



**MAY 2020**

**VOLUME: 46 ISSUE: 5**

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](mailto:gcondominium3@tampabay.rr.com)

Website: [www.gulfharborscondos.com](http://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\*

**BOARD OF DIRECTORS**

Diane Barkey, President	<a href="mailto:ghc.dbarkey@gmail.com">ghc.dbarkey@gmail.com</a>
Bob Perry, Vice President	<a href="mailto:ghc.bperry@gmail.com">ghc.bperry@gmail.com</a>
Richard Fudge, Treasurer	<a href="mailto:ghc.dfudge@gmail.com">ghc.dfudge@gmail.com</a>
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Fred Moffett, Director	<a href="mailto:ghc.fmoffett@gmail.com">ghc.fmoffett@gmail.com</a>
Ed Short, Director	<a href="mailto:ghc.eshort@gmail.com">ghc.eshort@gmail.com</a>

Dietta Burgoyne - Community Assoc. Mgr. - Interim

**THE COMET**

**EDITOR: Pat Bourquin: [cometer13@gmail.com](mailto:cometer13@gmail.com)**

**DISTRIBUTION:** Pick up a copy in the Office

**MAILING:** Judy Morgan

**POSTAGE:** \$.65 per issue (USA) \$1.25 per issue

(Canada) Send check payable to: GHC-COMET

**NEWS DEADLINE: Thurs. May 21, 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. Call the office for FREE email delivery.

**WEBSITE:** Doug Brown:

[ghc.webmaster2018@gmail.com](mailto:ghc.webmaster2018@gmail.com)

Wild and crazy times, stay safe.

Keep Smiling ...Cool Running

## **RECREATION COMMITTEE**

Please view event pictures on our GHC Website: **[www.gulpharborscondos.com](http://www.gulpharborscondos.com)**

Send event pictures that you want posted on the website to: **[ghc.webmaster2018@gmail.com](mailto:ghc.webmaster2018@gmail.com)**

Please call if you want to host events this summer/fall season. Bill Bourquin: 440-465-5394 OR **[ghc.recreation@gmail.com](mailto:ghc.recreation@gmail.com)**

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

#### **November:**

14 Veterans Day Steak Fry (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 (Simerson+)

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**

**FYI:** The Exercise equipment is now located in CH3. ***All CH facilities and Pools are closed.***

**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

**RECREATION Events !** – Any resident, owner or guest, who attends GHC *Recreation Events* where alcoholic beverages may be available, a **waiver form** will need to be completed in full. This includes your name, signature and Building / Unit. This waiver must be filled out prior to the purchase of an event ticket. This form will be held on file in the office, for future events you attend.

*The Board* thanks you for your participation in this new process.

## **THANK YOU**

I want to send a huge thank you to my Yard Sale helpers, who spent many hours collecting items, pricing, and attending sale day. To our staff, a thank you for their help with table set up. Thank you shoppers for making our Yard Sale such a wonderful success. We realized a profit of \$1107.00 after expenses. Team work makes things happen.

Respectfully  
Mabel Murray, Chairperson

When the Covid-19 pandemic first struck, the Board of Directors of GHC took quick action to safeguard residents and staff. Activities were stopped, buildings were closed, directions for cleaning laundry facilities were posted etc. Some residents, at the time, felt these actions were premature and excessive (we love our GHC activities). However, in hind sight, the Board's actions were right on the mark. Besides safeguarding residents and staff within GHC, these decisions got people thinking and spurred them to take actions earlier than they otherwise would have. Many people decided to head home, some decided to stay longer and everyone practiced physical distancing. So thank you Board for your vision and decisiveness during this pandemic.

GHC Resident

Thank you to our Gulf Harbors residents' Diane Barkey and Judith Thompson, who made masks for our staff. Very much appreciated.

GHC Management

## **MEMORIUM**

*Nothing to share this month.*

## **NEW OWNERS**

C-202 – Tom and Dee Curlew, Fenelon Falls ON, formerly owned by Carmela Marino  
T-203 – Roderic Williams and Sandra Talavera, New Port Richey, formerly owned by Kathy and Ralph Paulsen  
T#4 – 302 – Erica Arone Living Trust, New Port Richey, formerly owned by Irene Bilais  
V7-206 – David Curry, North Reddington Beach, formerly owned by JC Properties LLC

## **NOTES FROM THE BOARD**

### ***Wonderful news***

The Board is very pleased to announce that we have hired a new CAM for GHC. Gina Samelwich will begin in her new role as of Friday May 1<sup>st</sup>. Please welcome Gina to our community – of course using appropriate social distancing. We are all confident that Gina will be a great asset for GHC as we move forward.

Gina will be able to join in on the May 11<sup>th</sup> Board meeting via ZOOM, so come and meet Gina, at least in cyberspace that day.

Diane Barkey, GHC President

### **\*\*\* NOTE \*\*\*:**

PLEASE watch the **Outside Bulletin Boards at Pool 1 and Pool 2** AND Go to the **OWNERS ONLY WEBSITE** – for the **Meeting Agenda**, and any changes or Special meeting dates during the Covid-19 Pandemic. These will be posted on the Friday evenings, prior to Monday meeting dates.

**BI- WEEKLY MEETINGS** – During this unusual situation with the Coronavirus Pandemic, the Board of Directors will be conducting regular bi-weekly Monday morning meetings.

This began Monday April 27. **Next Meetings: May 11 and May 25.** To be reviewed for JUNE.

Watch for *Bi-weekly Board Minutes* on the Owners Website under Pandemic Bi-Weekly Minutes.

## **COMMITTEE CHAIRS 2020-2021**

Budget & Finance – Ace Holden

Elections and Balloting - Co- chairs - Tony Payne / Rhonda Brown

Executive – Diane Barkey

Fining – Rhonda Brown

Grounds – John Noel

Infrastructure (Building) – Ed Short

Legal – Bob Bergeron

Recreation Committee – Bill Bourquin

Security - Bob Perry

## **AD-HOC Committees**

Communications - Rhonda Brown (Curt Wilson – will be lead negotiator)

Kayak – Tony Payne

## Condo Dues:

The Board has received inquiries on the 8% increase in condo fees this year. No one likes an increase in fees and this year's fees are higher than we normally experience. To read the main reasons for the need for the increase, please see the message posted on the [Owners Only Website](#)

## **UPDATE FINAL PROXY RESULTS – Announced at Annual Members Meeting April 16, 2020**

With the assistance of numerous dedicated and persistent volunteers, we surpassed the number of required owners to cast their vote on the 5 Proxy Questions by early April. The recessed Annual Meeting on March 12<sup>th</sup> was reconvened on April 16<sup>th</sup>. Here are the results of that vote. Four of the five proposals were approved by the Membership.

### **Limited Proxy Questions Results**

	1. EVC	2. Kayak	3. Patios	4. Parking	5. <b>Transfer Fees</b>
Total Votes	276	276	276	276	276
Total Yes Votes	167	230	209	201	205
Percentage of Yes Votes	<b>60.51%</b>	<b>83.33%</b>	<b>75.72%</b>	<b>72.83%</b>	<b>74.28%</b>

\*requires 66.67% to pass

1-Do you approve the installation of an electric vehicle charging station on the Common Elements, at a location to be determined by the Board of Directors, as a material alteration of the Common Elements? <b>NOT Approved</b>
2 - Do you approve installation of a kayak launch ramp and/or small dock as a material alteration of the Common Elements, with all costs to be paid by kayak owners through their rental fees, upon final approval of same by the Board (including a location determined by the Board) after submission of a plan from the Kayak and/or Infrastructure Committees? <b>APPROVED</b>
3 - Do you approve ground floor unit owner installation of patios behind their units, at unit owner expense, in compliance with specifications adopted by the Board of Directors? <b>APPROVED</b>
4 - Do you approve adding parking spaces, exact number/locations to be determined by the Board of Directors, in grassed areas including off the side of the turn circle near Tower 6, and across from Tower 5, as a material alteration of the Common Elements? <b>APPROVED</b>
5 - Do you approve the <b>proposed amendment to Paragraph 14(a) of the Declaration of Condominium</b> to alter the current language of a \$50 transfer fee, to be set by the board but not to exceed the maximum amount allowed by law? <b>APPROVED</b>

## **OWNERS ONLY WEBSITE**

### **Complete the Form - Web Access Authorization sign-up Form**

Email it to the office at [gcondominium3@tampabayrr.com](mailto:gcondominium3@tampabayrr.com)

The **signed form and email address** you want to use, **are required to access to the Private website.**

Please note – **AFTER** you send in your form - you will need to **ACCESS the Website** to complete the process, and be authorized.

**GO TO:** [www.gulpharborscondos.com](http://www.gulpharborscondos.com) and Press the green **Owners Only Site** button and;  
New to this site? **Click “Sign Up”**

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 !**

PLEASE CHECK your Spectrum bill and ensure you have **one free TV Box**, to watch your television.  
**A TV Box is required for each TV**, to receive Spectrum TV Channels.

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 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.*

### **CAM REPORT**



Laundry facilities are in normal operation as of May 1<sup>st</sup>. Our staff is on full complement and we are working diligently on our grounds as they have taken over during this pandemic. The office is still closed to walk in traffic so we can keep residents and staff safe while we are still operating under an emergency status. Thank you for your patience as we work through these uncertain times.



### **MAINTENANCE CORNER**

**AC: Air Conditioner Contractors** that you as an owner require for AC issues in your unit - must **first report to the office** so we are aware they are on our private property.

This is important as GHC has **special roof material** that can be punctured without the use of a **special mat** that GHC provides. This is for all AC roof inspections, repairs, replacement etc.

- PLEASE ensure your contractor, contacts the office so we can all protect our Roofs from future leaks and expensive repair work.

During this **PANDEMIC time period to work safely** – you or they can EMAIL the office at: gcondominium3@tampabay.rr.com Note in Subject Line: “AC CONTRACTOR at GHC” and give details so we can arrange for them to Pick Up the special roof mat. Once the pandemic is over we will revert to normal operation which is to stop in at the office when they arrive.

- Thank you for your attention to this important notice !

### **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.

We are starting a **Community/Neighborhood Watch** due to increased security issues. We would like to have all areas of our complex covered. Safety of our community is taken very seriously & we need those willing to “**SEE something & SAY something**”.

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

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

### **THINGS TO KNOW AT GHC**

**\*\*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** 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.

This 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.gulfharborscondos.com](http://www.gulfharborscondos.com)

