



A New Member of the Family

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Cunningham Property Management Corp. is pleased to announce a new member to the Cunningham family. Effective November 1, 2006 we will begin management of Palm Beach Resort and Beach Club. The *only* timeshare resort in Palm Beach.

There are 29 units consisting of one bedroom, two bedroom and two bedroom townhouses. The units are very spacious with spectacular views. The resort sits on a piece of land that juts out into the intra-coastal waterway. From your living room and bedroom you look south down the intracoastal and from the dining room and kitchen you look north up the intracoastal. The heated pool and picnic area sit out on the tip of the property surrounded by water on three sides.



We will be working with the existing resort staff and an interior decorator on a complete interior renovation. We hope to have this completed by the end of spring.



The one bedroom units sleep 4 with privacy for four and the two bedroom units sleep 6 with privacy for six. The resort is a member of both RCI and II if you are interested in exchanging. All weeks are prime (red) time.

The resort offers a heated pool and fishing. It's just a short walk to the beautiful Atlantic Ocean and a public golf course is only 1 mile away.

Some of the best shopping in the world is within a few miles of the resort. Beautiful malls and the famous Worth Avenue is on the island just 12 miles north. Tennis, live entertainment and restaurants may be found 1 mile away.

Be sure to watch our websites (www.VacationFLA.com and www.FloridaRent.com) for additional information. We also have a new site for the resort under construction: www.PalmBeachResortOnline.com

THINGS TO DO AND SEE



Cunningham Property Management Corp. is pleased to announce that, once again Calini Beach Club, Gulf Tides, Little Gull and Longboat Bay Club have been awarded the Gold Crown designation by RCI. Also, The Beach Club at St. Augustine has risen to Gold Crown status.

RCI is requesting you complete your comment cards after exchanging into a resort on the Internet. However, I believe they will still be available through the mail. The format is a bit different, but still easy to follow.

Please remember that as an owner returning to your home resort or CPMC sister resort via an exchange through RCI or II, completing your exchange company comment card affects your scores and Gold Crown or Five Star status.

RCI's website has also changed. If you haven't visited it recently, you should check it out. It offers a wide variety of information, owners comments, special trip packages, photos, etc. www.RCI.com

WESTCOAST ACTIVITIES (area code 941)

| | |
|-------------|--|
| 8/31-11/30 | Selby Gardens Exhibit: Orchids & Iris in the Garden Selby Botanical Gardens |
| 10/20-11/4 | Annual Ringling School; Staff Exhibition 359-7563 |
| 11/3-11/5 | Mega Marine Expo, Convention Center 355-9161 |
| 11/4 | Siesta Key Chamber presents "An Evening in Casablanca", Pavilion on Siesta Beach 349-3800 |
| 11/4 | Sarasota Reading Festival, Five Points Park, 906-1733 |
| 11/4 | 4th Annual Invitational Classic Antique Car Show, St. Armands Circle, 10am-4pm |
| 11/5 | Jazz at the Ranch, Polo Club at Lakewood Ranch 366-1552 |
| 11/5 | Narrated Historic Sarasota as seen from the Bay, LeBarge |
| 11/11 | 5th Annual Suncoast Wine festival, Polo Club at Lakewood Ranch, featuring 300 wines & 40 restaurants 870-0002 |
| 11/11-11/18 | Sarasota Medieval Fair, Polo Club at Lakewood Ranch |
| 11/11 | Bridge Street Veteran's Day Celebration, Bradenton Beach, 778-3400 |
| 11/11 | Christmas Bazaar, Longboat Key, 383-0515 |
| 11/25 | Siesta Key Holiday Light Up the Village |
| 11/29 | Begin the Beguine-Dance Music Through the Centuries, Holley Hall |
| 11/29-12/7 | Holidays at the Crosley-Festival of Trees, 722-3244 |
| 12/1 | Holiday of Lights, St. Armands Circle 6pm-9pm |
| 12/1-12/3 | 14th Annual Sarasota Fine Craft Show, Convention Center 355-9161 |
| 12/1-12/3 | The Nutcracker, Bradenton 755-3731 |
| 12/3 | Venice Christmas Boat Parade 809-8100 |
| 12/6 | Cool Jazz Christmas, Van Wezel |
| 12/10 | Sarasota Christmas Boat Parade 371-8820 X1800 |
| 12/12-12/22 | A Dickens Christmas at the Crosley 722-3244 X221 |
| 12/16 | Porsches in the Park, St. Armands Circle, 10am-4pm |
| 12/28-12/30 | Sailor Circus Holiday Spectacular 361-6350 |
| 1/21 | 2007 Circus Ring of Fame Induction, St. Armands Circle 922-0838 |
| 1/27-1/28 | 4th Annual St. Armands Art Festival, 10am-5:30pm |
| 2/10 | Ferraris on the Circle, St. Armands Circle 10am |
| 2/17-3/4 | Attila, Sarasota Opera House 366-8450 |
| 2/24-2/25 | 2007 Asian Cultural Festival, Selby Gardens, 366-5731 |
| 3/2 | The Art Work of John Lennon St. Armands Circle, 10am-8pm |
| 3/4 | Spring Gala Concert, Sarasota Opera House, 366-8450 |
| 4/10 | La Musica Intl. Chamber Music Festival, St. Thomas Moore Church, |
| 4/11-4/20 | Oscar Wilde at the Crosley 722-3244 |
| 4/13-4/22 | 9th Annual Sarasota Film Festival, Downtown Sarasota |
| 4/21-4/22 | Siesta Fiesta, Siesta Key |
| 4/29 | Sip & Shop, Florida WineFest, St. Armands Circle, 1pm-5pm |
| 5/19 | Patriotic Pops, Van Wezel |

EASTCOAST ACTIVITIES (area code 904)

| | |
|-------------|--|
| 8/25-1/31 | Tribute to the Ryder Cup-World Golf Hall of Fame, 940-4123 |
| 9/30-1/7 | Light & Color Exhibit at the St. Augustine Lighthouse, 9am-5pm, 829-0745 |
| 11/3-11/5 | 27th Annual Lincolnville Festival, African American Cultural Heritage, 797-7611 |
| 11/4 | 5th Annual St. Augustine Car Cruisers Car, Truck and Motorcycle Show, St. Johns Cty Fair Grounds, 823-9092 |
| 11/5 | 22nd Annual Great Chowder Debate, Conch House and Marina, 829-8646 |
| 11/18 | Nights of Lights Lighting Ceremony, 2 Million Lights are turned on, Plaza de la Constitution, 825-1005 |
| 11/24-1/7 | Holidays at the Oldest House, 824-2872 |
| 11/25-11/26 | Fall Arts & Crafts Festival, 824-2310 |
| 12/1-12/10 | 2006 St. Johns County Festival of Trees at World Golf Village, 940-4010 |
| 12/2 | St. Augustine Christmas Parade, 829-5681 |
| 12/2 | Wine for the Holidays, 6pm-9pm, 825-5033 |
| 12/6 | Luminary Night at the Lighthouse, 6pm-9pm, 829-0745 |
| 12/9 | Holiday Regatta of Lights, Matanzas Bay, 6pm |
| 12/10 | Luminaries in the Plaza, 5pm-8pm, 824-2310 |
| 12/16 | 18th Century Christmas Caroling, 6:30pm 797-9772 |
| 12/24-12/30 | Ripley's Rock'n New Years Train, 6pm & 9pm, 829-9357 |
| 2/3 | Fort Mose Festival-Flight to Freedom, 9am-3pm, 461-2035 |
| 3/3 | The Sack of St Augustine: Captain Robert Searle's Raid of 1668, 800-48-7529 |
| 3/16-3/18 | 26th Annual Lions Club Seafood Festival, Francis Field 829-1753 |
| 3/23-3/25 | 4th Annual St. Augustine Boat Show, St. Augustine Municipal Marina |
| 3/31 | Spanish Nighwatch & Torchlight March, Government House St. George St. 1pm-8pm, 825-1004 |
| 4/1 | Blessing of the Fleet, Municipal Marina, Noon, 829-2992 |
| 4/8 | 50th Annual St. Augustine Easter Parade, 3pm, 824-7722 |
| 4/14-4/15 | Spring Art & Craft Festival, Francis Field, 824-2310 |
| 5/4 | Gamble Rogers Folk Festival, Amphitheater, 794-0222 |
| 5/7-5/13 | The Players Championship, PGA, Sawgrass, 800-741-3161 |
| 5/12-5/13 | 9th Annual San Sebastian Fine Art Show, 826-1594 |
| 5/20 | A Taste of St. Augustine Beach, Pier Pavilion, 347-8007 |

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

Third Friday of Each Month: Art By The Light of The Moon-The art buyer's destination in Sarasota! Towles Court Artist Colony. Towles Court, Sarasota. Free 6-10pm. 941/955-4546

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

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

SARASOTA AREA (area code 941): Key Sailing 346-7245 * Myakka River State Park 365-0100* Pelican Man's Bird Sanctuary 388-4444 * Marie Selby Botanical Gardens 366-5731 * Dali Museum 800/442-3254 * Albritton Fruit Company Tours 923-2573 * Mote Aquarium 388-2451 * Kayak Adventures 922-9671 *

ST. AUGUSTINE AREA: (area code 904) Lightner Museum 824-2874 * Birds of the Salt Marsh Guided Kayak Tour 471-4144 * Gecko Latitudes (Kayaking) 824-7979 * Gamsey Carriages (Horse drawn-tours) 824-5082 San Sebastian Winery 826-1594 * Alligator Farm (I held gators-send proof) 824-3337 * World Golf Hall of Fame/World Golf Village Imax 940-4123 * Smile High Parasailing 819/0980

Resort Rap

THE BEACH CLUB AT ST. AUGUSTINE

What a wonderful summer we had at The Beach Club this year. We had many, many happy owners and their families checking in and anticipating meeting up with other friends they have made thru the years. They swam in the pool, cooked dinners at the grills, surfed the waves on the beach, played ping pong in the game room, took part in various activities or just curled up in a chair by the sand dunes with a good book. They took our advice on various restaurants and were very pleased with the experience. They toured the area and came back to share information about the latest things going on downtown. All in all it was a very good vacation experience for everyone.

The staff took pride in going out of their way to make sure that every owner and guest was accommodated to the fullest extent possible. That may be the very reason that we have Gold Crown status back at The Beach Club. Many ex-changers enjoyed their time so much that they have already booked another stay for next year. Kudos to the front desk, housekeeping and maintenance for the great response.

Now that the kids are back in school, we have to turn our attention to various projects set up at The Beach Club. Renovating the lobby appears to be top priority now. Work should begin during September and hopefully be completed by the end of the year. The decorators have come up with some colorful, elegant, and practical additions that are sure to please most everyone.

It's that time of the year again! Next month, every owner will be receiving the budget projections and proxy package for the election. Please take the time to follow the instructions and return the proxies to our office.

CALINI BEACH CLUB

Calini Beach Club now has wireless Internet service in every unit. Bring your laptops!

In June 2006, Calini received new sofas and chairs with ottomans. Most of the units have new valances in the living room and re-upholstered dining room chairs. The units are being painted, including ceilings and drywall repair. All the units will be completed at the end of maintenance weeks in September 2006.

There are new beach towels and bath-room towels.

We plan to renovate the interior of the elevator in October or November 2006. There will be a stainless steel ceiling with new lighting, new wall panels, new floor tile and a panel of stainless steel on the inside door. The Formica panels inside and outside will be the color of sea green.

A new ping-pong table will be in the recreation room soon. Other changes will be complete by mid-October 2006. Everyone should be able to enjoy and use the recreation room more on their vacation at Calini Beach Club..

GULF TIDES OF LONGBOAT KEY

Gulf Tides is continuing to improve year after year. Sales have been fantastic and renovations have begun on some of our units.

We are starting to replace cabinets and counter tops on the beachside this year. Work on the Bay side building will be performed over the next 3-5 years. The Penthouse kitchens have been completed and look wonderful with black granite tile on the counter tops. The studio building is scheduled to be done week 39 this year with Silestone counter

tops. This product is man made, looks like granite, but does not stain, scratch or burn.

The bay side building is having guest showers replaced over the next 2 years. We have already finished 5 rooms and will try to schedule the remaining 6 for next year. The Penthouse bathrooms need to be done also, but no dates have been set for them yet.

The staff is excited with all the changes being made and we hope that our owners are as well. When the above work is completed, everything inside the units will have been renovated or replaced since 2001.

LITTLE GULL COTTAGES

Little Gull Cottages has had some major changes this year. We are happy to say that we have once again been awarded the Gold Crown Award from RCI, our twelfth year in a row.

So far this year we have replaced our living room sofa's and chairs. We are presently purchasing new living room lamps. We have new television stands and new larger 32" televisions. In addition, we now have televisions in each bedroom. We have new quilts for our bedding along with matching shams. We are stripping all of the wall paper and the units are being painted a pale yellow color instead of white. It really gives our units a clean, crisp look. We have also replaced all of the bedroom lampshades. Over the next three years we plan to replace all of the cabinetry and we will have Silestone counter tops. Dining chairs will be re-upholstered early next year. We also plan to continue replacing the major appliances including refrigerators, ranges, microwaves and washers and dryers.

We had our swimming pool resur-

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faced in July. Take a look at our pool area when you get a chance. It is practically brand new and looks fantastic. In addition, over the last couple of years, we have replaced the fence and put down a new deck of brick pavers. We have replaced the steps to units 1, 6 and 7 and repaired the walkway to unit 16.

We hope to replace the patio furniture next year too. We hope you enjoy all of the changes we have made to upgrade Little Gull, as there has been a lot of hard work that has gone into our upgrading and maintenance of your resort.

Lastly, we have a new addition to our staff. Lisa Marie Ganoë is now in our front desk position. She has become very knowledgeable about the area. Please don't fret, Diane Monaghan, has stayed on with Cunningham Property Management Corp. as a rental agent.

LONGBOAT BAY CLUB

Once again, Longboat Bay Club has attained Gold Crown status with RCI and received the Five Star Award and the Superior Service Award from Interval International for 2006.

Updates to the guest bathrooms have been completed. New shower doors have been installed in each unit, new wainscoting has been added, and each bathroom was repainted in the same color scheme as the remainder of the unit. We hope you'll like the changes.

The weekly guest/owner cookout has been discontinued at this time. We hope to return to this activity in the future.

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.

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

SIESTA SANDS

Hello everyone. I just wanted to update all the owners on the happenings at Siesta Sands. The staff and I have been working hard on improving the looks of your property. First, a new vinyl fencing has been installed at the entrance replacing the old wooden fence. The flowerbeds lining the fence have been refurbished with new plants and lava rock. We also installed a newly upgraded stainless steel grill with a larger cooking surface at the condo pool.

In October we will be having a budget meeting where I will propose an aggressive T/S kitchen refurbishment plan. We would like to design wood cabinets from the ground up and use granite or some other hard surface for the countertops. Again this is just the planning stage of this project and if any owners have input or suggestions please call me at 941-349-8061. Just a reminder we still have plenty of storage units available for purchase by owners in the condo building. Let me know if you are interested.



COMPUTER CORNER

The "Owners Only" website has owner forms such as rental agreements, sales listing agreements, usage forms, newsletters and calendars. While browsing, take the owner information survey or the RCI point's survey. We love to hear from you.

We want your email address to send information to you about your resort(s). Our email blast is sent periodically. We promise to never sell or give your email address or personal information to a third party. If you have not received email from us, please email your resort(s) with your complete name and owner number. We plan to continue sending this newsletter and other informational pieces through snail mail so do not be concerned if you do not have access to email. However, if you do not have access to email, isn't it time you do?

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

WWW.VACATIONFLA.COM

WWW.FLORIDARENT.COM

POINTS INFORMATION

**LONGBOAT BAY CLUB
& GULF TIDES**

OWNERS CALL

1-800-201-9983

THE BEACH CLUB

OWNERS CALL

1-904-471-2626



Email Addresses

| | |
|--------------------------------|---|
| Calini Beach Club | <u>Calini@VacationFLA.com</u> |
| Gulf Tides | <u>GulfTides@VacationFLA.com</u> |
| Little Gull | <u>LittleGull@VacationFLA.com</u> |
| LongboatBay Club | <u>LongboatBayClub@VacationFLA.com</u> |
| Siesta Sands | <u>SiestaSands@VacationFLA.com</u> |
| The Beach Club | <u>TheBeachClub@VacationFLA.com</u> |
| Rental Info | <u>Rentals@VacationFLA.com</u> |
| Sales & Points Info | <u>Kandy@VacationFLA.com</u> |