



Gulf Tidings

The Beauty of Gulf Tides

Spring is here and it shows all around the property. After a cooler winter than expected our new landscaping held up nicely and has really blossomed. Major wind and rain burned a few of our new plants but most of them survived and have doubled in size since last August.

In recent weeks, we have given a facelift to a few areas around the property. All the lounge chairs poolside were redone using 2 blue bands and our multicolored umbrellas that were broken have been replaced with solid blue to match.

The biggest change you will see is our freshly painted bayside sign. We used the color scheme from the new beachside sign making the background our bright blue color with white lettering. It really stands out and has made the property easier to spot. The lighting had to be brought up to code and we placed it directly on the sign. The bushes that normally surrounded the sign have been removed and we will be planting crotons to match the planting in front of Phase 1.



Internal exchanges

Neither Gulf Tides nor CPMC offers an internal exchange program. The main reason is it would violate our contract with RCI.

Other suggestions to owners that are unable to use their weeks but do not want to join RCI is to place the unit up for rent and rent back in during the time you need.

RCI assures us that an owner wanting to exchange back into their home resort is given first priority over non owner requests. Remember, Gulf Tides is a small resort (21 units) which makes it difficult for anyone to trade into the resort certain times of the year.

If you are interested in a listing agreement or would like to ask questions about renting, purchasing or selling a unit, please call Kandy Reynolds at 1-800-201-9983.

Are deed corrections necessary?

Yes, deed corrections are very important and should not be put off. The longer you wait the more difficult it can be to finalize the changes. This can also affect selling your unit, as paper work will take twice as long to process.

For help with deed changes you will need to contact an attorney that will be able to correct your deed for you or you may contact our office and we will refer you to our attorney.



New Fencing on the way

In the next few months we will be replacing the existing fencing around the tennis court, pool and pool pump areas. The tennis court fence is 20 years old this year and has several areas that cannot be repaired. While replacing the vinyl coated chain link they will be repainting all the poles to bring back some life to that area.

The pool fence is going to be replaced with white vinyl fencing which should really beautify the pool area. As for the pool pump area, 6ft high vinyl fencing will be installed in place of the 6ft high lattice fencing.



New projects being discussed

After many improvements to the resort last year, we have been taking our time this year before starting some big projects that we are obtaining bids for now. Among them are:

1. Sleeper Sofas – All Phases
2. Sliding Doors/Screens Phase 2
3. Cabinet Replacement as needed
4. Landscaping Behind Office

We will be replacing unit 105's existing parquet flooring with tile next month because of water damage to that unit during our reconstruction. We are considering replacing the bathroom tiles in Phase 2 as well due to yellowing from age of flooring. Also we are discussing removing baseboards and using tile for easier cleanup and less maintenance.

Scores still gold crown level

The staff is happy to report that our latest score sheets from RCI still show us above Gold Crown requirements. The RCI catalog will not show this status until 2005 as they are reprinting catalogs every two years. August 2003 is the year end for scores and in November 2003 RCI will notify us of our new Gold Crown Rating. Our scores have been Gold Crown level since November of 2002.



Late Fee Billing

Invoices will be going out shortly to anyone that has not paid their maintenance fees. A late charge of \$15.00 will be added as well as 1.5% interest each month until the balance is paid in full. Collection calls will start soon after and the accounts will then be sent to our collection agency and then to foreclosure.

We do accept credit cards now and will work with you on a payment plan. However, the full balance owed must be paid off before 2 weeks prior to use or sooner if exchanging.

Annual Audit

The preliminary audit is completed and will be presented to the Board of Directors at our next meeting scheduled for April 25th. Once voted on, a final draft will be made available to owners by you sending a self addressed stamped envelope to us for mailing.

Gold card members

Gold card members **Need** to notify us in advance and show their card at the front office to obtain a parking pass. That means if you plan on coming to the resort after our offices are closed, you will need to make arrangements in advance. You can only invite the number of people that can occupy the unit you own and the **OWNER of the unit must be present**. No exceptions. We have had a problem recently with young people showing up with out supervision and leaving the public areas in disarray. We will not tolerate this. Finally, your maintenance fees must be current to have the Gold Card privileges.

Weekly Owners Meeting

Julia Mansfield invites all Owners to the weekly meeting held in her office at 11:30am on Mondays after the breakfast. Meetings are open to all owners and are intended to provide information on current and future projects, as well as answer any questions or listen to suggestions. Please come to the meetings during your stay or if you are in the area.

Unit Occupancy

The number of people allowed to occupy a unit is not only set by our condominium documents, but also by fire codes which **must** be followed:

Studio	-	4 people
1 Bedroom	-	6 people
2 Bedroom	-	6 people

Anyone who stays overnight at the resort, is considered an occupant and must be listed with the front desk at check-in. **This is strictly enforced and we will ask those over the limit to leave the property.**

Check In/Check Out

Check In	-	4:00pm
Check Out	-	10:00am

Please observe these times.

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



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

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