

Little Gull Cottages

Little Gull Bulletin

Dirk Tolle Retires from Board of Directors

It was announced at the Annual Meeting that our reigning Board President, Dirk Tolle has decided to retire from his post as Board President, a position that he's held for almost 20 years at Little Gull. The Little Gull Management and Staff want to recognize the hard work and dedication that Dirk put into every moment as your President and it should be noted that he was an excellent steward of your resort and all of the responsibilities that are endowed to the position. Dirk was presented with a plaque for his dedication and service to Little Gull at the meeting (please see back page of newsletter).

2011 ANNUAL MEETING

The Annual Meeting was held October 8, 2011. Little Gull recreation room. There were 6 owners, plus the board and management in attendance. We received 356 votes (204 needed for a quorum). The meeting went well and lasted about 45 minutes. The owners in attendance seemed pleased with the resort and thanked the management and staff for a job well done. Rich Cunningham, of Cunningham Property Management Corp. was in attendance in place of Sharon Cunningham. With Dirk retiring, Leni Collet was announced as the additional Board Member to complete the 5 Member Board. The voting was as follows:

2012 Operating Budget:

348 Yes Votes, 7 No Votes

2012 Reserves:

360 Yes Votes, 6 No Votes

Surplus:

349 Yes Votes, 6 No Votes

After the meeting we celebrated both Dirk and Alex Quarles Birthdays with cake. At the Board Meeting following the Annual Meeting, Alex Quarles was elected President and the rest of the positions remained the same. (Please see back page for your Board Member List). **Lastly, the 2012 Board Meeting Dates were set as follows:**

January 27th, April 20th, August 10th and the 2012 Annual Meeting will be held on October 13th.



The Little Gull Annual Meeting was held on Saturday, October 8th,

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MAINTENANCE FEE INSURANCE

We are continuing to offer you the 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 need to unexpectedly return home, you are involved in or delayed

due to traffic accident en route to your resort, your maintenance fee is protected. The insurance can also be used for your exchange week too. The cost is \$59 per unit week. There was a form to be completed for the insurance with your 2012 Billing Invoice, however, it is

not necessary to turn this in to purchase the insurance but please confirm your usage at the time of purchase. Please make checks payable to:

Cunningham Property Management Corp.



You maintenance fees are due now. Please send us your balance due as soon as possible.

2012 Maintenance Fee Billing

The Maintenance and Reserves were assessed as follows:

1 & 2 Bedroom Units:

\$759.08

3 & 4 Bedroom Units:

\$805.13

Your Real Estate Taxes billed will vary depending on the

unit/week that you own.

If you have not received your 2012 Maintenance Fee, Reserves and Real Estate Tax Billing Invoice from us, please call our office at 941-383-8818 or email us at:

LittleGull@VacationFLA.com to obtain a duplicate copy and verify your address with us.

Your maintenance fees were considered delinquent if they didn't reach our office by the end of the day on January 31st, 2012. You were charged a \$25 LATE FEE Per Unit/Week and will be assessed 1.5% Monthly Interest on your account if you haven't submitted your payment yet.



What are you waiting for?

The time to get a real deal on a Little Gull week is running out. They have extended the dead line to pick-up a foreclosure week until March 31, 2012. The remaining weeks are 10/19, 10/35, 11/38, 5/43 and 6/45. The special offer is a discounted price of \$1,500 (plus \$295 closing). This offer is currently for owners only. April 1* any remaining weeks will go on the open market. Call Kandy at 800-

201-9983 or email her at Kandy@FloridaRent.com with your offer. As you know Little Gull is wonderful to use, but also a great resort to exchange. People are on waiting lists to get into Little Gull. Don't delay!

"They have extended the deadline to pick-up a foreclosure week until March 31, 2012."



Please send us your rental agreement as soon as possible!

Rentals

If you would like for Cunningham Property Management Corp. to rent your unit for you this year, please call them at

*800-333-7335

or email them at:

Rentals@VacationFLA.com to request a Rental Agreement.

You may also download an agreement from your owners website:

www.VacationFLA.com

Please go to the Owners Section and set up a registration if you haven't already done so. We still need rental agreements for our season weeks (6-15) and summer

weeks too.

*If you have questions about the status of your rental week, please call the Rental Department number above. The Rental Dept. is no longer physically located at the Little Gull Resort Office and the Resort Staff is no longer able to confirm this information for you.

2012 Changes at Little Gull

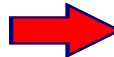
We have made upgrades in 2012 to our master bedroom and guest bedroom comforter sets. They are very soft and comfortable and we hope you will love them. Please see the picture below. In addition, we have purchased new knife block sets for each unit that we believe you will absolutely love. They are a quality set made by Ginsu in a black block set with Stainless Steel

knives/handles. We plan to replace the bedroom lamps also. In addition, we will be replacing the walkway to the Pool House and Unit 16 (by the office). The Walkway to Unit 16 will be replaced with Brick Pavers for a very distinguished look. We hope you like the upgrades for this year and please note that we plan to purchase new sofas and living room chairs in 2013.

We are looking at a new style of sofa bed that we've been testing out at other properties. There won't be a metal bar embedded into your back, thus the comfort level in this new style is top notch from all the reviews that we've seen.

NEW COMFORTER SETS:

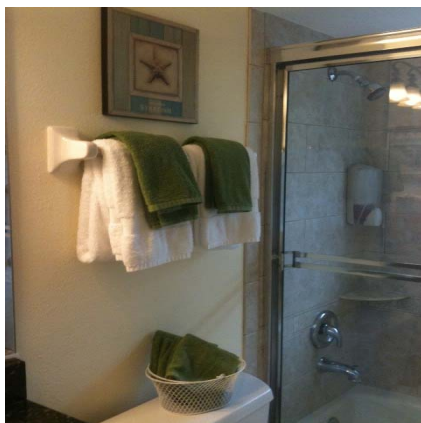
**PLEASE REVIEW
YOUR DATES
FOR 2012!**



Master Bedroom Comforters



Guest Bedroom Comforters (Queen/Full)



New Towels



New Steak Knives

2012 Timeshare Calendar		
Week No.	Saturday Begin	Saturday End
1	7-Jan-12	14-Jan-12
2	14-Jan-12	21-Jan-12
3	21-Jan-12	28-Jan-12
4	28-Jan-12	4-Feb-12
5	4-Feb-12	11-Feb-12
6	11-Feb-12	18-Feb-12
7	18-Feb-12	25-Feb-12
8	25-Feb-12	3-Mar-12
9	3-Mar-12	10-Mar-12
10	10-Mar-12	17-Mar-12
11	17-Mar-12	24-Mar-12
12	24-Mar-12	31-Mar-12
13	31-Mar-12	7-Apr-12
14	7-Apr-12	14-Apr-12
15	14-Apr-12	21-Apr-12
16	21-Apr-12	28-Apr-12
17	28-Apr-12	5-May-12
18	5-May-12	12-May-12
19	12-May-12	19-May-12
20	19-May-12	26-May-12
21	26-May-12	2-Jun-12
22	2-Jun-12	9-Jun-12
23	9-Jun-12	16-Jun-12
24	16-Jun-12	23-Jun-12
25	23-Jun-12	30-Jun-12
26	30-Jun-12	7-Jul-12
27	7-Jul-12	14-Jul-12
28	14-Jul-12	21-Jul-12
29	21-Jul-12	28-Jul-12
30	28-Jul-12	4-Aug-12
31	4-Aug-12	11-Aug-12
32	11-Aug-12	18-Aug-12
33	18-Aug-12	25-Aug-12
34	25-Aug-12	1-Sep-12
35	1-Sep-12	8-Sep-12
36	8-Sep-12	15-Sep-12
37	15-Sep-12	22-Sep-12
38	22-Sep-12	29-Sep-12
39	29-Sep-12	6-Oct-12
40	6-Oct-12	13-Oct-12
41	13-Oct-12	20-Oct-12
42	20-Oct-12	27-Oct-12
43	27-Oct-12	3-Nov-12
44	3-Nov-12	10-Nov-12
45	10-Nov-12	17-Nov-12
46	17-Nov-12	24-Nov-12
47	24-Nov-12	1-Dec-12
48	1-Dec-12	8-Dec-12
49	8-Dec-12	15-Dec-12
50	15-Dec-12	22-Dec-12
51	22-Dec-12	29-Dec-12
52	29-Dec-12	5-Jan-13

Little Gull Cottages

Little Gull Cottages
5330 Gulf of Mexico Drive
Longboat Key, FL 34228

Phone: 941-383-8818
Fax: 941-383-1110
E-mail: LittleGull@Vacationfla.com



Retiring President Dirk Tolle's Plaque

We're on the web:
www.VacationFLA.com

PLEASE CHECK YOUR CALENDAR FOR 2012

This is one more reminder to all of our owners that the Weekly Interval Calendar is one week later in 2012. Please see the calendar in the middle of the newsletter and confirm your vacation week appropriately.



OFFICE HOURS

Monday thru Saturday 9 a.m. to 5 p.m.

Closed on Sundays.

Check-In – Saturdays 4 p.m.

Check-Out – Saturday 10 a.m. (Enforced)

*Please call the office if you think you will be arriving at the resort after 5 p.m. on Saturday or outside of our regular office hours.

RESORT FACILITIES USAGE RULES:

Also, please call the office ahead of time if you plan to come to Little Gull to use the facilities outside of your regular week. You must comply with the Resort Facilities Usage Rules:

1. Owner Must Be Present
2. No. of guests cannot exceed unit occupancy.
3. You must call the resort in advance.
4. NO SUNDAY USAGE
5. Please be courteous to other guests.
6. Please limit Alcohol consumption.

2012 Board of Directors

Alexandra Quarles	President
Frank Colwell	Vice-President
Deborah Lohner	Secretary/Treasurer
Michael Rissman	Board Member
Leni Collet	Board Member

Little Gull Staff

Sharon Cunningham	Property Manager
Deborah Trotter	Resort Manager
Kandy Reynolds Director of Sales & Marketing	
Lisa Marie Whitt	Front Desk
Peggy Boone	Housekeeper
Cheryl Carey	Housekeeper
TJ Langevin	Maintenance



DO NOT PAY ANY MONEY UP FRONT TO SELL YOUR TIMESHARE. PAYMENT SHOULD ONLY BE MADE AT THE TIME OF THE SALE.

BEWARE OF RESALE SCAMS

PLEASE BE WARY OF TRANSFER COMPANIES THAT REQUIRE THAT YOU PAY THEM MONEY TO SELL YOUR WEEK FOR YOU. If you receive an offer and are not sure if the company is legitimate, please call the resort office and speak to Debbie Trotter or email her at:

Debbie@vacationfla.com.

before you sign any agreement with a transfer company. **DO NOT**

PAY ANY MONEY UP FRONT TO SELL YOUR TIMESHARE. PAYMENT SHOULD ONLY BE MADE AT THE TIME OF THE SALE. There are many companies committing fraud by transferring your deed to a "dummy corporation." When we receive a communication from one of these companies, we will send you a letter that you acknowledge that if the sale is fraudulent, you will still

be the legal owner of the week. The Florida Attorney General, Pam Bondi has been looking into these deals. If you suspect fraud, you should call the **Florida Fraud Hotline: 866-926-7266** or the **Attorney General's Citizen Services Division: 866- NO SCAM** or **(866-966-7226)** to inquire about a particular company's practices.



The RCI PlatinumSM Membership is designed to enhance your vacation ownership.

RCI Platinum membership will enable you to enjoy added subscribing membership benefits while on vacation and at home: Enjoy a wide range of exclusive benefits such as Priority Access to vacations in highly sought-after destinations and opportunities for unit upgrades, plus substantial savings on golf

and ski vacations, theatre tickets and so much more.

Here are some of the perks:

- Unit Upgrades
- Platinum Cruise Exchange
- Experiential Vacation Exch.
- Platinum Rebates

- RCI Shopping Perks Program
- City Attractions
- Platinum Discounts

Do these perks sound interesting to you? Log in to your RCI.com account, and click the "My Account" tab to learn more or call:

1-800-338-7777



LONGBOAT KEY PUBLIX CLOSING FOR NEW STORE BUILDING

Publix, the only supermarket on Longboat Key, is slated to soon be demolished. The Lakeland-based grocery retailer intends to replace the 1980s-era store with a 49,000-square-foot venue that has about 25 percent more space. **The store**

will be closing the second week of April, 2012 and should re-open in December, 2012. Publix also intends to rebuild the rest of its Avenue of the Flowers Town Plaza, which has steadily lost tenants since

the recession began. Also, CVS will be rebuilt in the same plaza but the store will remain open until the new store opens in October, 2012. Your three closest alternative Publix locations are located in Sara-

sota at 1044 N. Tamiami Trail, or at 2031 Bay Street (a 2 story prototype) or the Publix in Holmes Beach at 3900 East Bay Drive which is located to the north of Longboat Key on Anna Maria Island.



DEAR LITTLE GULL OWNERS:

Your board of directors has adopted a new foreclosure process detailed in Florida Statute 721.855. The new statute streamlines this process from eight months to approximately 60 days. As a result, the costs of foreclosing on delinquent owners are decreased considerably. The following is a synopsis of the new law:

- The Managing Entity shall first notify all owners in writing of the right to elect to use the Trustee Foreclosure Process.
- The lien holder must appoint a trustee by recording a "Notice of Appointment of Trustee" in the official records. Trustee must be an attorney, law firm, or a title insurer authorized to do business in Florida for at least 5 years.
- Claim of Lien must be properly recorded.
- To initiate the procedure, lien holder shall deliver an affidavit to the Trustee that identifies the obligor, address, timeshare interest, date of Notice of Intent to Lien, book and page Lien recorded, name and address of junior lien holders. Title search within 60 days. Affidavit shall also include facts of the default amount and a per diem amount.
- Unit may be sold after 30 days if no written objection is received, no Lis Pendens Pending, Notice of Sale recorded.
- Trustee issues a Certificate of Compliance and a Trustee's Deed within 10 days.
- The lien holder has relinquished all rights to a deficiency judgment.

Respectfully,

Deborah S. Trotter
Little Gull Resort Manager

LITTLE GULL COTTAGES

5330 GULF OF MEXICO DRIVE / LONGBOAT KEY, FL 34228 / 941-383-8818

E-MAIL: LittleGull@VacationFLA.COM / Website: www.VacationFLA.com