



Gulf Tidings

Accomplishments

Since November of 2002 we have completed the following:

- Tiled Bay Side Kitchens/Bathrooms
- Replaced Bay Side Fencing at Pool area
- Resealed Bay Side Driveway
- Recovered valances in most units
- Painted bedroom lamps to match décor
- New Bedspreads in guest bedrooms
- Painted metal fixtures in kitchens
- Grab bars installed Studio/One bedroom building bathrooms.
- Pictures added in Bay Side units
- Pictures replaced in Studio/One bedroom building
- Restrapped Pool lounge chairs
- Moved pool lighting outside fence area

2004 Projects

- Replacing Door Jams/Doors and locks on Bay side building. 208/209 completed.
- Sofa/Chair replacement
- Studio/One bedroom outside lighting Replacement - ½ completed already
- Cabinet work in Penthouse building

Annual Meeting

Our annual meeting held November 15th was a success. The budget and all proposals were approved. Special thanks must be extended to those who attended, and those of you who were unable to attend but sent your proxies. Timeliness is very important. We received several proxies after the meeting and these cannot be counted according to Florida Statutes.

Also, several proxies were not signed by "All" unit owners and could not be counted in the vote. Any name that appears on your deed must sign the proxy to be valid. If your deed needs to be changed due to marriage, divorce or a loss of a spouse, please contact Gulf Tides for information on having your deed corrected. The Association is not responsible for changes to your deed.

Minutes of the annual meeting are available in our office for your inspection. If you would like a copy sent to you, please return a self-addressed stamped envelope to us.



Very Important

Maintenance bills will be mailed mid December. Please remember that they are due January 1st and delinquent after January 31st each year.

A \$15.00 LATE FEE AND A 1.5% MONTHLY INTEREST CHARGE PER UNIT WEEK WILL APPLY ON FEBRUARY 1ST EACH YEAR ON ALL UNPAID BALANCES.

If you have not received your 2004 billing invoice by 12/31/03, please call the Gulf Tides office.

2004 Usage Forms

Included in this newsletter are the 2004 Usage form and a Cunningham Property Management Corp. Rental Agreement. If you have ALREADY submitted this form, please disregard this notice, if you have not already sent in a usage form, please complete the form and return it to the office as soon as possible. If you plan to occupy your unit, this helps us prepare our weekly newsletter and our cleaning schedule. If you plan to rent your unit, the earlier we receive your rental agreement, the more likely that Cunningham Property Management Corp. will be successful in renting your unit for you.

Included on the usage form is a copy of the Weekly Interval Calendar. Please review when your week begins. It seems every year we have some folks that do not verify when their week begins and show up at the resort for the wrong week. You own the same calendar week each year, but the dates change each year. We have done our best to accommodate everyone, but sometimes we are unable to help.



Sales and Rentals

If you are interested in purchasing

Another week at Gulf Tides, contact Kandy Reynolds either by phone:

800-201-9983

Or by email to:

Kandy@VacationFLA.com

Check out our Resale Listings at:

www.VacationFLA.com

Or our new website for Rentals

www.FloridaRent.com

LBK Real Estate Values **Continue to Climb**

As a result of several local rental properties (including the Holiday Inn) being torn down for condominiums and escalating real estate prices on Longboat Key, the demand for seasonal and summer timeshare is high.

There currently are only a few units listed for sale during season and summer. If you have thought about selling - now is the time. Sales have been up all year! List price is an "asking price" so start high.

You can download a listing agreement from our website (<http://www.vacationfla.com/ownersupportbegin.htm>) or call Kandy Reynolds (800-201-9983) and we will mail, fax or email one to you.

HOW WE SPENT OUR SUMMER

June 1st, 2003 Lane Trotter (Maintenance) traveled with some friends to Costa Rica for a week of fun and fishing. The resort's name is "Paradius Playa Conchal Resort" listed with RCI.

He would highly recommend the resort to anyone. The Rainforest and cable rides were a once in a lifetime experience. Most everything was very inexpensive except the charter fishing, but well worth the money. He caught 5-7 different species of fish everyday. (Sailfish, Marlin, Mahi Mahi, Tuna, Wahoo, Snapper and Grouper)

A Mahi Mahi Lane hooked



Lane is already planning his next trip to Costa Rica and will be glad to answer any questions on the resort and location.

Lane and Crew with a Sailfish



How to Reach Us

Phone - 941/383-5595
FAX - 941/387-9119
Email:
Cunningham - CPMC@VacationFLA.com
Gulf Tides - GulfTides@VacationFLA.COM
Web Site - www.FloridaRent.com
www.VacationFLA.com
Rentals - 800/333-7335 (US & Canada)
- 941/383-3117 (Local)
Snail Mail - Gulf Tides of Longboat
3008 Gulf of Mexico Drive
Longboat Key, FL 34228

Beautiful View from the Resort

Gulf Tides of Longboat Key

**3008 Gulf of Mexico Drive
Longboat Key, FL 34228**



The staff at Gulf Tides strives to make your vacation as peaceful as possible. We know that the resort still has some things that need attention. We hope that you will see the progress being made and trust that we will finish the work we have started. It is our goal to make Gulf Tides a resort to be proud of and we are very happy to be a part of your association.

Julia, Sharon, Darryle,
Tracey and Lane
Happy Holidays Everyone!