

# Little Gull Bulletin

Summer 2006

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## Special Points of Interest

- Take a look at our new furniture
- Pool Renovation Project
- Beach Side Well Proposals
- Sales & Rentals
- Rentals
- Holiday

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## Interior Design Project

We have been working on an Interior Design Project this year. We have replaced all of the bedspreads with more colorful ones. They are quilted bedspreads with matching shams. Some beds also have bed skirts. Each bedroom has a different style of bedspread. We also purchased new throw blankets for the living rooms. The sofas and living room chairs were replaced in June of this year with a pineapple theme (the international theme of hospitality). We also purchased new, larger 32 inch televisions for the living rooms and we replaced all of the TV stands. Each unit now has a television in each bedroom. In addition, we have purchased new

bathroom and kitchen towels and new cookware sets. We hope to replace some of the lampshades by years end.

Next year we plan to re-upholster the dining room chairs with fabric matching the new sofas and chairs. We will also be replacing the bedroom chairs and the living room lamps.

In addition, next year we will also be painting the interiors of each unit in a light yellow color, a change from the off-white that we have had for some time. We have also



The new sofas have a pineapple theme. Did you know that pineapple is the international theme of hospitality?

had many owners request that we replace the wall paper in the units. We are considering removing the wall paper altogether and simply painting the areas where the wall paper is currently. We are in the process of getting the costs to replace the cabinets in each unit.

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## Pool Resurfacing Projects

Please note that our pool will be shut down from July 17th through possibly August 5th to be resurfaced. This project has been scheduled per a requirement by the State of Florida. We apologize for any inconvenience

that this may cause any of our owners and guests who will be staying at Little Gull during this time. We have made arrangements to use the pool facilities at the Gulf Tides of Longboat Key and the Longboat Bay

Club. If you are an owner who will be occupying your unit during this time, please note you must check-in at the resort office and obtain a parking pass to use these facilities.

## Interior Design Project.....cont.

For the bathrooms, we plan to purchase curved shower rods to give our owners more room while they shower. In addition, we plan to replace the shower curtains with a more colorful patterned curtain. In unit 7, we plan to put a shower door in the guest bath. This bath does not have a tub and putting doors on this shower would keep it from leaking water. We previously did the same in unit 16's master bath and have not had the leakage problems that we had in the past.

Next year, we also plan to replace the remainder of the refrigerators and some oven ranges.

Our goal with this project is to enhance the quality of our units for our owners, renters and exchange guests. We have received many comments over the past year that we should update the resort furnishings and we feel that we are fulfilling those requests with the changes that we have made. These projects are funded through your reserve fund accounts. Please feel free to email the resort with any comments at: [LittleGull@VacationFLA.Com](mailto:LittleGull@VacationFLA.Com).

We are happy to hear your concerns.



These are the new wing-back chairs. Some units got a smaller chair with an ottoman that fits underneath in the same fabric.

## Maintenance Projects

We replaced the recreation room doors with fiberglass doors in May 2006. We also plan to replace the exterior doors of unit 1 and the front and bedroom doors on unit 9.

We have repaired the steps to units 1, 6 and 7 and the walkway to unit 16. We also had to repair the dock again as a result of the storms from last year.

We plan to paint the pool house in 2007. This project will complete an expansive renovation for the pool area over the last several years since we have replaced the deck, replaced the fence, added the gazebo and beautified the landscaping. We truly believe we have one of the most beautiful pool areas that you could find at any resort.

*The pool will be closed from July 17th through August 5th for required resurfacing.*

## 2006 CALENDAR (AGAIN!)

This is a friendly reminder to all owners who are still scheduled to vacation at Little Gull this year. Your vacation week will begin a little later than normal. Week one began on January 7th this year. Most owners are asking if their week will go back to normal next year. Please keep in mind that the



calendar changes approximately every 4th year (when we have a Week 53 the previous year). Subsequently, the calendar usually falls back approximately one day per year over the next few years. You

can find our Saturday to Saturday Calendar on our owner's website: [www.vacationfla.com](http://www.vacationfla.com).

We send a usage form for any owner who has not confirmed their usage for the year at least twice in addition to the usage form included with your Winter Bulletin.

## Landscaping and a New Well on Beach Side

We replaced some of the sod on the bay side of the property in May of this year. We also have made repairs to the sprinkler system to ensure that our lawn stays looking beautiful. We have been getting proposals on putting a new well on the beach side of the property. Our water utility bills have sky-rocketed over the last two years. The reason for the increase is that the Town of Longboat Key has changed their calculation method for the water billing. We are paying more per gallon used and because we have 12 metered buildings, each one is billed independently. Our water bill has basically doubled in the process. We currently only have a



well on the bay side of our property. Our sprinkler system on the beach side is metered along with one of the units, causing that unit to have extraordinarily high water costs. The Town of Longboat will not allow us to add another meter to decrease the per building usage. They

passed a moratorium banning adding water meters shortly before they changed their billing method. We have been trying to resolve the issue through the Town of Longboat to no avail. They have advised us that most condominium associations are adding wells to lower their costs. We expect that if we add a well to the beach side of the resort, the cost of the project will pay for itself by lowering the water bill within two years.

## Sales and Rentals

While rentals in Florida appear to have slowed, sales are buzzing right along. If you are looking for an additional week, please visit our website at [www.VacationFLA.com](http://www.VacationFLA.com), click **Sales** at the top and **LIST OF UNITS** opposite Little Gull. If you have difficulty viewing the list, please let me know and I will be happy to mail or fax you a list.

If you are thinking about selling, call me so we can discuss the current listing prices.

I may be reached at:

800-333-7335, 941.383-3117, or [Kandy@VacationFLA.com](mailto:Kandy@VacationFLA.com).

Kandy Reynolds

As many of you may know, Diane Monaghan has moved into the CPMC Rental Dept. She is recovering well from her

third surgery in the past year and is due back to work July 17th.



## Welcome to our New Employee!

Please welcome our new employee at the front desk, Lisa Marie Ganoe. Lisa worked for Cunningham Property Management at the Calini Beach Club front desk for more than a year. She came to work at Little Gull in April 2006. It has been great having her on staff. She knows her position well and she is

of great assistance to our owners and guests. She is learning about Longboat Key very quickly.

*Lisa worked at Calini Beach Club prior to coming to Little Gull Cottages.*



**Lisa Marie Ganoe**

## LITTLE GULL COTTAGES

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



We're on the Web :  
[www.Vacationfla.com](http://www.Vacationfla.com)

## Board Meetings

We have had two quarterly Board of Directors Meetings so far this year. In our January 20th Meeting, we discussed the interior design project that began this year. At the May 3rd Board Meeting the Board approved the 2005 Audited Financial Statements, the status of the interior design project and the 2007 Reserve Study. Our next meeting is scheduled for July 19th at 10:00 a.m. We will be discussing the 2007 Proposed Budget. Our Annual Meeting is scheduled for Saturday, October 14th at 10:00 a.m. Please feel free to join your Board of Directors and fellow Little Gull owners at this very important meeting. We will be voting on the Proposed Budget for 2007 and discussing the state of affairs at Little Gull.

## 2006 Little Gull Holiday Schedule

The resort office will be closed for holiday observance on the following days this year:

- Independence Day, Tuesday July 4th
- Labor Day, Monday, September 4th.
- Thanksgiving, Thursday November 23rd
- Christmas Day, Monday December 25th

We will also be closed on New Years Day, Monday, January 1st, 2007.



The staff will be spending time with their families during the holidays.

## Board of Directors

- President .....Dirk 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.

### OFFICE HOURS:

9:00 a.m. to 5:00 p.m. Mon. - Sat..

Closed on Sunday

### RESORT STAFF

- Property Mgr.....Sharon Cunningham
- Resort Mgr.....Debbie Trotter
- Front Desk.....Lisa Marie Ganoe
- Housekeeper.....Peggy Boone
- Maintenance.....Dave "Mac" Arthur
- Rental Agent.....Sarah Walters
- Rental Agent.....Diane Monaghan
- Sales & Marketing Director.....Kandy Reynolds