



# GULF TIDINGS

## NEW POOL DECK INSTALLED

We had to undergo many repairs to the pool deck this past year due to electrical issues and the deck has been cracked for some time now. We decided to go with brick pavers and it really has added character to the pool area.

### Pool Deck



## COCONUT PALMS ARE A WONDERFUL ADDITION

We have finally beautified the first area you see as you drive onto our property. 8 coconut palm trees, 43

Oleander plants and extra shell were added in January and it has made such a difference. You can still see the wilderness area from the balconies to enjoy the wildlife. Also several Rose Bushes were added along the entrance and exit areas of the Bay Side building. Soon we will be putting Bougainvillea around the pool for more added tropical color.

### New Landscaping



## NEW BBQ GRILLS ADDED

Our old grills were in need of replacement due to rust and corrosion this year and we have installed two grills that match the beach side grill that was installed last year.

## **New Grills**



## **UPCOMING PROJECTS**

There are three more projects the staff will be concentrating on thru the rest of 2004.

1. Updating the Penthouse units
2. New sofas and chairs for all units
3. New Dining Room sets for Studios

## **ANNUAL AUDIT**

The preliminary audit is completed and was presented to the Board of Directors by mail and was approved unanimously. The final draft is available to owners in the resort office or by sending a self addressed stamped envelope to us to mail you a copy.

## **IMPORTANT INFORMATION ON MAINTENANCE FEE BILLING**

Every year I receive several calls from owners that do not understand Gulf Tides policies on paying maintenance fees. So I thought I would clarify them for everyone.

1. Maintenance fees are billed mid December every year.
2. Maintenance fees must be received at the resort by January 31<sup>st</sup>. I must have it deposited no later than January 31<sup>st</sup> each year.
3. When payments are late they are subject to a \$15.00 late fee and 1.5% interest per unit for February and then 1.5% interest each month following until balance is paid off.
4. These are the rules contained in your Condominium Documents.

## **RENTALS AND SALES**

Remember to refer family and friends to our rental department for their vacation needs or add a week to your own vacation. View resort pictures and take a virtual tour at [www.FloridaRent.com](http://www.FloridaRent.com). Resorts are on Longboat Key, Siesta Key, Manasota Key and St. Augustine Beach. All offering luxury accommodations and fun in the sun!

Want to take an extra vacation through RCI? Here's how it works:

1. Refer someone to our sales office
2. They purchase at any of our resorts
3. You get an RCI Bonus Certificate to use towards an exchange for a fee of \$249.00.

Sales information is listed on our website: [www.VacationFLA.com](http://www.VacationFLA.com), click on Sales at the top of the page. Contact the sales office if you would like information mailed or faxed.

**Rental Office:** 1-800-333-7335 (US & Canada) 1-941-383-3117  
Email: [Rentals@FloridaRent.com](mailto:Rentals@FloridaRent.com), Fax 1-941-383-1110  
**Sales Office:** 1-800-201-9983 (US & Canada) 1-941-387-9191  
Email: [Kandy@VacationFLA.com](mailto:Kandy@VacationFLA.com), Fax 1-941-9563

## **VOLUNTEERS NEEDED**

Please? If you would like to make a difference at your resort, please volunteer for a place on the Board of Directors. Three Board members will be elected at the annual meeting this year. An application form is enclosed. Below is a summary of what to expect if elected. Thank you!

Board meetings are held three times each year. Two of the meetings are held on a Friday at 10:00am. The first Friday meeting is operational in content, held in April. The second meeting is a budget meeting held in July or August. The last meeting is our annual Owners Meeting held on a Saturday morning in November, which is immediately followed by a short Board Meeting to elect officers. Board members need to attend all meetings or be available by speaker phone. A quorum consists of a majority of the Board or three members. If a quorum is not reached, the meeting cannot be held. All nominees will be elected to three-year terms.

Since Gulf Tides is a not-for-profit corporation and fully funded by maintenance fees, Board member expense reimbursement has been carefully considered. Expense reimbursement is defined as follows: only members who travel over 50 miles one way are entitled to travel reimbursement; miles are reimbursed at the current rate imposed by the IRS and reimbursement is capped at \$200 per Board member, per meeting. **APPLICATION AND RESUME MUST REACH OUR OFFICE BY SEPTEMBER 1<sup>st</sup>, 2004 TO BE ELIGIBLE TO RUN FOR A SEAT ON THE BOARD.**



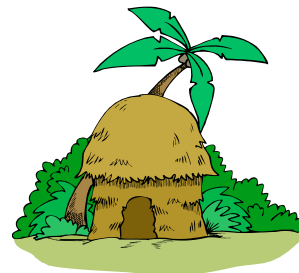
## **KEEP IN TOUCH**

Please help us keep our records current. If you have moved recently or changed home and work phone numbers, please advise us of your new information.



## **RULES AND REGULATIONS**

The condominium documents (rules and regulations #27) state that owners are entitled to “**One Parking Space per unit owned**”. Recently we have had owners and guests showing up with 3 and 4 cars. There are 15 spaces on the Bayside for parking which include 11 units, 4 employees and 1 guest spot. Gulf side has 11 parking spaces for 10 units. We are asking for owners to heed the documents of the resort. RCI and the rental office have been notified and this information is given to anyone reserving at our resort. If you have to come with more than one vehicle, you will be expected to park your car off property so it does not inconvenience other guests.



## **SHARING THE AMENITIES**

Please remember everyone that stays at the resort should have use of Gulf Tides amenities such as Tiki Huts, Pool Table, and Beach Chairs. I have received complaints that Owners and Guests are saving beach chairs with towels or belongings. We are unable to have covered space on the beach for everyone to use. Several umbrellas have been purchased for use on the beach and can be checked out at the front desk.



3008 Gulf of Mexico Drive  
Longboat Key, FL 34228

### **Current Board**

Richard Stehle - President  
Walter Fleming - Vice President  
Dorothy Pietrano - Secretary  
Stuart McEnerney - Treasurer  
Rolland Guy - Board Member

### **How to Reach Us**

Phone - 941/383-5595  
FAX - 941/387-9119  
Email:  
Cunningham - [CPMC@VacationFLA.com](mailto:CPMC@VacationFLA.com)  
Gulf Tides - [GulfTides@VacationFLA.COM](mailto:GulfTides@VacationFLA.COM)  
Web Site - [www.VacationFLA.com](http://www.VacationFLA.com)  
Rentals - [www.FloridaRent.com](http://www.FloridaRent.com)  
- 800/333-7335 (US & Canada)  
- 941/383-3117 (Local)  
Sales - 800/201-9983 (Us & Canada)

### **Cunningham Property Management Corp**

Sharon Cunningham  
President/Broker of record

Kandy Reynolds  
Rentals/Sales/Marketing

### **Resort Staff**

Julia Mansfield, Operations Manager  
Darryle Bonadio, Front Desk  
Tracey Powers, Housekeeping  
Lane Trotter, Maintenance



