



Cunningham Chronicle

Fall 2009

The New York Times Finds Siesta Key

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Cunningham Property Management is proud that The New York Times wrote such a flattering article about our area. Cunningham has been involved in our local communities, first with Sharon Cunningham and now with her son Richard following in her footsteps. This is one reason that the Siesta Key Chamber of Commerce contacted CPMC to represent Siesta Key when this opportunity came about. The hard work and dedication produced national exposure and we couldn't be happier.

Following is an excerpt from a New York Times article dated Sept. 4, 2009

"SUMMER may seem an odd time to flee to Florida, but thanks to a happy accident of geology, there's one small island there that may be better to visit the more the mercury rises. "Do you really have to put this in your paper?" asked a frequent visitor, Linda Guckenberger of Columbus, Ind. (a long guest of our Siesta Sands Beach Resort) "Siesta Key is a hidden treasure, especially in the summer. The heat in Indiana is oppressive in August, so when we tell people we're going to Florida, they think we're nuts. They say, 'Why aren't you going north?'"

Siesta Key, an eight-mile-long, crescent-shaped barrier island on the Gulf Coast south of [Sarasota](#), is becoming more popular in hotter months as tourists discover its powdered-sugar white sand that seems always to stay cool, no matter how high the heat outside. Other enticements include cool gulf breezes; clear, temperate, turquoise water; and huge discounts on accommodations from July through September at luxury high-rises, cozy cottages and funky beachfront bungalows."

The article goes on to tell how earlier this year Siesta Key Beach was named the

second-best best in the nation (Hanalei Bay on Kauai, Hawaii, was first). The sand is quartz grains deposited from the southern Appalachians over millennia. Nearby beaches are a mix of minerals and therefore coarser and darker.

The village of Siesta Key has recently completed a multimillion-dollar makeover. The concrete sidewalks are wider brick walkways, utility wires have been buried and 16 new brick crosswalks have been laid. Elegant lamplights, benches and gazebos have been installed. And while you stroll through the village, enjoy the fragrant, flowering landscaping and black olive trees along its main street.



A sandbar formation north of the public beach.

One longtime visitor from England says their summers on Siesta are "more sublime than anywhere they've vacationed in Europe". They have tried France, Portugal, and Spain. But they feel Siesta Key is their "true paradise".

One of the beaches hot spots is the public beach pavilion that serves up its famous Psychedelic Superman ice cream. You will find people of all ages enjoying the reggae music and getting temporary tattoos or their hair braided Bo Derek style.

If you haven't tried Siesta Key, now is the time. Come and put your toes in our sand. You too will discover the beauty and charm of Siesta Key.

SALES SCAMS

With these tough economic times there appears to be a flourish of timeshare sales scams.

I have recently had numerous phone calls from owners relaying stories of being told they can get their weeks sold for ridiculously high amounts. The catch being you have to pay them to "advertise", "list" or "appraise" your unit. Once you have paid them, you will never hear from them again.

The other story I'm hearing is where companies call and ask you to meet them and their "team" at a near by hotel, motel, etc. They tell you they will buy your week from you. The catch here is - you have to pay them to "buy" it. I have talked to owners that have lost over \$5000 in this scam and others that have signed the contracts to pay thousands, but called here first. **DO NOT FALL FOR THESE SCAMS.**

Even if you are finding it hard to pay your annual fees, \$5000 will cover many years of fees! If you absolutely have to sell your unit/week, here is what I would suggest: 1) call your home resort and see if they can assist 2) call our sales office and see if they can take a listing 3) put your unit up for rent to help cover fees 4) check with friends and family 5) hang onto it until the economy turns around and lastly 6) put it on eBay for next to nothing. Its better than paying thousands out of pocket to someone.

If you are already a victim of any of these scams, please contact your States Attorney General and file a complaint. That is the only way these people are going to be stopped. Then hopefully, they will be vacationing in our state prisons. Some are already there.

THINGS TO DO AND SEE

WESTCOAST ACTIVITIES (area code 941)

ST AUGUSTINE ACTIVITIES (area code 904)

PALM BEACH ACTIVITIES (area code 561)

ON-GOING EVENTS

Sarasota

Third Thursday of each month-
Cocktails at the Ca d' Zan at
The Ringling Museum 6:00-
9:00pm \$3. 350-5700

First Friday of each month-
Palm Avenue Art Walk- Historic
Palm Avenue downtown. 6-
9pm. 941/954-4494

First Friday of each month-
Music on Main—Main Street in
Lakewood Ranch . 6-9pm. No
charge

Second Friday of each month—
Sunset Stroll on St. Armands.
6pm - 9pm 941/388-1554

Every Saturday Farmer's Mar-
ket— Downtown Sarasota, Main
and Lemon, 7am-noon

www.sarasotafl.org

St. Augustine

Nightly Walking Tours-Ghosts,
romance, scandal, murder, poli-
ticians & pirates. 888-461-
1009

First Friday of each month Art
Walk 5-9pm. 904/825-0065

Every Wednesday Farmer's
Market -St. Johns County Pier.
7am-noon

www.VisitOldCity.com

Palm Beach

PalmBeachChamber.com

PalmBeachFL.com

lwchamber.com (Lake
Worth)

Resort Rap

THE BEACH CLUB AT ST. AUGUSTINE

The Beach Club is looking pretty darn good these days. If you haven't been here lately to see for yourself, why not take a virtual mind tour!

The landscaping in the parking lot suggests to you a very beachy feel as the palm trees blow and sway in the onshore ocean breeze. Two trees that used to canopy the island entrance to the lobby have been taken out and the open feeling instills security. You walk into a tastefully decorated lobby and admire the dark island style furniture and upholstery, artwork, tile and carpeting.

Step up to our renovated game room and observe other owners and guests taking part in various activities such as billiards, foosball, and table tennis. Glass topped game tables on the upper deck are utilized for chess and checkers and watch numerous crafts (wreaths, candles, tote bags, sun visors, etc.) being made on various days.

Our elevators have been upgraded according to the new code, so the ride up to your unit will be a smooth one.

When you enter your unit, the first thing you will notice is the granite countertop. Take another step in and now you see the cherry wood kitchen cabinets and the soft, calming wallpaper. The dishwashers were relocated and the shut off valves have been replaced. Step into the bedroom and see the flat screen TV wall mounted for your comfort. Turn around and see that the bath vanity is done over with granite topped cherry wood cabinets and aesthetically pleasing wallpaper.



Larger flat screen TV's are going up in the living room and the tall TV cabinets are being replaced by custom made, lower height cabinets with storage areas.

During January and February, our hot tub will be replaced and changes made according to new codes. Also, pool liner repairs will be made at the same time.

Of course, we must give credit due to our Maintenance Department. Maintenance supervisor Rick, together with Henry and Steve have had the dubious honor of working some very long hours preparing units, working hand in hand with numerous vendors. They made sure that everything was working perfect before handing the units over to Housekeeping for a final wash down.

So, if you haven't been here lately, but can totally envision the changes, think again before planning your next vacation and relax with us in this totally calming environment.

CALINI BEACH CLUB

Calini's Annual Meeting was on October 3, 2009 at 1:00 PM at the resort.

September each year is maintenance month. The staff and outside vendors clean, paint, and repair the units. In 2009, the patio furniture was being cleaned and painted. The patio floors and walls were pressure washed and the floors were sealed. All inventory was replaced where needed and the furniture and carpets were cleaned. All linens and blankets were washed. The vertical blinds and tracks were inspected, repaired or replaced by Window Design, the company that installed them.

By the time you receive this newsletter all the kitchens at Calini will be remodeled!



During weeks 40 and 41, the Marblelite on each walkway to the units will be cleaned, repaired, and sealed. Letters were mailed to the owners and guests that occupy those weeks. Our walkways will be beautiful again!

GULF TIDES OF LONGBOAT KEY

Gulf Tides staff is very excited to report that 5 of 11 kitchens and bathrooms have been replaced on the bay side. 105, 106, 107, 109 and 207. We will finish the other 6 in 2010. The project went very smoothly and so far the owners have loved the units.



Old Kitchen



New Kitchen



No doubt you will step back and take in all the changes again and realize that we have accomplished a lot in the past year. Guess what? We are not done yet!!!!

(continued from page 4)

We have a new front desk person with us now. His name is Dennis Williams. Dennis has over 20 years of experience in a hotel front desk supervisory position. He will be a great asset to Gulf Tides.

This year has been extremely busy at Gulf Tides. We have added window tinting to all of the units, added landscaping to the entrance drive of the bayside building and recovered the awnings.

Maintenance week is fast approaching and we are replacing the shell on the beach side driveways and painting the walkways and balconies of each. We cannot wait for everyone to see the changes.

Be on the lookout in October for your annual Proxies and Proposed Budget for 2010. It is very important that we receive everyone's vote. Let your voice be heard and mail it in before the Annual Meeting set for November 7th, 2009.

LITTLE GULL COTTAGES

Little Gull is undergoing a major kitchen and bath renovation project. So far, we have completed units 2, 10, 11, 12 and 13. We also plan to complete units 14 and 15 at the end of October. When complete, we basically will have new kitchens. We are installing all new cabinets, sinks, tile floors, appliances, and adding some under-mount lighting on the cabinets.

The bathrooms are getting new cabinets and lighting fixtures. We hope to finish the kitchen and bathroom cabinets within the next two to three years. Eventually, all of the bathrooms will also have newly re-tiled showers. We have completed about half of the shower re-tiles on the property so far and hope to finish them within the next couple of years. Attached are the pictures of the new kitchens and bathrooms in units 12 and 13.



Unit 13s New Kitchen



Unit 12s New Master Bath



Unit 13s New Master Bath

To the Left is Unit 12s New Kitchen



LONGBOAT BAY CLUB

The living room furniture has been ordered! We hope to receive the new sofas, chairs, ottomans, entertainment units, and console tables with mirrors sometime in December. Once received, we will begin installing the new pieces as soon as units become available. Also to be replaced are the living room televisions with larger, flat screen models. In addition, we are ordering beautiful new ceiling fans for the living rooms that will include a light kit to increase the lighting and we are ordering some new artwork as well. You will notice a difference in the living rooms of each unit during your next visit. We are having the living room mirrors removed in each unit to prepare for the installation of the new entertainment units. We hope you will enjoy the new look coming to your unit.

During our 2009 annual maintenance we have been installing new comfort height, water-saving toilets in both the guest and master bathrooms. As an additional eco-friendly measure, we are also installing new water-saving faucets in each bathroom. To update the mirrors in each bathroom, we are installing frames around the mirrors to give them a crisper, cleaner look. And, new contemporary light fixtures are being installed above the mirror in the guest bathrooms.



Wireless internet access is available in each unit, so be sure to bring your laptops if you need to have regular access to your email or the internet. Instructions have been placed in each unit for your convenience.

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Please remember that **maximum occupancy of each unit is 6 people** (including adults, children, and infants) when occupying the unit yourself or when sending friends/relatives to occupy your unit/week. If friends/relatives will be occupying your unit/week, be sure to notify the resort in writing (fax, letter, or email) the name(s) of the guest(s), contact information, and to let us know if you would like us to obtain a refundable security deposit from your guest.

For our Floating Time Owners, please remember to reserve your floating week as soon as your maintenance fees are paid for the year. If you own floating time, you **MUST** reserve a unit/week to occupy, rent, or bank with an exchange company. Floating time owners who wish to make their vacation arrangements in advance can pre-pay the estimated maintenance fees and reserve their unit(s)/week(s) up to 23 months in advance.

Owners with fixed unit(s)/week(s), who have received a usage form and have not returned it to our office, please do so as soon as possible. These forms help us to plan for cleanings, the weekly guest bulletin, etc. If you wish to list your unit/week for rent, please complete the rental agreement on the reverse side of the usage form and return it to the CPMC Rental Office at 5330 Gulf of Mexico Drive, Longboat Key, Florida 34228. Owners who do not have a rental agreement and would like to list their unit/week for rent can obtain a rental agreement by contacting the resort, contacting the rental office (800-333-7335), or on the Owners Only section of our website at www.VacationFLA.com. You will be required to register in order to access owner forms. You can also check out our virtual tour of the units/property at www.FloridaRent.com and www.VacationFLA.com.

And, finally, please remember that if you have any questions or concerns; contact the resort at (941) 383-9561 or via email at LBC@VacationFLA.com.

Palm Beach Resort & Beach Club

This year is going so fast it's hard to believe fall is upon us. Of course only us Floridians will be putting on sweaters soon. The resort is looking great – inside and out. During maintenance we are working on more basic repairs instead of cosmetic ones. We have had numerous tiles replaced on the roof, the soffit by 207 and 208 repaired, the walkway painted, safety strips added to the stairs, pressure cleaning done, some interior doors replaced, all linens checked and cleaned, tile floors professionally cleaned, carpets

Cunningham

cleaned, interior paint touched up, the attic dusted for ants, caulking done where needed, and I'm sure I'm forgetting things. Chuck and Alex have been going non-stop. Donna and Dalma are doing inventory and sprucing up cabinets and drawers. I'm sticking with the "bad knee" and holding down the office.

Your Board approved our taking one unit and increasing one of the bathroom door openings to 32 inches in order to accommodate someone in a wheel chair. We believe that if you are ever asked to change to another unit, so someone in a wheel chair could use that unit, you would understand. We hope to do one additional unit at a later date.

We just took delivery on a new chair to go by each room divider/desk between the dining room and the living room. Also added was another living room lamp to provide better lighting. All units have DVD players and we have held onto a few VCRs. We have a nice supply of DVDs and we still have the videos. The Plasma TVs in the living rooms have been placed on a swivel lock-down. This will make it easier for you to view from various locations in the room.

The pool area looks so nice and clean. We have new lounges, tables, chairs and umbrellas. The box around the pool pump has been rebuilt and Chuck built a box to store the umbrellas. Over the years he has retrieved and lost several, due to their taking flight into the Intra-Coastal.

Need ron to get pix off dvd

Cunningham has numerous marketing programs in the works to help build up the rentals and sales programs. Obviously in this current economy rentals, and especially sales, are down. Good time to pick-up that extra week!

Down the road the Palm Beach Par 3 is winding up its \$7 million dollar makeover. It is scheduled to re-open early December. We are working on getting some special passes for owners and guests. Check our websites for detail.

Oh, and get this. We have a Loch Ness Monster - by another name. Muck Monster. Muck Monster is our newest tourist attraction! Our Muck Monster has been a regular feature on the local news and in the Palm Beach Post. The Town Commissioners of Lake Worth are going to be installing coin operated telescopes on the piers so he/she can be tracked. T-shirts will be available very soon and they have a contest going on for kids to name the Muck Monster. Just Google "muck monster" and you can catch the whole story. Of course we haven't seen it – but one of our guests from England swears she saw it. I'm going with her story. If you want to go looking for the Monster, take a tour of the area, or go on a wonderful deep sea fishing trip, our Chuck is your Captain. Chuck's fishing skills have been written up numerous times lately and he took 3rd place in a recent tournament. High Fin Chuck!

Your Annual Meeting is October 24th. At that time the budget is expected to be approved. Maintenance statements, maintenance insurance forms and credit card charging slips will be going out mid-November. If you do not receive your statement by December 1st, contact the office and we will resend. Your fees MUST be paid no later than December 31st, 2009 to avoid late fees and penalties. Charges will be added to delinquent accounts January 2, 2010.

If you ever have any questions, please do not hesitate to contact us. Donna can be reached at 561-586-8898 x100 or at Donna@VacationFLA.com. Kandy can be reached at 561-586-8898 x150 or at Kandy@Vacationfla.com.

Hey, where are the recipes we need for our resort cook book? I know you're out there. Please send me your favorites!

Siesta Sands

Time flies when you are having fun. We are more than halfway through the year and it has been a great one at Siesta Sands. The board has approved two major projects that are completed or will be completed by the end of the year. First, the elevator

(continued from page 6)

doors in Building C have been replaced with new stainless steel doors. Also, the control panel in the cab and panels on each floor have been modernized. Second, the condo building will be painted and waterproofed in October. The board is currently reviewing bids for new pool furniture for both pools and will make a decision this fall.



Timeshare owners can look forward to new living room furniture, a new paint color scheme, along with new TVs and other changes. Management is putting the proposal together now and hopes to have the project completed by this fall or early next year.

Management and the board will work together to end the year just as it started. Great!



More beautiful Siesta Key!



GREEN IDEA

When sending out invitations, thank you notes, etc., why not send them via email, Facebook, or Twitter. They have beautiful designs you can get free online. Save another tree. Or, pickup eco-friendly invitations imbedded with seeds. The recipient can then plant the invitation in a pot or the ground and watch wildflowers bloom. Search online for "plantable paper" or cards.

MAINTENANCE FEES

All owners will soon be getting their annual statements. With the exception of Palm Beach Resort, fees are DUE JANUARY 1ST AND CONSIDERED DELINQUENT FEBRUARY FIRST. Palm Beach Resort's fees are DUE DECEMBER 1ST AND CONSIDERED DELINQUENT JANUARY 1ST.

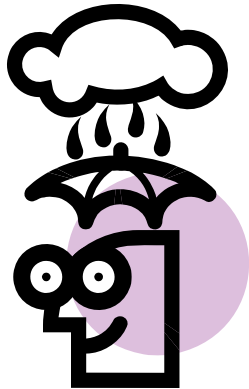
To avoid late fees and interest be sure to get your fees in on time. We all know times are difficult, however, you don't want to incur additional charges.

If you cannot pay all your fees on time, at least send a partial payment and contact your resort to arrange a payment schedule. Delinquent accounts go to collections and then they add 40%.

RERUN:

MAINTENANCE FEE INSURANCE

CPMC has been offering maintenance fee insurance for the past several years. We are pleased to announce what we feel is a better insurance plan for more owners. In the past you could purchase the insurance for \$55. This



covered your maintenance fee and reserve if something happened and you could not use your week at your home resort. Now, for only \$4 more (\$59) you can purchase this insurance and be covered for usage at your home resort OR on an exchange.

You must declare your usage plans at the time of purchase. This insurance must be purchased 14 days prior to departure. If you pay your fees and purchase the insurance, the 14 day purchase rule will be waived. For more information:

www.travelguard.com/vacationrentals

COMPUTER CORNER



We are on the social networking sites Facebook and Twitter. Become a fan on Facebook by searching for "Cunningham Property Management Corp" and follow us on Twitter by going to this address: <http://twitter.com/floridarent>. You will find a lot of resort pictures to see on our Facebook pages with many more to come.

We would like your email address so that we may send information about your resort(s) to you. Our email blast is sent periodically saving a considerable amount of money over paper mail. We promise to never sell or give your email address to a third party. If you have never received email from us, please email your resort(s) with your complete name and owner number.

We would like you to consider switching over to receiving newsletters, usage forms, etc. by email. Please just notify your resort if this is agreeable.

We plan to continue sending this newsletter and other informational pieces through snail mail if prefer or if you do not have access to email. However, if you don't have access to email, isn't it time you do?

Have fun, take a vacation.

Regards,

Ron Schwartz

www.TheComputerPerson.com

941-545-3466

FAX 941-355-9876

2ND Request: Each resort spends a lot of your money on printing, postage and man hours. By sending newsletters, usage forms, etc. by email it will save YOU a lot of money, and a tree or two. Thank you!

Cunningham Property
Management Corp.

Corporate Office
1030 Seaside Drive
Sarasota, FL 34242

Rental Office
5330 Gulf of Mexico Drive
Longboat Key, FL 34228
800-333-7335, Fax 941/383-1110
E-mail: Rentals@VacationFLA.com

Sales Office
3200 Gulf of Mexico Drive
Longboat Key, FL 34228
800-201-9983, Fax 941/383-9563
E-mail: Kandy@VacationFLA.com

WWW.VACATIONFLA.COM

WWW.FLORIDARENT.COM



Email Addresses

Calini Beach Club	Calini@VacationFLA.com
Gulf Tides	GulfTides@VacationFLA.com
Little Gull	LittleGull@VacationFLA.com
LongboatBay Club	LongboatBayClub@VacationFLA.com
Palm Beach Resort	PalmBeachResort@Vacationfla.com
Siesta Sands	SiestaSands@VacationFLA.com
The Beach Club	TheBeachClub@VacationFLA.com
Rental Info	Rentals@VacationFLA.com
Sales & Points Info	Kandy@VacationFLA.com

POINTS INFORMATION

**LONGBOAT BAY CLUB
& GULF TIDES
OWNERS CALL
1-800-201-9983**

**THE BEACH CLUB
OWNERS CALL
1-904-471-2626**