



OCTOBER 2020
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Office Hours: M-F 8:00 a.m. - 4:00 p.m.
Address: 4909 Marine Parkway
New Port Richey, Florida 34652
Phone: 727- 848 - 0198
Email: gcondominium3@tampabay.rr.com
Website: www.gulfharborscondos.com

EMERGENCY NUMBERS:

Fire/Ambulance: 911

For Suspicious Activities CALL 911 first, then call

GHC Patrol: 727-848-0198

Non-Emergency (Sheriff): **727-847-8102**

Pool #1 727-848-4417 Pool #2 727-845-4804

Pool Phones - 911 and Local Calls only

THE COMET

EDITOR: Pat Bourquin: cometer13@gmail.com

DISTRIBUTION: Pick up a copy in the Office

MAILING: Judy Morgan

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(Canada) Send check payable to: GHC-COMET

NEWS DEADLINE: **Thurs. OCTOBER 22, 2020**

DISTRIBUTION: Last Friday of month at Office.

Send ALL correspondence to the *Comet* via email. **Subject Box: COMET.** 1) Event name 2) Date 3) Time 4) Location 5) Price 6) Additional Info. /notes 7) Hosts and contact information— include area code.

The *Comet* is distributed the last Friday of each month.

It goes to businesses that support it as well as all of us.
Active Military family member- we provide free mailing to them. Leave name and address at the office.

WEBSITE: Rhonda Brown:
ghc.webmaster2018@gmail.com

SPECIAL EDITION COMET

BOARD OF DIRECTORS

| | |
|---------------------------|--|
| Diane Barkey, President | ghc.dbarkey@gmail.com |
| Bob Perry, Vice President | ghc.bperry@gmail.com |
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| Kathy Bond, Secretary | ghc.kbond@gmail.com |
| Fred Moffett, Director | ghc.fmoffett@gmail.com |
| Ed Short, Director | ghc.eshort@gmail.com |
| John Noel, Director | ghc.jnoel@gmail.com |

C.A.M.

Jeff Lombard – Interim Community Association
Manager

Ghc.condomanager@gmail.com

Down down yellow and brown the leaves will
be falling all over town.

Keep Smiling Cool Runnings

Pat Bourquin

RECREATION COMMITTEE

Please view event pictures on our GHC Website: www.gulpharborscondos.com
Send event pictures that you want posted on the website to: ghc.webmaster2018@gmail.com

All recreation committee events are still on hold and please watch the Comet for any changes.
Thank you, Bill Bourquin: 440-465-5394 OR ghc.recreation@gmail.com

SAVE THE DATE: 2020-2021 GHC Recreation Calendar of Events

November:

14 Veterans Day Steak Fry: - **Important notice**: Due to the Corona Virus the Annual Steak Fry scheduled for November is **canceled until further notice**. Thanks Cliff Beckford

December:

6 Decorate CH1 (Kinnander)
20 Christmas Gathering (Fudge & Wilson)

January:

3 Un-Decorate CH1 (Kinnander)
7 Recreation Committee Meeting 1:00
16 January Dance (?)
23 Pancake Breakfast (Bourquin, Olan)
28 Juliet Luncheon (Figliuolo)
31 Meet Your Neighbor (Rec. Com., Wilson+)

February:

4 Recreation Committee Meeting *10:00
6 Karaoke (Watson+)
16 Fat Tuesday Party (Smith+)
22 Card Party *******Need a chairperson to hold this event**
25 Juliet Luncheon (Figliuolo)
28 TGIF/Kitchen Party

March:

4 Recreation Committee Meeting 1:00
6 Yard Sale (Murray+)
13 March Dance (Fudge+)
14 Show Palace - Mama Mia! (Cacciola)
20 Pancake Breakfast (Bourquin, Olan)
25 Juliet Luncheon (Figliuolo)
26 TGIF (Fudge+)
27 Bocce Game Day (Bourquin, Wilson)

April:

1 Recreation Committee Meeting 1:00
9 Fiesta Friday (Antle+)

ACTIVITY AND EVENT NOTES

CLUBHOUSES are NOW **OPEN ! CH2:** Pool Tables open from 10am – 9pm.

CH3: Exercise equipment is OPEN from 10am to 9pm. **IMPORTANT:** Maintain social distance (6ft) and wear a mask in the building. Open to GHC Residents only.

Veterans Day Steak Fry: - **Important notice:** Due to the Corona Virus the Annual Steak Fry scheduled for November 14, is **canceled until further notice.** Thanks Cliff Beckford.

BOOK CLUB: Third Thursday 1:00 p.m. GHC Library January: we will review our books from March 2020: No Time for Good-Bye by Linwood Barclay and The Bookwoman of Troublesome Creek, Kim Richardson. **As a note, if you have time, read The Giver of Stars by JoJo Moyes. Both the Bookwoman and Giver of Stars deal with the same topic as an interesting comparison New reads for January/February: The Things We Cannot Say by Kelly Rimmer and The Dutch House by Ann Patchett.

Show Palace: Sunday March 14, 2121. Looking forward to enjoying the play “Kinky Boots”. Details to follow.

RECREATION Events! ALL recreation events are on HOLD, please watch the Comet for updates.

THANK YOU

Nothing to share this month.

MEMORIUM

In Loving Memory.

My Golden Retriever guide [service] dog, J. J., went to “Rainbow Bridge” on August 30, at the age of 13 years, four month and one day of age, from right here at home. At the age of 13 years of age, April 29, I declared to make his status “Retired”. Thirteen and one third years times seven, J. J. was in mid-nineties inhuman time. Yes, we hoped and wished for a long and happy Retirement for J. J. Sighted friends who had known our service dogs saw first about the end of July that J. J.’s walk was starting to become uneven. A few weeks later J. J.’s breathing began to become little by little strained. We could not and would not allow an animal [a beloved member of our family], to suffer. A very dear friend told us about “Lap and Love”. That friend and another dear friend who knew J. J. very well were here to help us have him go to Rainbow Bridge. We miss J. J. terribly.

Arthur Nolden, Tower Five.

NEW OWNERS

| | |
|---------|---|
| T5 304 | Elizabeth & Stanislaw Zimny formerly owned by Dennis Minary |
| V5 104 | Jaret & Patricia Brown formerly owned by William Labbancz |
| T4 201 | Samuel Sneed formerly owned by Robert Ohare Trust |
| V10 204 | John Lovert formerly owned by Timothy & Linda Wolfzorn |
| J-206 | Alina Chavez formerly owned by Chris Ward |

NOTES FROM THE BOARD

*** **NOTE:** watch the Bulletin Boards for any changes or Special meeting dates.
ALL Residents are encouraged to attend – on ZOOM

IMPORTANT MESSAGE FROM THE BOARD:

To all Residents who **mail their monthly dues**, we ask you to verify the address that you send your payment to. The correct address & information should include:

Gulf Harbors Condominium, Inc., your 18-digit account number (at top of coupon),
P.O. Box 23647,
Tampa, FL, 33623-3647.

Please do not send your payments to the GHC office. **More details** – near the end of the **Comet**.

SCHEDULED BOARD Meetings – on ZOOM

Thursday OCTOBER 8 – 9:00 AM ET

Thursday OCTOBER 22 – 9:00 AM ET

Meetings regarding the Financial Situation are being held twice a week: Wednesdays at (time) and Fridays at (time). These meetings include representatives of Greenacre, and Board of Directors: Treasurer Dick Fudge, Bob Perry, Fred Moffett and John Noel.

Check out the “**OWNERS ONLY**” WEBSITE for:

- Project Updates – from Infrastructure Committee Chair – Ed Short
- Committee Chairs and the Committee Members
- Updated Amendments (Per Annual Members Meeting 2020 Vote)
- Last Approved Meeting Minutes
- And more...
-

OWNERS ONLY WEBSITE

Complete the Form - Web Access Authorization Sign-Up Form

Drop it in the mail-slot or email it to the office at gcondominium3@tampabay.rr.com

The **signed form and email address** you want to use, **are required for Private site access**

Note – **AFTER** you send in your form, Please, **ACCESS the Website** - to be authorized.

GO TO: www.gulpharborscondos.com and Press the green **Owners Only Site** button and see;

New to this site? **Click "Sign Up"** (not **Log In**)

Enter the **email address you included on your form** and create your **own password**.

Your Request will then be verified against your completed / signed form **on file** and you will be approved to access the **Owners Only Site** private section of our website.

SPECTRUM BULK TV SERVICE !

For any issues: Call Spectrum at **1-833-697-7328** – for the Bulk TV Call Centre.

Give your GHC civic address!

Our GHC addresses are entered into their system, identified as part of the **Bulk TV Service** program.

Bulk TV service: You are entitled to one Free TV Box & Spectrum Packages: *Spectrum TV Basic, TV Select and TV Bronze*. (TV Bronze is **Spectrum Digital Tier 1**. It's the Silver package on their website, without the Movie channels). Additional TV boxes are an additional cost to you as well as other Channels, movies etc.

Internet & Phone rates may change at any time. Exception is our Bulk TV rate on Contract.

Please see **INFORMATION SHARED AT MEETING** on **OWNERS ONLY SITE** for Spectrum details.

Message from the Community Patrol Security Committee

"PLEASE contact Police if you see something suspicious."

EMERGENCIES call 911 NON-Emergencies call 727-847-8102 Press 7.

The Gulf Harbors **Community/Neighborhood Watch** volunteers,

Continue to watch over our grounds and residents.

Safety of our community is taken very seriously & we need help from those willing to

"SEE something & SAY something".

If anyone is interested in participating in this program,
please call Kathy Manware 727-232-2585 or Bob Perry 937-902-1083.

Always - Call the **Police first** and then call **Community Patrol!**

The Sheriffs' need to hear your story in your words!

**** ** INFRASTRUCTURE COMMITTEE MESSAGE ** ****

Please see an **important message** from
Ed Short – Infrastructure Committee Chair,
at the **end** of the Comet.

THINGS TO KNOW AT GHC

***** DISPOSAL OF GARBAGE *****

Please **PLACE ALL** your Garbage IN A garbage bag.

Please **DO NOT PLACE** Loose Garbage in cans or down the Garbage chute in the Towers.

* * *

***** CLUTTER AND PERSONAL STORAGE IN ELECTRICAL AND
HOT WATER TANK ROOMS *****

Please, at your earliest convenience remove all clutter and personal belongings from the electrical, laundry and hot water tank rooms. If not removed in a timely fashion, it will be removed by GHC maintenance personnel and tossed in the garbage.

Each owner/unit has a storage locker or room and that is what should be used for your individual storage of personal items.

Unnecessary clutter was a line item and mentioned during a recent visit by the Pasco County Inspector.

****PARKING:** There are “Temporary Parking” spots marked for one hour and emergency parking.

PLEASE DO NOT PARK YOUR vehicle ACROSS the sidewalk. Our Residents who use Walkers, Wheelchairs AND Scooters for mobility - need the sidewalk. “Thank you!”

****SLOW DOWN ON OUR STREETS AND in our PARKING AREAS!!**

****ALARM:** There is a Defibrillator at CH1. ALARM SOUNDS-CALL OFFICE.

**** RECYCLING: CANS are NO LONGER recycled. Please put cans in your regular garbage.**

PAPER Recycle: BREAKDOWN All Boxes before throwing them into the bin, to make room.
- This BIN is for ALL 537 Units to share so there is limited space. The BIN is emptied twice a month, and we pay for that. PLEASE DO NOT leave cardboard next to the BIN as that attracts animals.

**** BIN is located at SIDE PARKING LOT of CH3.**

****WATER CONSERVATION: PLEASE - Repair leaky faucets and toilets...HELP Lower OUR water bills!**

****VEHICLE WASHING: Fridays Only.** Use carport and open parking areas. Do not wash cars at the Clubhouses or near the pools.



****RESIDENTS SUNSHINE REPORT:** If you know of anyone who has been ill or has passed away, please notify Denise @ 630-251-7337 or call the office.

****SUGGESTION BOX:** Located inside CH1. Put questions/complaints/suggestions in the box. All entries are read by the Board. The signed ones will be acknowledged. Keep your ideas coming!

****Wi-Fi:** At CH1 and CH3 is FREE to *SPECTRUM* Customers – email and password are needed to log on.

****ATTENTION SMOKERS:** Use ‘Smokers Outpost Stands’ located outside CH#1. Don’t Litter!

****GRILL CLEANING:** Grill cleaning materials for grills at Pool 2, available for check-out in the office.

****Card Table and Chairs are available for residents to use.** The tables and chairs are in the office. A refundable deposit of \$10 for a table and \$10 for 4 chairs.

AVAILABLE TO BORROW: Baby stroller, high chair, playpen & baby bed in a bag. Contact Denise at 630-251-7337.

COMET DISTRIBUTION

The Comet is hand delivered Jan-April (winter months only). Postal delivery is available.
Please check our website to view the Comet.
Pick up copies for your building to help with delivery!!

Check out the “**Our Sponsors**” Button on our Public Website

www.gulpharborscondos.com



Gulf Harbors Condominium, Inc.

4131 Gunn Highway

Tampa, Florida 33618

*Please follow these instructions carefully
We want to ensure prompt and accurate crediting of your payment*

Dear Homeowner:

Enclosed please find coupons for payment of your May – Dec 2020 assessment fees, which are due on or before the first of each month for which you have received a coupon. When mailing your check, please be sure to allow adequate time for receipt and processing of your check. Using the labels provided, please remit your coupon and check made payable to: ***Gulf Harbors Condominium, Inc.***

Mailing your payment without your coupon may result in a delay in crediting your account properly. **It is the homeowners' responsibility to make sure Association fees are paid.** If your assessment is not paid when due, it could result in interest charges, legal, and incidental fees that will be the responsibility of the homeowner.

There are four methods that can be used to pay your assessments:

#1. Pay with the enclosed coupons.

#2. Pay by auto-debit. Your assessments can automatically be deducted from your checking account. Enclosed is an automatic debit authorization form. Please send the ***completed form*** with the ***last coupon***, and a ***“voided” check*** to: 4131 Gunn Highway, Tampa, FL 33618. Please remember you are still responsible to send in your payments until this free, automated service begins.

#3. Pay with a Bill Pay Service. Using a Bill Pay Service may result in a delay in crediting your account properly.

The following information is required when setting up payments:

Payee

Gulf Harbors Condominium, Inc.

Your 18 Digit Account Number

Located at the top of the coupon

Payee Address

P.O. Box 23647, Tampa, FL 33623-3647

#4. Pay by credit card or E-check. You can make credit card or E-check payments at www.greenacre.com, “Pay On Line”. PayLease/ZEGO, a third party processor, will charge a convenience fee for using this on-line payment service. If you have any questions about paying online, please contact a PayLease/ZEGO Representative at (866)729-5327 or at <http://support.paylease.com>.

Please take a moment to review your personal information for accuracy, and send any corrections in writing to the address above. If you have any other questions regarding your account, please contact your association bookkeeper, Tracy Preston, at tpreston@greenacre.com, or on her direct number 813-936-4150.

Gulf Harbors Condominium, Inc.
Board of Directors



Gulf Harbors Condominium, Inc.

4909 MARINE PARKWAY · NEW PORT RICHEY, FLORIDA 34652 · (727) 848-0198

**Notice to Owners
Hot Water Heater
Infractions
September 26, 2020**

Good Day Owner(s)

Recently, Gulf Harbors Condominiums Inc. (GHC) have had a visit from a Pasco County Inspector. During the visit he noticed and cited GHC for several infractions.

Most noticeably affecting you, as owner(s), are infractions dealing with your individual hot water heaters.

The hot water heaters either:

(a) **Have an incorrectly wired electrical feed**, where an incorrect wire type was used and it is not protected, or if the correct metal/plastic protection jacket was used, one or both ends are incorrectly attached to the electrical source or to the hot water tank. It must be connected securely with no wires visible.

(b) (i) are on first or ground floor and

Have no PVC pipe from Pressure Relief Valve (PRV) down to floor directing hot water away from the eyes and face of anyone in vicinity should the PRV be activated or fail.

(ii) are on the second or third floors

Must have the above plus a hot water heater pan underneath the tank. The units that have their hot water heater on a shelf, the pan must then have PVC pipe from the pan down to the floor.

(c) Have both (a) and (b) issues above.

(d) Have no issues at all

HOW TO FIX OR ADDRESS THIS SITUATION?

GHC has come up with the following solution(s) to these infractions.

For the electrical:

a) You can individually contact a licensed electrician, who must pull an individual permit for your unit and then install the proper electrical cable or the proper electrical cable protection jacket according to Pasco County electrical code.

OR

b) GHC is contacting various electricians to try and get a blanket price on this installation. We will ensure that the proper individual permits are pulled and the work is completed as per Pasco County electrical codes. The permits will cost approximately **\$\$\$** for each individual condo address.

The total electrical cost will be:

\$\$\$ + Proposed bid by electrician / Number of residents who avail of this offer

For the plumbing:

a) You can contact a plumber/handyman to install a PVC pipe from your PRV to approximately one to two inches from the floor.

OR

- b) GHC will have the PVC piping installed to meet Pasco County code. There will be a fee associated with this installation. The fee will cover parts and labor.

For hot water heaters that have a PRV in top center of tank, the fee will be **\$20.00**.

For those hot water tanks with a PRV on the side of tank, the fee will be **\$10.00**.

For those units that are on the second floor and require a pan underneath, the additional cost of pan is around **\$10.00 plus** the labor time. **The labor time to empty heater so that heater can be raised to slide pan in has not yet been calculated. Copper piping may have to be cut and reattached.**

For those units that are on a shelf and on the second floor and require a pan underneath, the additional cost of pan is around **\$10.00 plus** the labor time. Additionally, the pan must have a PVC pipe on it which comes down to the floor. The two units on the shelf must have their pipes ran down center brace for shelf and may be tie wrapped (or zip tied) to that center brace. The cost of additional piping will be **\$5.00**. **The labor time to empty heater so that heater can be raised to slide pan in has not yet been calculated. Copper piping may have to be cut and reattached.**

If you suspect your hot water heater falling under one or both of the above listed infractions, please send an email to ghc.eshort@gmail.com or call the front office and between the front office and myself we will let you know if your unit passes or fails the Pasco County Guidelines.

Payments can be made by sending/ mailing or dropping off a cheque to the front office made payable to "Gulf Harbors Condominium Inc."

Please note that:

- a) the electrician's final cost or
- b) the permit cost has not been determined or verified at the time of writing this notice. It is being worked on as fast and efficiently as possible and all will be notified of final cost as soon as we know.

ATTENTION: PASCO COUNTY HAS THE RIGHT TO AND WILL LEVY A FINE OF UP TO \$500.00 PER DAY, PER OFFENCE TO THE INDIVIDUAL OWNER(S) SHOULD COMPLIANCE TO CODE NOT BE ATTAINED

Sincerely,

Edward Short

Chairman – Building/Infrastructure Committee

Gulf Harbors Condominium Inc.

******* NEW ITEM ******* for Comet distribution, please be aware that there may be slight changes to the above.

While working through the Pasco County Permit division, I have conferred with the original inspector, the lead Plumbing engineer and now I am onto the lead Electrical engineer.

As I have mentioned before and in our recent Board Meeting, adding the PRV PVC piping does not require a permit or a licensed plumber as those kits are readily available to the average consumer to install. We still may need a licensed plumber when it comes to placing the pans underneath the hot water tanks. As the copper intake and output pipes must be cut, it is highly probable that permits will be needed, and a licensed plumber called in.

At print time, we do not have an update, however I wanted to get this insert into the Comet. Please take note of our **Owners Only WEB-site** for updates as they are received. I will be able to fill in the blanks with cost as I find out what permits we may need and a precise cost overall.