



## RENTAL INFO UPDATE

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In any given year, over 30% of the weeks at the resorts are put up for rent by owners. There are countless reasons owners request rental rather than occupying or exchanging their units. As seen with owners attempting to sell units thru outside brokers, rental success is almost never found through resale/rental companies.

Owners do have the right to rent their unit on their own however the county and state have begun clamping down on owner rented occupants that have not obtained an occupational license, state sales tax ID, and a local tax ID. Even if you only own one week to be rented, these are requirements that are being enforced.

Most owners decide to list their unit for rent with Cunningham as we obtain all the necessary licenses, collect and pay the sales tax to the state and county, and provide the 1099 form for Federal Tax filing payees.

Recently, we have experienced a substantial increase in rental listings resulting in an increase in unoccupied units. The slow down in Florida real estate has also increased rental inventory throughout the area. We are witnessing rental rate discounting from people who are trying to grab what

ever business they can. We are also seeing increased competition from large national companies that market local homes and condominiums.

New rental market conditions have resulted in a vacancy increase at all resorts. Cunningham decided to enter into an agreement with one of the largest national reservation systems to assist in filling more rental units. The results have been very good therefore we are now offering this option at all of the resorts we manage.

All new rental agreements will include the option of using Cunningham services only with the standard commission rate of 25% or utilizing the additional services with a commission rate of 50%. If the additional services option is chosen but Cunningham secures the rental, the commission rate will remain 25%. All units will be booked on a first come first serve basis so owners are advised to get your listing agreements in as early as possible. We also advise all owners, no matter what time of year they own, to choose the additional service option.

To request a rental agreement, owners may contact their resort, the rental department, or go to the **Owners Only** page at [www.VacationFLA.com](http://www.VacationFLA.com)

## VACATION WITH A CAUSE

While we all want you to use and enjoy not only your home resort, but the exchange programs, here is a twist.

### “Voluntourism”

There are numerous companies that will put together a volunteering trip for you with anything from weed-cutting to whale watching.

Package an exchange to Hawaii with a Sierra Club whaling trip. A trip to the Big-Easy with a Katrina assistance vacation.

Here are a few of the websites where you can get information:

[sierraclub.org/outings/national](http://sierraclub.org/outings/national)

[travelocity.com](http://travelocity.com)

[earthwatch.org/expedselect.html](http://earthwatch.org/expedselect.html)

[globeaware.org](http://globeaware.org)

[takepride.gov](http://takepride.gov)

[crossculturalsolutions.org](http://crossculturalsolutions.org)

So, maybe next time think about one week giving back and one week just for yourself!

## THINGS TO DO AND SEE

### WESTCOAST ACTIVITIES (area code 941)

- |            |  |
|------------|--|
| 7/1        | 23rd Annual Suncoast Offshore Grand Prix Race<br>Various locations in Sarasota                         |
| 7/3        | Bradenton Beach Fireworks Celebration 779-2222   |
| 7/4        | Fireworks on Siesta Key and Downtown Sarasota  |
| 7/4        | 4th of July Celebration, Palmetto, 746-4131  |
| 7/9-7/14   | Playreading Festival, The Players, Sarasota  |
| 7/23-8/12  | Magic & Grand Illusion: A Mystical Family Experience. LaRaf! Aslo Theater, Sarasota 360-7399           |
| 8/1-8/31   | Jazz on the Islands, Bradenton, 729-9177   |
| 8/31-9/3   | PUMA Soccer Cup. Sarasota, Expected to draw 250+ teams   |
| 9/7-12/31  | Cuba Avant-Garde: Contemporary Cuban Art from the Faber Collection, Ringling Museum, Sarasota 358-3180 |
| Oct.       | Pumpkin Festival, Bradenton 322-2168   |
| 10/31      | Trick-or-Treat, Sarasota, 922-9609 Children under 12   |
| 10/31      | Safe Treats, Siesta Village 3pm-6pm  |
| 11/3       | Sarasota Reading Festival, Main Street   |
| 11/10      | 6th Annual Suncoast Wine Festival, Sarasota Polo Club, University Park, Lakewood Ranch, 870-0002       |
| 11/11      | 10th Annual Teddy Bear Run, Harley Owners, 951-7005 Donna  |
| 11/7-11/16 | Edgar Allan Poe at the Crosley, Sarasota, 722-3244 x221  |
| 11/17      | Efest 2007 924-9065, Lakewood Ranch, Sarasota Polo Club, Green living festival                         |
| 11/24      | Holiday Light Up The Village, Siesta Key Village   |
| 11/24-12/4 | Holidays at the Crosley, Sarasota, 722-3244 x 221  |
| 11/30      | Sarasota Ballet Gala Opening Night, Van Wezel Arts Hall, 953-3368                                      |
| 12/1-12/29 | Jazz at Two, Bayfront , 366-1552   |
| 12/7-12/21 | A Dickens Christmas at the Crosley, 722-3244x221   |
| 12/30- 1/4 | Francisco Goya: Los Caprichos, Ringling Museum, 358-3180   |

**ST AUGUSTINE ACTIVITIES (area code 904)**

7/3	World of Golf Village Fireworks 940-4123
7/4	St. Augustines' Fourth of July Celebration 825-1004
7/6-7/8	Kingfish Challenge, Municipal Marina, 824-8322
8/11	Sailors Remembrance Day, Vilano Beach Pier 826-0987
8/28-9/2	City's 442nd Birthday Celebration 825-1004
8/4	Historic Weapons Firing Demonstration 471-0116
10/12-10/14	Greek Festival, Downtown, 829-0504
10/13-10/14	18th Annual Colonial Folk Arts & Crafts Festival, Spanish Quarter, Lost Arts, Spinning, weaving, blacksmithing, pottery, 810-5587
11/2-11/4	27th Annual Linconville Festival 827-6893
11/4	22nd Annual Great Chowder Debate 829-8646
11/13-11/18	St. Johns County Fair, Elkton, 794-7287
11/17	10th Annual San Sebastian Winery Holiday Open House 826-1594
11/17-1/31	Nights of Lights, 825-1004
11/24-11/25	Fall Arts & Crafts Festival, 824-2310
12/1	British Encampment and Grand Illumination, 819-2629
12/8-12/9	Regatta of Lights, 819-9438

**PALM BEACH ACTIVITIES (area code 561)**

7/4	Independence Day Celebration, Palm Beach Kennel Club
7/4	Fourth on Flagler, West Palm Beach waterfront
8/4-8/25	Summer Jazz on the Deck, Zoo at Dreher Park, 547-9453
8/11	30th Bon Festival, Japanese Gardens, Delray Beach 495-0233
9/8-9/9	Grandparent's Weekend, Zoo at Dreher Park 547-9453
9/29-9/30	13th Annual Delray Beach Craft Festival 472-3755
10/5-10/31	Fright Nights, South Florida Fairgrounds 793-0333
11/2-11/4	West Palm Beach Antique & Collectibles Show, South Florida Expo Center, 640-3433
11/14	4th Annual Taste of the Palm Beaches, Palm Beach Gardens,
11/23	Holiday Tree Lighting, Mizner Park Amphitheater, Boca Raton, 393-7806
11/29	100-Foot Tree Lighting Ceremony, Delray Beach 279-1380 x3
11/30-12/2	West Palm Beach Antique & Collectibles Show, South Florida Expo Center, 640-3433
12/2	Flagler Museum Tree Lighting, 655-283
12/5	37th Annual Holiday Street Parade, Boca Raton
12/8	32nd Annual Boca Raton Boat Parade, Intracoastal Waterway, 393-7806

**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

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

Every Saturday Farmer's Market- Downtown Sarasota, Main and Lemon, 7am-noon

[www.sarasotafl.org](http://www.sarasotafl.org)

***St. Augustine***

Nightly Walking Tours-Ghosts, romance, scandal, murder, politicians & 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](http://www.VisitOldCity.com)

***Palm Beach***

PalmBeachChamber.com

PalmBeachFL.com

lwchamber.com (Lake Worth)

## Resort Rap

### **THE BEACH CLUB AT ST. AUGUSTINE**

As more and more Beach Club owners return to the resort this year, it is good fun to watch the varying looks in their eyes. Some open the door and stop dead in their tracks with eyes wide. Some enter and do a complete circle taking in everything around them. And some owners have entered and come right to the front desk, start talking and then stop, back up and then twirl around to observe the changes. The lobby has finally had a makeover and the difference is amazing. From floor to ceiling (literally) subtle changes have been made and we now have more furniture for guests to relax while waiting to check in.

Some owners and exchangers have compared our new look to plush tropical resorts on Asian beaches and have commented on the quality of the furnishings, artwork, plants and all aspects of the remodeling work, including the ceiling. The front desk area is brighter and has more space to greet and check in the guests. To the right of the front desk, we now have what we call the "resort store" where tee shirts and mugs, travel cups, etc. are displayed on glass shelves, behind glass doors.

Most importantly, the people who work here have such pride in their work space and look forward to greeting our returning guests and pointing out all of the details. We look forward to seeing each and every one of you this year and can't wait to see that look in your eyes!

By the time school lets out and you head to The Beach Club for that long awaited vacation, we should have brand new outdoor furniture placed around the pool area for your relaxation.

If you normally travel with your own beach chair, it will come in very handy. Not only on the beach, but also for those summer evening concerts being held at the beach pier, also in the downtown square. Since daylight savings started earlier this year, they have added more entertainers to the venue. If you haven't tried it before, now is the time. The concerts are great and it's fun for the whole family. We now have a very large parking garage downtown, so there is no more need to ride and ride around looking for parking. No more excuses – try it!!!

### **CALINI BEACH CLUB**

We hope you all have wonderful plans for the summer, and if you are taking exciting vacations, we hope to hear about

them from you.

We have added a recliner lounge chair to each of the units. The twin beds in the Guest bedroom have new mattresses and box springs. New headboards and night stands have been ordered for the master bedroom, along with new bedspreads. New artwork for the living room, dining room, and guest bathrooms has also been ordered. By the end of summer the units will have a beautiful new look.

You will also notice that the interior of the elevator has been completely renovated. A new ceiling, handrails, elevator doors, and wall coverings were installed. It is a very cool modern look and a welcome improvement to the property.

A complete renovation of the pool has just been completed. The interior of the pool had all tile replaced. Also, the decking around the pool was leveled and repaired. The project turned out better than expected and on schedule.

Just a few reminders to the membership. The wireless internet connection is up and running and you may bring a computer with wireless capabilities to take advantage of this amenity. The Board passed a new no smoking policy at Calini. Owners and guest are not allowed to smoke in the units including balconies. Smoking is permitted outside of the units on Calini Beach Club property.

The Board and management remain committed to work hard to ensure a bright future for Calini Beach Club.

### **GULF TIDES OF LONGBOAT KEY**

A big hello from everyone at Gulf Tides. Please stay in touch with us and do not hesitate to email us your comments and/or concerns. Many ideas come from our owners. This year we have put in new landscaping on the beachside between the



Phase 1 & Phase 3 buildings. We have taken out all the overgrown bushes and have spruced up the entire area with fresh

sod. We have added fountain grass between each room for color and even added benches on each side of the pathway so guests can sit and enjoy the area.

New dining room furniture for the Penthouse units has arrived and new tables for Phase 2 are about to be ordered. Phase 1 (one bedroom units) received new bedroom furniture this year as well.

We hope to start replacing cabinets and countertops in Phase 2 starting in 2008. We plan to do 3 units at a time, so the project will last four years.

Wireless internet is getting closer and closer to a reality at Gulf Tides. Plans are in the works and we hope it will be completed by August 2007.

A new video tour of the units will be up and running on [www.FloridaRent.com](http://www.FloridaRent.com) and [www.VacationFLA.com](http://www.VacationFLA.com). You can also see the new landscaping.

### **LITTLE GULL COTTAGES**

With the highest owner usage of any of our resorts, we are fortunate to see many of you throughout the year. For those that we have not seen lately, we hope you will try to come home to Little Gull soon.

We have been busy maintaining the resort. In January we installed a new beach side irrigation well to lower our water bills. We also installed a new beach side entrance sign. Exterior doors of units 9, 10, 11, 16 and the pool house have been painted. All of the unit interiors are in the process of being painted a very nice pale yellow color which also includes stripping all of the wallpaper. Some units have already been completed. We plan to install new doors on the storage rooms of units 12, 13, 14 and 15 and will soon install a new wooden walkway to the housekeeper's laundry room. Our newest service to be offered is our Wireless Internet Access. You may access the internet from the recreation room and the service is free. In addition, we have purchased a laptop for use in the recreation room that you may rent for \$5 per hour with a one hour time limit. We hope to see you!

(continued from page 4)

## **LONGBOAT BAY CLUB**

Once again, Longboat Bay Club has attained Gold Crown status with RCI and received the Five Star Award from Interval International for 2007!

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.

Fixed unit(s)/week(s), who have received a usage form and have not yet 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](http://www.VacationFLA.com). You will be required to register in order to access owner forms.

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](mailto:LBC@VacationFLA.com).

## **PALM BEACH RESORT**

Your new management company, Cunningham Property Man-

agement Corp., has been busy making planning renovations and updates. We are planning to retile, paint, and in some cases install new shower/tubs in 10 bathrooms. Others will follow as the budget allows. They have also been reviewing plans for new living room, dining room, bedroom(s) and kitchen furniture scheduled to be installed by fall, including new kitchen cabinets and counter tops.

If you own week 38 or 39, please note that the pool will be shut down for repair. If you have banked your week RCI will still honor your banking. If you were planning on coming to Palm Beach, and would like to reschedule another time, please contact Donna at 561-586-8898.

As of July 1st, 2007, we will no longer be able to accommodate owners requesting upgrades and internal exchanges.

All owners wishing management to rent their unit must submit a new rental agreement and a W-9 or W-8 (whichever applies). These forms can be mailed, faxed, emailed, or downloaded from the Owner's Only section of [VacationFLA.com](http://VacationFLA.com).

Owners that would like to run for the Board of Directors may obtain an application from Donna at the resort.

If you are going to be checking in late, be sure to call the resort for the late

## **SIESTA SANDS**

arrival box combination.

2007 is shaping up to be an exciting year for Siesta Sands. The time-share refurbishment has been approved and will begin this summer. The approved plan allows replacement of all cabinets with new and replacing counter-tops with granite. We will also be replacing the bathroom sinks, counters, and cabinetry. It has been a long time coming for these upgrades and it will make an improvement in the quality of the units.

On your next visit to Siesta Sands you will notice improvements made to the landscaping at the entrance of the property and around the pool ar-



reas. The new plants and trees that were planted at the entrance really make a positive impact on your first



impression of the property. A new flowerbed was constructed by the condo pool in the gas grill area. This was an improvement to an area that really needed some attention.

Upcoming projects that have been approved by the board include replacing all utility and trash room doors in the condo building. (Building C) The Board also approved a remodel of the elevator located in the condo building. New wall Formica, and new handrails will be installed. Additional elevator improvements include an upgraded ceiling and ventilation of the cab. The Board and management are also working on bringing wireless internet access to Siesta Sands. This project is in the planning stages but we are well aware that this is a desired amenity for the membership.

As you can tell, management and especially your Board of Directors has been working very hard to improve your property and plan for its future. We always welcome any suggestions from Siesta Sands membership so please feel free to call us at 941-349-8061.

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](mailto:Rentals@VacationFLA.com)

Sales Office  
3200 Gulf of Mexico Drive  
Longboat Key, FL 34228  
800-201-9983, Fax 941/383-9563

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[WWW.VACATIONFLA.COM](http://WWW.VACATIONFLA.COM)

[WWW.FLORIDARENT.COM](http://WWW.FLORIDARENT.COM)

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Email Addresses

Calini Beach Club	<a href="mailto:Calini@VacationFLA.com">Calini@VacationFLA.com</a>
Gulf Tides	<a href="mailto:GulfTides@VacationFLA.com">GulfTides@VacationFLA.com</a>
Little Gull	<a href="mailto:LittleGull@VacationFLA.com">LittleGull@VacationFLA.com</a>
LongboatBay Club	<a href="mailto:LongboatBayClub@VacationFLA.com">LongboatBayClub@VacationFLA.com</a>
Siesta Sands	<a href="mailto:SiestaSands@VacationFLA.com">SiestaSands@VacationFLA.com</a>
The Beach Club	<a href="mailto:TheBeachClub@VacationFLA.com">TheBeachClub@VacationFLA.com</a>
Rental Info	<a href="mailto:Rentals@VacationFLA.com">Rentals@VacationFLA.com</a>
Sales & Points Info	<a href="mailto:Kandy@VacationFLA.com">Kandy@VacationFLA.com</a>

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**POINTS INFORMATION**

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

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