

AUGUST 2021

VOLUME: 47 ISSUE: 8



Office Hours: M-F 7:30 am-12:30 & 1-4 pm

Closed: 12:30-1 pm

Address: 4909 Marine Parkway
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

OFFICE: ghc.officeassistant@gmail.com

Website: www.gulpharborscondos.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—Press 7.

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

Pool Phones - 911 and Local Calls only

BOARD OF DIRECTORS

Bob Perry, President..... ghc.bperry@gmail.com
Ed Short, Vice President..... ghc.eshort@gmail.com
Richard Fudge, Treasurer..... ghc.dfudge@gmail.com
Chris Such, Secretary csuch1955@gmail.com
Robert Howard, Director ghc.rhoward@gmail.com
Steve Urlass, Director ghc.surlass@gmail.com
Vicki Jo Burr, Director ghc.vjburr@gmail.com

C.A.M.

Charla Galbraith – Community Association Manager
ghc.condomanager@gmail.com

THE COMET

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Pick up a copy in the Office

POSTAGE: \$.71 per issue (USA) \$1.25 per issue
(Canada) Send check payable to: GHC-COMET

DEADLINE: Thurs. AUGUST 19, 2021

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. Leave name and address at the office—with paid postage, to receive your copy. Active Military family members receive a free mailing.

COMET & WEBSITE: Rhonda Brown, Owner Volunteer:
Email - ghc.webmaster2018@gmail.com

Hello August!

Thinking outside the box.....

*At age 30, you have spent one month celebrating birth-days.

*The object of golf is to play the least amount of golf.

*Audio tapes had an A and B side, so it only made sense to transition to CD's.

*The purpose of a lock is to turn a door into a wall.

*The word ambiguous has only one meaning.

Have a wonderful month...

Stay Safe Everyone!

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

ACTIVITY AND EVENT NOTE

From the Recreation Chair:

We are still in need of chairpersons for the following events/activities: Cribbage, Decorate CH1 for Christmas, Fat Tuesday Party, Card Party and February Dance.

Please contact Bill Bourquin at 440-465-5394 or email @ ghc.recreation@gmail.com if you are able to chair any of these events/activities.

These activities/events we have been doing for several years and hopefully they can continue with volunteer assistance.

The items below marked **BOLD ***** (& 3 asterisks) — **STILL NEED A CHAIRPERSON !!!**

- *Without a chairperson the activity/event will **not be** offered:*

3-Mile Walk

Bingo

Bocce

Bocce Game Day

Book Club

Bridge

CARD PARTY ***

Christmas Pot Lock

Coffee n Conversation

CRIBBAGE ***

**Decorate CH1 (for)
CHRISTMAS *****

Euchre

FAT TUESDAY ***

FEBRUARY DANCE ***

Fiesta Friday

Garage Sale

Hand/Foot

JANUARY DANCE

Juliet Luncheon

Karaoke/Kitchen Party

March Dance

Meet YOUR Neighbor

November Steak Roast

Pancake Breakfast

Sew / Quilt

Shuffleboard

Show Palace

Stretch/FlexSwimnastics

TGIF

Bocce Ball will begin on **Tuesday, October 5, 2021, 9:30 am**. If you have any questions, please contact Bev Milo or Jonathan Jones.

The **Sew/Quilt group** will have an organizational meeting on **Monday August 16 at 1:00PM**. We will decide how we want to proceed as a group. I would like to include knitting and crocheting to our group. If you are interested in being a part of this group but cannot make the meeting, please let me know. I will follow up with you.

Donna Hammel - Email @ Donnahammel51@gmail.com or Tel. 502-435-8843

Thank you / MEMORIUMS

Nothing to share for this edition...

NEW OWNERS

D- 105	Carmelo & Carol Zisa	Formerly owned by Chester O'Leary
B- 207	Norma Galagarza	Formerly owned by Helen Ferjo
B- 107	Doreen LaBarbera	Formerly owned by Hristina Petkovska
J- 205	Robert & Patricia Loblein	Formerly owned by Roderick & Liberty Garcia
O- 103	Joann Tipton	Formerly owned by Debra Spitler
V9- 108	Scott Morano & Jayne Bernier	Formerly owned by Florida Voyagers LLC

MANAGER'S CORNER !!

LEASING POLICY: It is still being brought to my attention that some owners are apparently *advertising their unit on Airbnb, VRBO and other vacation rental sites* as being available for weekly or short-term rentals. Gulf Harbors does **not allow rental periods of less than three (3) months**. If we discover that a unit is being advertised as a short-term rental property, we will address it with the owner as it is a **violation of the documents governing the Association**.

RULES: We have sent an e-mail for owners to **consent to voting electronically**. Following this we will be sending an e-mail to those owners that have either signed up through the **E-Z Vote** system or opted to receive information **via e-mail** as it relates to the recent amendments and updated Rules and Regulations. Accompanying the e-mail will be a copy of the recorded amendments along with the Rules and Regulations. Owners can obtain a hard copy by contacting the office. For those owners who have not signed up for either option, we will be mailing a hard copy as required by Florida Statute. Residents should include these **new documents** along with the *set of governing documents* they should have received when they purchased their unit.

IMPORTANT: When you are doing any **re-modeling of your bathrooms or kitchen areas** inside your unit *please check with the office* while the work is being done. The Association would like to take the opportunity to **replace any cast iron pipes** with new PVC piping at that time. No one wants to tear out new construction due to broken piping...

REMINDER: Although June was the beginning of hurricane season, we typically do not see any serious activity until August. This gives residents time to prepare for storm season. If you are leaving for a vacation or are going to be away from your unit for an extended period of time, be sure to remove any chairs, tables, etc. that you may have on your patio so that it doesn't become a projectile should a major storm pass through.

Also, if you have a handicap or require special assistance in the event of an evacuation, please be sure to register with **Pasco County Emergency Services**. You can pick up the form in our office or request it via e-mail at ghc.officeassistant@gmail.com

By **Charla Galbraith, CMCA**



August 2021 Presidents Message – Bob Perry

This year is turning into the year of safety. We continue repairing serious structural issues. We flushed sewer lines & are evaluating sidewalk repairs to minimize trip hazards. All of these represent significant health & safety issues.

1. Since the last Comet, repair of rusted stairs has been completed in Tower 4. Repair of rusted railings have been completed in Towers' 6 & 3. Tower 1 is next.
2. As we address issues it seems like more issues arise. Flushing sewer lines for Towers' 5 & 6 revealed a broken pipe located within a Woodland's home lot. Charla contacted the Woodland's CAM & Ed Short contacted FGUA. FGUA replaced the broken clay pipe with a new PVC pipe. This prevented a future sewer backup for GHC.

I have several updates that I would like to share.

1. With respect to General Insurance, we will start meeting with several insurance agents to evaluate their coverage & quotes. The General Insurance bill is due in October 2021.
2. Our 2020/21 fiscal year Financial Audit is progressing and should be completed soon.
3. Our Future Management Search Committee has continued meeting weekly and the committee recommended to contract Red Tree Landscaping. The GHC BOD motioned and passed a 20-month contract with Red Tree in this month's BOD meeting. The committee is now working on future Financial & Management options.

There have been some recent issues & actions taken I would like to share.

1. Currently there are a couple of unauthorized cameras mounted outside units on common grounds. These are infractions of our governing documents, are problematic for residents, & we have sent letters to those with cameras to remove them. We still have some *noncompliance*. These are being referred to our fining committee.
2. Drinking alcoholic beverages at the pools has become a problem. This violates GHC rules & regulations. Residents who are drinking alcoholic beverages at the pool will be directed to leave the pool & their FOBs will be deactivated.
3. We've had a FOB given by a GHC resident to a non GHC resident with kids. The kids have abused our facilities & we have deactivated this GHC resident's FOB.
4. We have cases where owners are moving out & have relatives moving in without notifying the office, getting background checks, & in one case no ESA paperwork for an animal. We emphasize that **all residents moving into GHC need** - office notification, background checks, & where appropriate completed ESA paperwork with shots up to date.
5. Vicki Burr is looking into Emotional Support Animals documentation in the office. We estimate that there are about 60 animals in our community. As of today, there are ten who have their ESA paperwork complete & shots up to date. The ones who don't are considered committing infractions. It is required that residents who have ESA animals make sure that the ESA paperwork is complete, the animals have shots current, & the completed paperwork is submitted to the GHC office. Again, the office needs up-to-date records!

In conclusion I would like to clarify the *CPO function with respect to civil issues*. The CPOs are the eyes & ears for our community. Where civil matters occur, the CPOs are not there to resolve these issues. They are not armed & do not have the authority to arrest people. **Residents need to call the police** when they have possessions stolen, feel threatened, or are in danger, in addition to reporting the incidents to the CPOs or GHC office.

Again, I would like to thank everyone for their patience & help while the repair activities are going on.

Regards,

Bob Perry, President BOD - Gulf Harbors Condominiums Association

NOTICE of NEW Email address to reach the Office

To reach Elizabeth, our Administrative Assistant in the office—please email her at: ghc.officeassistant@gmail.com

Please take note that the previous 'gcondominium3' email address will be phased out of service...

Thank you for your attention to this change.

GHC Management

NOTES FROM THE BOARD

• SCHEDULED BOARD Meetings

Thursday August 26, 2021 – BOARD Meeting 10am ET on Zoom & In-Person CH3

Owners are encouraged to attend—on Zoom.

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

- * AGENDA – for upcoming meetings (posted 48 hours in advance per FL statutes)
- * GHC Declaration, etc.— Amendments (*posted* per 2021 Annual Members Meeting Vote)
- * Board Meeting Minutes—Read the previous Board approved minutes
- * Project Updates – from Infrastructure Committee Chair – Ed Short
- * How do you access our 'Owners Only' WEB-Site, see **Page 7**, for details.

GHC COMMITTEE WORK

Future Management Search Committee

The purpose of the Future Management Search Committee is to investigate various management models for Gulf Harbors Condominium (GHC) and provide recommendation to the GHC Board of Directors.

The Board of Directors' responsibility this year is to make an informed decision on management style that will be in the best interest of Gulf Harbors Condominium. The FMS Committee will focus on the study of management styles based on three important elements: COSTS – BENEFITS – RISKS.

The Committee meets on Tuesdays at 9 AM in Clubhouse 3 and via Zoom (meeting ID 452 293 5282). Owners are welcomed to attend. Currently, the FMS Committee is analyzing Condominium Management Software and interviewing full-service Condominium Management Companies.

Please check the **Owners Only WEBSITE** for more details shared at the recent

Board Meeting July 22nd, under - **“Info Shared at Meeting”**.

Message from the Community Patrol Security Committee

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

The safety & security of our community is taken very seriously.
“CONTACT **Police**—if you feel threatened, that something has been stolen or see anything suspicious.”

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

The **Sheriff** needs to hear *your story in your own words*!

INFRASTRUCTURE COMMITTEE MESSAGE

Please read this **important message** from **Ed Short – Infrastructure Committee Chair**,

Below is a compiled list by GARDEN UNIT of:

1. ALL **Hot Water Heaters** that GHC (Maintenance Person in off-hours) can fix or repair (See ***TABLE** below)
2. The **Hot Water Heaters** that need electrical work and a **licensed electrician MUST address!**
3. The **Hot Water Heaters** that need plumbing work (*most likely a drain pan underneath*) and need a **licensed plumber to address!!**

For **Item 1 above**, I am working to contact each and every one of you **either via e-mail (if known) or by voice telephone call** to get permission to do this work. **There will be a fee and we will discuss that.** When the fees are received at the office the work will be completed on a weekend in the near future. See ***TABLE with Units listed.** **So for the next while if you see a crazy Newfoundland (709-) telephone number coming in on your phone, would you kindly answer, it may be me!**

For **Items 2 and 3 above**, I am in the process of trying to arrange for an electrician and plumber to come look at the many issues we still have and give us a blanket cost. **When I know the blanket pricing of these repairs and fixes - I will let you know.**

I have had **two** contact me from the **List below** since last month's Comet...let's clear up this list!

INFRASTRUCTURE COMMITTEE & SATURDAY ZOOM SESSIONS

Would the **Owners listed below** - please contact me at:
ghc.eshort@gmail.com with your telephone number and I will call you to discuss your Hot Water Heater. Thank You.

VIRTUAL EVENT

Enjoy **Saturday morning coffee** with Ed: **9:00 AM ET for an hour, hour and a half.**
Still going since January 2, 2021 !!

Sit back, listen, or better yet, participate in discussions revolving around Infrastructure/Building issues in and around Gulf Harbors.

We can't say that the issue will be fixed right away, but at least you will have an ear, we'll take note of the issue and they will be addressed, one way or another.

Log in to ZOOM the same way you would for a Board of Directors meeting. Or, use the same link, found below:

<https://us02web.zoom.us/j/4522935282>

As always, I can be reached @
ghc.eshort@gmail.com



Building	Units	*TABLE
AA	103, 104, 107, 207	
B	101, 201, 203	
C	102	
D	103, 105, 107	
E	102, 103, 202	
F	104, 107, 201	
G	105, 108, 203	
H	102, 204	
I	106	
J	101, 103, 104, 108, 202, 204	
K	103, 104	
L	103, 106	
M	106, 108, 202	
N	104, 106, 107, 108, 201, 202, 206, 207	
O	103, 107, 201, 208	
R	101, 103, 106, 107, 108	
S	201, 202	
T	101, 104, 106, 107, 201	
U	204	



OWNERS ONLY - WEBSITE "OO-WEB"

- From the office, ask for and fill out the - **Web Access Authorization Sign-Up Form**
- Return to the office or **email** it to the office at gbc.officeassistant@gmail.com
 - The signed form & email address you want to use, *are required on the form* for WEB 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** private site section of our website! *This may take a few days to process.*

What to read?

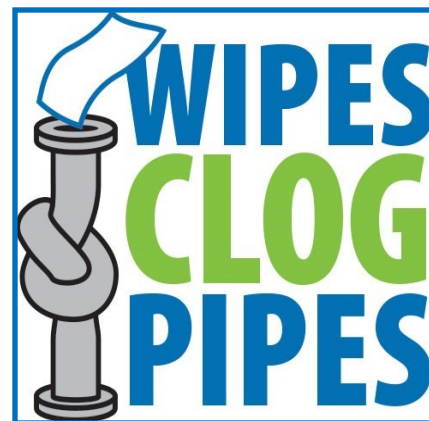
- More details from the recent Board meeting located on the private GH Website.
- GHC President and Manager Reports.
- Info Shared @ Meetings: Future Management Search Committee, Project Updates.

We continue to advise: PLEASE DO NOT FLUSH ANYTHING OTHER THAN TOILET PAPER — DOWN YOUR TOILETS !!

SEWER PIPES - that become blocked due to "wipes & non-toilet Paper products" *COST OUR* Association \$\$\$.

This means that 'ALL OF US' as **Owners** pay very **expensive maintenance repair bills**.

So... Please - **ONLY** Toilet Paper!



BULK CABLE TV SERVICE!

For **ANY** issues:

- Call Spectrum at **1-833-697-7328** – we are part of the **Bulk TV— Call Centre**.
- **IF you suspended service last spring—call to re-apply for extending seasonal TV- phone service.**
- Our GHC addresses are labeled in their system. The 'CABLE Bulk TV' Service is included in our monthly condo dues provided by Spectrum. You are entitled to one Free TV Box (required to receive the TV channels). The GHC Spectrum Package is: 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 will cost extra billed directly to you, as well as any other extra Channels, movies you order or if you have a TV Box that records television shows.
- Spectrum has the right to change the **Internet & Phone rates**, at any time. That is **not part** of GHC Bulk TV contract.
 - * Please see "Information Shared at Meeting" on Owners Only Site for Spectrum contract details.

THINGS TO KNOW AT GHC

DISPOSAL OF **GARBAGE**:

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

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

CLUTTER- PERSONAL STORAGE in ELECTRICAL & 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:

Ensure your **GHC Parking Tag** or **temporary guest pass**, is displayed properly per Rules.

There are “**Temporary Parking**” spots marked for one hour and emergency parking. Please observe the one hour timeframe.

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. IF the ALARM SOUNDS – CALL the OFFICE.

RECYCLING: ‘CANS’ - are NO LONGER able to be recycled.

Please put cans in your **regular** garbage.

PAPER RECYCLE:

BREAKDOWN All Boxes before throwing them into the bin, to make room for others.

This is for ALL **537 Units** to share so there is limited space. The BIN is emptied twice a month, & 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 your carport or 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 – you need your own email and password to log on.

ATTENTION SMOKERS:

Use ‘Smokers Outpost Stands’ located outside CH#1 & #2. Please Do Not 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.

NO PET COMMUNITY:

Please note that per **Gulf Harbors Official Rules and Regulations**, pets are not permitted on Gulf Harbors property at any time.

Reminder—All registered **Emotional Support Animals (ESA's)** must have current Pasco County license tags (dogs/ cats only). The office is **contacting all ESA** owners, to ensure current yearly paperwork, and license tags are on file.

LAUNDRY TOKENS - TOKETTES:

30 for \$25. available at the Office by “check or money order” Only. **No Cash** transactions.

TOWING SERVICE— Info:

Towing signage has been *posted to designate* the Towing details for vehicles parked without authorization. Ensure your GHC parking Tag is clearly displayed. *Warnings* will be issued, vehicles will be *towed*.

ASSOCIATION DUES:

For questions regarding payments, contact Tracy Preston at Greenacre Properties;
Email tpreston@greenacre.com
Ph # 813-936-4150. Send check to
Gulf Harbors Condos
PO Box 23647 Tampa, FL 33623-3647

No Longer—Available to BORROW:

Unfortunately there is no longer availability to borrow baby things...

COMET DISTRIBUTION

- * The COMET is available in the **office** & copies also located in **CH1**.
- * Pick up copies for your building to help with delivery to your neighbors!!
- * Postal delivery is available for a small fee. Free to active Military.
- * Please check our **website** to view the COMET along with
- * “**Our Sponsors**” button on our Public Website www.gulfhARBORScondos.com
- * **Let them know** – you found them in the Gulf Harbors COMET or on the WEBSITE!

FOR SALE — 2021 AUGUST GHC is a ‘NO PET’ COMMUNITY

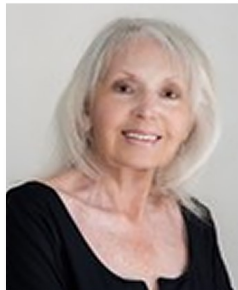
- T#4-104** 2BR/2BA., unfurnished 1st floor, modern utilities, completely renovated, newly tiles jacuzzi walk in shower, all hurricane proof windows, slider. Brand New A/C unit. \$235,000 firm. **Call** 727-285-2128 or 727-470-0329.
- G-207** 2BR/2BA, fully furnished with Garden View, 2nd floor, Brand New A/C unit with 10 year warranty option. Close to stores, pool, clubhouse & causeway. Ready to move in or rent. \$120,000 AS IS. **Call** Jeanine Hill at Coldwell Banker if interested (727) 207-5073.

RENTALS (Minimum 3 months on all rentals)

NO PET COMMUNITY

- L-203** 1BR/1.5BA., FULLY FURNISHED. Updated with new flooring and appointments. Available immediately or for 3-month seasonal minimum. \$1600 Month, plus security deposit, non-smoking. **Call** John Z. 727-560-0008.
- T#3-101** 2BR/2BA a corner unit about 1400 sq ft. Fully furnished and ready for occupancy for a yearly rental. Rent is \$1300 per mo. **Call** Joseph Howard at 586-776-1900 or **email** jhoward248@aol.com
- T#5-301** 2BR/BA (den & balcony) Fully furnished 1540sq ft corner condo w/view on deep water direct access to Mexico Gulf N canal w/swimming dolphins & sailing boats, 3rd flr w/elevator. Minimum 3 mos., no pets, internet & tv included. \$1550/month plus utilities. Please **Call** Jerzy 708-328-0928.

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