

Spring/Summer "05"

Beach Renourishment Project

We are very excited about the upcoming beach renourishment planned for Longboat Key this summer. Finally after years and years white sand is slated to return to Longboat Key.

They will start our area of beach around June 1st (weather and problems pending) and should be completed by the end of July. We will be getting 2 layers of grey sand to build the beach back up and then 2 layers of white sand to bring the color back to the beach.



The pipes will come ashore near the 3200 block of Gulf of Mexico Drive and start south for 2 1/2 miles. So we will have pipes on our beaches approx. 2 months, however, walk-overs will be in place to ease the pedestrian traffic on the beach.

All this is contingent on weather and mechanical problems that are unforeseen. This is a much needed renourishment for Longboat Key and hopefully the shelling will be great while it is in progress.

Land Behind Gulf Tides to be developed within 2 years

Plans have been sent to us showing a housing development to be built behind Bayside building near the wooded area of our property. A drainage system will be put in place underground where the water flow is now and shouldn't effect our landscaping.

There will be 13 homes going up on double lots and everything is in the permitting stages and will be for quite some time. However, it looks as though we will have new neighbors in the future.



Gulf Tides "Extra"

Bridge Work on Longboat Pass Bridge



They will begin painting the grill work completed on the Longboat Pass bridge (North end of Island) over the past few months. One lane will be open for traffic and no end date has been reported to us.

Road Widening on Cortez Fishing Village

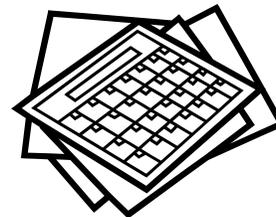
Starting August 1st, a left hand turn lane will be added to Cortez road

from the wards. The work is for 120 weather and will effect north bound off the island.



Bridge to 119th street. scheduled days permitting traffic

Wed-Bells



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Sounded

Very happy to announce that Julia and T.J. Langevin were married on April 3rd, 2005. Congratulations to them both! Honeymoon scheduled for end of April.

Late Fees

Those owners that have not paid their maintenance fees in full or have not set up payment arrangements need to contact my office immediately before collection proceedings begin. Lock-out letters will be mailed mid April and you will have 30 days to pay in full before it is turned over to collections. Once collections have exhausted their efforts, we will turn the unit and owner into Foreclosure to regain the week back for the association to re-sell. This will hurt your credit until balance is paid in full.

Without maintenance fees being paid in a timely manner, we cannot keep Gulf Tides at the standard we are all becoming accustomed to lately. Please contact Julia Langevin at 941-383-5595 or Julia@VacationFLA.com to set up payment arrangements.



New Awning Ordered

Umbrellas near the bbq area will be a thing of the past. A Large Awning will be constructed over the entire bbq area giving us extra room for more tables and chairs. Most months it can be standing room only at the cook-

outs. We can accommodate more people and have more shade for those 95 degree days.

2 extra tables and 16 chairs have been ordered and are due to arrive by the time the awning will be installed. Beach lounge chairs will be restrapped in April also and will be done 10 at a time off property.



Landscaping being replaced from Hurricane

Plants are ordered for both sides of our property to replace those damaged in all the storms of 2004. Red Mulch has been ordered to spruce up the property and new rose bushes will be purchased shortly. The bougainvillea has held up well considering the high winds we experienced.

Hurricane season is less than 2 months away and we are hoping for a quiet year.





3008 Gulf of Mexico Drive
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