

# Little Gull Bulletin

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## 2005 Annual Meeting

The Annual Meeting was held October 8, 2005. Little Gull recreation room. There were 10 owners, plus the board and management in attendance. We received 297 votes (204 needed for a quorum). The meeting went well and lasted less than one hour. The owners in attendance seemed pleased with the resort and thanked the management and staff for a job well done. It was announced by Board President, Dirk Tolle that Board Member, Ken Schmidt, was retiring from the Board because he was moving from the area. He thanked him for his dedication and service as a 2 year Board Member. Michael Rissman was announced as his replacement for 2006. He was an Alternate Board Member in 2005 and attended each meeting so he is

very familiar with the responsibilities that go along with his new position.

The voting was as follows:  
**OPERATING BUDGET**  
 (including Reserves) **FOR**  
 2006:

- 278 Yes Votes
- 4 No Votes

**SURPLUS:**  
 276 Yes Votes  
 9 No Votes

At the meeting Sharon reviewed the financial records for 2005. Debbie reviewed the Property Managers Report. She advised that the resort had accomplished many projects this year including:  
 New mattresses and box springs for all units.  
 Completed Exterior Painting project for all units.

Completed installation of large tiles in all unit bathrooms.

New refrigerators were installed in units 1-9 (10-16 will be replaced in 2006).

New stoves for units 1 and 2. DVD players in all units.

Have also been replacing air conditioning units as needed. This year we replaced the A/C's in units 3 and 15.



Special points of interest:

- Please complete the enclosed Usage Form/Rental Agreement if you have not already sent one to the office
- Please mark your 2006 Calendar enclosed in this newsletter as the weeks run approximately a week later than you might expect
- Please note our 2005 Holiday Hours

## Reminders

**CREDIT CARD PAYMENTS.**  
 You may pay your annual maintenance fees with a Visa, Mastercard or Discover Card. There will be a 3.5% surcharge if you pay by credit card. Please complete the enclosed form if you wish to pay your bill by credit card.

**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 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. Usage must be at your home resort. Please complete the enclosed form and make checks payable to Cunningham Property Management Corp. The cost is \$55 per unit week.

## Your 2006 Approved Budget & Maintenance Fee Invoices

ENCLOSED YOU WILL FIND THE APPROVED 2005 OPERATING BUDGET. The Maintenance and Reserves will be assessed as the following:

1 & 2 Bedroom Units:  
\$625.32

3 & 4 Bedroom Units:  
\$665.67

Your Real Estate Taxes billed will vary depending on the unit/week that you own.

YOUR INVOICE FOR THE 2006 MAINTENANCE FEE, RESERVES AND REAL ESTATE TAXES WAS MAILED ON DECEMBER 8, 2005. If you have not already received your statement. Please contact the office to have a duplicate mailed to you. YOUR PAYMENT IS DUE NO LATER THAN JANUARY 31, 2006. YOU

WILL BE CHARGED A \$25.00 LATE FEE PER UNIT WEEK AND 1.5% INTEREST AS OF FEBRUARY 1, 2006. THESE PENALTIES WILL NOT BE WAIVED FOR ANY PAYMENTS RECEIVED AFTER JANUARY 31, 2006.



## 2006 Projects at Little Gull

In 2006 there will be several projects in the works. Management will be meeting with interior design companies in January to determine the choices for the sofa, chair, lamps and bedspread replacement.

We will be resurfacing the swimming pool next year also. This will entail draining the pool completely. We will have to shut it down for approximately a week to complete the project. We hope to have use of a pool at

another resort for our guests during that time.

We plan to replace the exterior doors for units 1 and 9 and the recreation room with fiberglass doors.



*Happy Holidays from  
Little Gull Cottages and  
Cunningham Property  
Management Corp.!*

## Sales and Rentals

If you are interested in purchasing another week at Little Gull, please contact Kandy Reynolds either by phone:

800-201-9983

Or 941-387-9191

Or by email to:

Kandy@VacationFLA.com

Check out our Resale  
Listings at:

www.VacationFLA.com.

If you are thinking about selling your Little Gull unit, we have many requests on a list waiting, especially for weeks during season! Please let Kandy Reynolds know if you are interested.

If you would like to list your unit for rent, please complete the enclosed Usage Form/Rental Agreement. Our website for prospective

renters is:

[www.FloridaRent.com](http://www.FloridaRent.com).

This includes resort information, rental rates and virtual tours for Little Gull and the other Cunningham Property Management Corp. resorts.

## The Little Gull Staff

One thing that makes Little Gull special is the staff that our resort has been able to maintain for so many years. Peggy Boone is working on her 12th year as our housekeeper. Dave MacArthur, our maintenance man, officially became a Little Gull employee in January of 1999 but was working at the resort for many years

before becoming a resort employee. Diane Monaghan, front office, has been with us now for 3 years. Debbie Trotter, resort manager came to Little Gull in 2001 and has worked for Cunningham for almost 10 years. Sharon Cunningham, Property Manager has been with Little Gull since 1984. Sarah Wal-

ters, the CPMC Rental Agent has been employed since 1996. The combined expertise and dedication of our management and staff really keeps the resort as one of the best timeshare resorts in the business. We are all proud to work for Little Gull and will continue to keep Little Gull on top.



## 2006 Calendar...Your Week Will be Later!

The 2006 Interval Calendar will be different than you might expect. Because there was a week 53 in 2005 (Dates from December 31, 2005 to January 7, 2006), Week 1 starts from Jan. 7 to Jan.

Week 2 starts from Jan. 14 to 21, 2006 and so forth. A Usage Form with a 2006 Calendar is included with this newsletter. Please review when your week falls. Inevitably we have some owners who do not pay

attention and show up for the wrong week. We are unlikely to have any accommodations for you, or if we do, you will be required to pay a full rental fee for the usage of another owners week!

*Please look at the 2006 Weekly Interval Calendar and verify the dates of your week!*

## Your Vacation Week at Little Gull

Check-In time at Little Gull is 4:00 p.m. Saturday. The office closes at 5:00 p.m. each day and is closed on Sunday. If you will be arriving after 5:00 p.m. on Saturday, please call the resort in advance to obtain the

lockbox combination. If you are a late arrival, we request that you come down to the resort office and complete your Check-In first thing Monday morning. Please feel free to join us Monday morning at 10:00 a.m. for the Brunch.

After the brunch Debbie will hold an owners meeting for any owners who would like to discuss the status of the resort. We hope you have a wonderful vacation at Little Gull!



LITTLE GULL  
COTTAGES

5330 Gulf of Mexico Drive  
Longboat Key, Fl. 34228

Phone: 941-383-8818  
Fax: 941-383-1110

Email: LittleGull@VacationFLA.com



### Holiday Hours

The resorts office will observe the following Holiday Hours:

Open for Check-In on Saturday, December 24th until 5:00 p.m. We may close earlier if we are able to get guests checked into their units early. We will be closed on Monday, December 26th, 2006 in observance of the Christmas Holiday. On Tuesday, December 27th, there will be no Brunch or Owners meeting. On Saturday, December 31st, we will be open until 5:00 p.m. We will be open on Monday January 2nd regular hours.

### Board of Directors

- President .....Dirk Tolle
  - Vice-President.....Frank Colwell
  - Secretary/Treasurer.....Jim Lohner
  - Director.....Barbara Flanagan
  - Alt. 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.....Diane Monaghan
- Housekeeper.....Peggy Boone
- Maintenance.....Dave "Mac" Arthur
- Rental Agent.....Sarah Walters
- Kandy Reynolds.....Marketing/Sales