

Little Gull Cottages

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Little Gull News

Winter/ Spring

2017

Week 53 2016 changes dates for 2017—please verify your dates with the resort!

Week 1 for 2017 started January 7th, this year. Please look at usage form sent with your billing and verify your dates for 2017. It is off by 6 days due to leap year.

Promotions and New Staffing

Scott has been promoted to Office Manager since Marie Diffley left in December of 2016. As office manager, Scott oversees the day-to-day operations of Little Gull Cottages and assists owners and guests with any issues they may have during their stay. He also manages the office and staff. Please congratulate Scott when you see him.

Julia Langevin and Richard Cunningham are both acting Resort Managers for Little Gull. Julia is based on Longboat Key and is at the resort multiple times per week and on call when needed. Richard meets with Scott and Julia weekly. Julia oversees all of the Longboat Key Resorts for Cunningham and Richard Cunningham is part owner of Cunningham Property Management Corp.

Cathy Dunn and Carlos De Cnop from De Cnop Cleaning Service Corp. have also been added to the staff. Cathy is our smiling face at the front desk now. She has worked at Gulf Tides and Longboat Bay Club in the past. She has been assisting Scott with unit checks and is a great asset to the team. Carlos is our new house-keeper and assists TJ with maintenance when needed. Between TJ and Carlos — the Little Gull units have never looked better. Please welcome all of the new staff next time you check-in.

Warning!

WARNING!!! If anyone calls your home and says they can sell your timeshare for you, please be very wary. Ninety percent 90% of these companies will want you to pay money upfront for their services. That is the first clue to hang up the phone! If you happen to receive an offer and are not sure if the company making the offer is legitimate, please call the Little Gull office and speak to Julia Langevin or email her at Julia@vacationfla.com with your questions about the company.

Before you sign any agreement with a transfer company, know that there are many companies scamming unknowing people and committing fraud by transferring the deed to a “dummy corporation.” If we receive a communication from one of these companies, our policy requires that we send the owner a letter asking that he/she acknowledges that if the sale is fraudulent, the original owner will still be the legal owner of the week. If you suspect fraud, we recommend that you call the **FLORIDA FRAUD HOTLINE: 866-926-7266** to inquire about a particular company’s practice.

HOW TO DISPOSE OF YOUR TIMESHARE

All of us as timeshare owners have received phone calls and letters from entities offering assistance in eliminating the need for future maintenance payments, and/or methods to substitute ownership for dollars. Little Gull is well aware of these offers, and is also well aware that most of them constitute outright scams. Any offer which includes the payment of a fee by you as the owner, be it a sales commission, rental costs, or legal fees undoubtedly constitutes a scam, and should be ignored. Accordingly, we felt it would be helpful to provide our Little Gull owners with a brief guide outlining legitimate methods of transferring ownership of their units.

SALES: Title to a unit is an asset, and like any asset, it can be transferred by sale. Little Gull has access to a professional sales organization which will provide assistance in completing a sale. You can access this organization by contacting our office and advising them of your intent to sell.

GIFTS: Title can also be transferred by gift to a family member or to a third party. Because of current tax law, it is recommended that you consult with your tax advisor if you wish to make a gift. The recipient of title becomes liable for future maintenance costs, so advising the recipient of the gift is mandatory.

TRANSFERS TO A CHARITY: Recently, a nationally syndicated columnist suggested transferring title to a charity as a means of disposing of a timeshare unit. We do not advocate this procedure for which the columnist views as the owner’s right. Most charities would not be agreeable to such a transfer, as the value of the unit, and its subsequent sale by the charity are highly problematic. In addition, the charity would be assuming responsibility for maintenance costs.

Transferring ownership back to the time share organization as another option. This option can occur two ways; either through foreclosure, or by a voluntary agreement with the organization. Foreclosure would not be a preferred option for the owner or on the part of Little Gull. It is time consuming, and the cost is not something either party needs to incur. Although Little Gull would much prefer the option of transfer to a person who will pay their share of expenses through maintenance fees in the future, we recognize that there are situations where this cannot happen. Little Gull has, in some cases, accepted a deed back, and the costs to the owner in such a situation are minimal.

If you have reached the conclusion that disposing of your unit is necessary, please contact us directly. We have professionals to assist our owners in legitimate sales, rentals and as a last option, in the transfer of title back to Little Gull. We are dedicated to help in any way we can, so please do not hesitate to pick up the phone and let us be of assistance.

2017 Board of Directors

President—Dirk Tolle

Vice President— Frank Colwell

Secretary— Leni Collet

Treasurer—Michael Rissman

Board Member— Sandra Lang

Check-in Time

Please remember that check-in time is 4pm on Saturdays. While the staff does their best to get the rooms ready ahead of schedule, there are some times they will not be able to finish until 4pm.

Cathy will be glad to take your cell phone number when you arrive and call you when the room is ready. When the staff rushes to get units ready early, things can be missed that could affect your stay. It is always our goal to give the best service and to make sure the units are kept stocked and clean for every owner and guest each week.



Therapy/emotional support and ADA Service Animal Policy

Each State is different when it comes to Therapy/Emotional Support or Service Animals. In the State of Florida — Pets, Therapy Dogs, Emotional Support dogs including those with a Doctor's note are no longer covered under the ADA and are NOT considered "Service Animals". This means those animals are not allowed in the Hospitality industry. (Hotel/Motels and vacation properties etc.).

If you have a "service animal" as defined by the ADA - we may ask what service the dog performs and the dog is always required to wear a vest when on the property.





2016 Highlights

2016 was a great year at Little Gull Cottages. After many years, the flooring has been changed over to tile in each unit with the exception of the bedrooms. Stairs to the units are being replaced if needed and a lot of brick paver work throughout the property has been completed. The staff is going thru empty units each week creating preventative maintenance lists to work on when the units are vacant throughout the year. This program is working well. You will notice some smaller changes like, new wooden hangers, new fire place sets, new ping pong table in the rec room, and new knife block sets.

The Board is also getting quotes to upgrade the property to handle better internet at Little Gull. We are waiting on one more bid and the decision will be made by June. With this new system, we should see faster speeds and less dropped signals.

Little Gull Cottages

5330 Gulf Of Mexico Drive

Longboat Key, FL 34228

941-383-8818

941-383-1110 fax

Owners who are past due on maintenance fees

On April 15th, accounts that are past due have been turned over to a collection agency. If you have received a collection notice please call the collection company directly to work out a payment schedule. Also, those owners unit's have been placed up for rent in hopes to recoup past due fees. Many phone calls, emails and statements have gone out to reach these owners before we took the above action.