures for Little Gull's 25th Anniversary Scrapbook. Debbie Trotter and Peggy Boone put the scrapbook together and presented it at the Annual Meeting on October 13, 2007. We had a lot of fun sorting through the pictures that everyone sent into the office. Thanks for all of your pictures. We hope that you all enjoy the finished product. The scrapbook is now available at the front desk in the office for viewing.



Little Gull's 25th Anniversary Scrapbook is now completed.

NEW: POOL/BEACH TOWELS

We are happy to announce that we have begun providing pool/beach towels to our owners and guests at Little Gull this year. You may pick up a pool/beach towel in the bin marked "Clean Towels" and return them in the bin marked "Dirty Towels" at the swimming pool. We are trying to keep these towels out of the units as much as possible so that we do

not drag excessive amounts of sand into the units.

In addition, we have moved the beach umbrellas to beach side of the resort. The beach umbrellas are located to the left side of the entrance to the beach at the Tiki Hut. Please be conscious if you use the beach umbrellas in windy weather. We have gone through an inordinate

number of beach umbrellas this year. They must be taken down if the wind picks up so that they don't get turned inside out. We appreciate your cooperation in this matter.

"You may pick up a pool/beach towel in the bin marked "Clean Towels" and return them in the bin marked "Dirty Towels" at the swimming pool."



Cheryl Carey, our new part-time housekeeper

NEW PART-TIME HOUSEKEEPER

We recently hired a new part-time housekeeper. Her name is Cheryl Carey. She was hired to assist Peggy Boone, our housekeeper for the last 14 years at Little Gull. Cheryl currently works Saturdays, Mondays and Tuesdays.

Peggy plans to semi-retire beginning in January 2009. Cheryl will also help out when

Peggy takes vacation.

Cheryl is the proud mother of a 4 year old boy. She has experience in cleaning and was also a nanny for about 2 years previous to her employment here at Little Gull.



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2008 BOARD MEETING DATES

The Board of Directors will meet on the following dates:

January 16th, 2008

April 16th, 2008

August 13th, 2008

October 11th, 2008 (Annual Meeting)

If you have any questions or concerns that you would like to be addressed at a Board of Directors Meeting, please send correspondence to the resort office. We will bring the matter to the attention of the Board of Directors at the next meeting.

HOLIDAY SCHEDULE

The Little Gull resort office will be closed on Christmas Day, New Years Day. We will re-open on both December 26th and January 2nd for normal business hours.

The Resort Office Hours are as follows:

Monday through Saturday

9:00 a.m.—5:00 p.m.

Closed on Sundays.

After Hours Emergency Number:

941-364-4877

Please call the resort ahead of time for late arrival instructions (after 5:00 p.m. on Saturday).

BOARD OF DIRECTORS

PresidentDirk Tolle
Vice-President.....Frank Colwell
Secretary/Treasurer.....Jim Lohner
Director.....Barbara Flanagan
Director.....Michael Rissman
Please address all correspondence to Little Gull and the staff will direct it to the Board.

RESORT STAFF

Property Mgr.....Sharon Cunningham
Resort Mgr.....Debbie Trotter
Front Desk.....Lisa Marie Ganoe
Housekeeper.....Peggy Boone
Asst. Housekeeper.....Cheryl Carey
Maintenance.....Dave "Mac" Arthur
Rental Agent.....Kris Corte
Rental Agent.....Diane Monaghan
Sales/Marketing.....Kandy Reynolds