



AUGUST 2019

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Office Hours: M-F 8:00 a.m. - 4:00 p.m.

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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:

MAILING: Judy Morgan

POSTAGE: \$.65 per issue (USA) \$1.25 per issue
(Canada) Send check payable to: GHC-COMET

NEWS DEADLINE: Thurs. August 22, 2019

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

BOARD OF DIRECTORS

Diane Barkey, President

Rhonda Lee Brown, Vice President

Richard Fudge, Treasurer

Acting Secretary, Rhonda Lee Brown

Robert Bergeron, Director

Donna Murphy, Director

Kathy Bond, Director

Barb Simon, Director

Susan Bedford - Community Assoc. Mgr.

Hot, Hot, Hot. Cleveland is Hot, Hot, Hot.
Summer is here!

Enjoy the pool and picnics with friends and family. Vacation time to escape the heat. I think I will find a shade tree and a tall glass of lemonade as I review my GHC rule book.

Go Tribe!

Cool Runnings...keep smiling,
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**

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

SAVE THE DATE: 2019-20 GHC Recreation Calendar of Events

(?) Needs a chairman to hold the event.

November:

16 Veterans Day Steak Fry (C. Beckford)

December:

8 Decorate CH1 (Kinnander)

23 Christmas Social (?)

January:

2 Recreation Committee Meeting 1:00

5 Un-Decorate CH1 (Kinnander)

12 Meet Your Neighbor (Rec. Com. ,Wilson)

18 January Dance (Schissel)

25 Pancake Breakfast (Bourquin, Olan)

30 Juliet Luncheon (Figliuolo)

February:

2 Super Bowl Gathering

6 Recreation Committee Meeting *10:00

6 Town Hall Meeting 1:00

8 Karaoke (Brown) (?)

17 Card Party (Ward)

22 February Dance (?)

25 Fat Tuesday Party (Smith+)

27 Juliet Luncheon (Figliuolo)

28 TGIF (East Coast Girls)

March:

5 Recreation Committee Meeting 1:00

7 Yard Sale (Quick, Wilson)

14 Pancake Breakfast (Bourquin, Olan)

15 Show Palace - Mama Mia! (Cacciola)

21 March Dance (?)

26 Juliet Luncheon (Figliuolo)

27 TGIF (Fudge, Bourquin, Olan+) "Mick and the Kid"

28 Bocce Game Day (Bourquin, Wilson)

April:

2 Recreation Committee Meeting 1:00

3 Fiesta Friday (Antle+)

11 Karaoke (Brown) (?)

ACTIVITY AND EVENT NOTES

BOOK CLUB: We are set for Book Club 2019-2020. **Jan.:** Beneath the Scarlet Sky by Mark Sullivan and The Little Old Lady Who Broke All the Rules by Catherina Ingelman Sundberg. **Feb.:** Where the Crawdads Sing by Delia Owens and The Day the World Came to Town by Jim DeFede. **Mar.:** No Time for Good-Bye by Linwood Barclay. Bring further ideas to fill-out March when we return after a summer of reading!

SHOW PALACE: GHC Recreation has booked the Show Palace Dinner Theatre for the play "Mama Mia" on **Sunday March 15th** at 1:00 p.m. A limited number of tickets are available so please contact Peggy Cacciola at 201-638-1593 or Apcacciola@aol.com to make your reservations.

VETERANS DAY CELEBRATION: November 16, 2019 at Pool #2 from 2:00 to 5:00 p.m. Tickets on sale for \$12 each, October 26th & November 2nd at CH#1 from 11 a.m. to 1 p.m. Tickets limited to 70.

Menu- includes:

7oz. bacon wrapped filet, potato salad, cole slaw, beans, rolls, butter & dessert, beer, soda & mixes. B.Y.O.B . Any questions call Kip Beckford 727-843-9488 or Carl Ross 727-842-9332.

NOTES AND THANK YOUS

Saying thank you is not nearly enough for all the cards, prayers and Masses that were said for Jack Walters. God Bless & thank all of you. Pat Fagerson and the Walter's family.

NEW OWNERS

V5-201 Kenneth & Vanessa R. Mortensen of Stuart, Fl. formerly owned by Herbert & Roswitha Thomas.

V9-306 Raymond Sieper of Odessa, Fl. formerly owned by Wilber & Jeanne Jackson.

V11-201 Nonis Holdings of New Port Richey, Fl. formerly owned by Joseph V. Foley Estate.

NOTES FROM THE BOARD

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

BOARD MEETINGS:

- August – No Scheduled Meetings
- September 12 - Work Session/Board Meeting
- September 26 - Board Meeting

GHC Projects July 1, 2019 - Undertaken in the last 18 Months

The last 18 months have been extremely busy for the Board of Directors, Committee members, all of the other volunteers and of course our employees that have worked together as a team to achieve our many accomplishments and goals. Some of the improvements are easily visible or apparent, but others are not. Some owners have inquired - what "we spend their money on because they don't see any changes". To ensure that everyone can appreciate what has actually been accomplished, here is

a list of some of the projects that have been undertaken. Remember many of these changes did not cost money but rather hard work and dedication from our many team players.

UPDATES since JULY COMET.

The Buildings

- ❖ Repairing Villas 4 – 8
- ❖ Updating the office building
 - New hurricane-proof windows
 - Reconfiguring the floorplan to enlarge the Conference Room and thus improve the airflow and the workflow
 - Painting and decorating
 - Improving the lay out and workflow at the reception desk
 - Replace some of the floor structure
- ❖ Welding the east stairwell at Tower 1: Completed
- ❖ Completing 4 new carports
 - J- Building
 - Tower 2 X 2
 - Villa 10
- ❖ Replacing the areas of rotting siding on all of the Clubhouses. Update: in progress.
- ❖ Replacement of flooring in the elevators. Completed.
- ❖ Replace Tower 4 roof: Update: the replacement process is approx. ½ completed
- ❖ Repair of U - building balcony. Completed
- ❖ Replacing the flooring and some of the floor structure in Clubhouse 3. Completed
- ❖ Install Back Check Valves in Phase 1, 2 & 3 sewer lines: Update: Phase 3 is almost complete. Exceptions at Villa 6, 7 & 8.
- ❖ Flushing / Cleaning Manholes and Sewers on Jasper
- ❖ The Board approved painting CH 2, 3 cream color. Work will begin once the amendments are recorded: Update: Declaration Recording in progress.
- ❖ Pool 1
 - Replacement of pool filter pit cover: Completed.
 - Updating of change rooms and saunas
 - Repair of pool coating and tiles in July: Update: project started July 22, - in progress.

Grounds

- ❖ Improved Grounds maintenance and replacement planting
- ❖ Mangrove Committee researched the laws related to Mangrove trimming, and the first year cut was approved and completed
- ❖ Cleaning out of drainage ditches that were plugged by undergrowth, mud and mangroves

Implementation of Technology to Improve Efficiency and Processes in the Office and Communication with the Owners

- ❖ Implementation of a Maintenance Management and Work Order System
- ❖ Computers provided for both Cindy and John and Susan's was upgraded
- ❖ Integration / networking of programs within in the office
- ❖ Education provided to the CAM on utilizing the program "Outlook" to help with time management and task lists
- ❖ Implementation of Electronic Voting for those residents that wanted to sign up – EzVote

- ❖ Improved flow of Board Meetings to improve efficiency and to decrease repetitive time spent at meetings
- ❖ Researched different options for Conference calling and have implemented a new service which lowers the cost of conference calls for Directors' meetings
- ❖ Development and implementation of a GHC Website which includes an "Owners Only Site" that enables the Association members to access information on:
 - Agendas and Approved Minutes
 - Administrative Contacts
 - Owners Directory Lists
 - Financial Statements
 - Articles of Incorporation & Bylaws
 - Declaration
 - Rules and Regulations
 - Architectural Guidelines
 - Budget
 - Florida Condominium Statutes
 - Strategic Plan
 - Audit
 - Project Update

Policies and Procedures

- ❖ The Board conducted a review of the existing Declaration and held a vote on making 4 changes to the Declaration. The vote resulted in an approval from the membership for those four Amendments. The Declaration will be Restated and recorded in Pasco County. Once the Restated Declaration is recorded, the Restated Declaration will be posted on the Owners' Website. Update: in progress
- ❖ Implementation of a Strategic Planning Framework for Gulf Harbors which includes Mission, Vision and Values Statement for GHC
- ❖ Review and updating of GHC Rules – Rules mailed to all Owners, July 3, 2019
- ❖ Review and updating of several of the employees' Job Descriptions
- ❖ Streamlining of roles and responsibilities of the employees
- ❖ Mandating yearly Performance Reviews for all of the employees and making all wage increases merit-based

Projects that have been identified and will soon commence or proposals that will be presented to the Board

- ❖ Key Fob Security System – approved, to replace current card system: Project: on track to start in August.
- ❖ Replacement of 910 feet of Miami Curbs on Garnet, Amulet and Jasper – approved. Update: project started: July 8th Miami Curbs almost complete. Paving repairs associated with Miami Curb repair -to start once curbing is completed.
- ❖ Replacement of old Kayak Rack in the work yard. The cost for rebuilding the racks will be paid in full through the yearly rental fees of the owners who utilize the spaces. Update: project in progress.
- ❖ Remove surface from breezeway on I-building and repaint. Update: project: has started, however requires review of product being used.
- ❖ Repainting of the interior of Clubhouse 1.

- ❖ Completing the repair work started on Villas 10 – 13 – we have the Engineer's report
- ❖ Reviewing engineers report on Villa 9 and plan that project
- ❖ Further phases for Back Check valve installation will be taken to the Board in September for approval

OWNERS ONLY WEBSITE

NOT ON THE Owners Only Website yet?

Ask at the office for your - Web Access Authorization sign-up Form

Complete Website Access Authorization Form - and return it to the office. The signed form and your email address are required to authorize access to the Private website. **Please note** – IF you completed and returned your form to the office - you will need to ACCESS the website to complete the process, and be authorized.

GO TO: www.gulpharborscondos.com and Press the green **Owners Only Site** button. This is how you will be linked to the private access site. Click “**sign up**” - if this is your first time.

NEXT: Enter the **email address you included on your form** and create your own password. Your Request will be verified against your completed / signed form on file at the office and you will be approved to access the **Owners Only Site** private section of our website.

You can read; Approved Work Session / Board Meeting Minutes, Committee Reports, GHC Financial Statements, the Strategic Plan and much more...

SPECTRUM BULK TV SERVICE !!

Residents at Gulf Harbors are entitled to **one free TV Box**, to watch your television.
A **TV Box is required for each TV**, to receive Spectrum TV Channels.

Call Spectrum at **1-855-222-0102** – ASK for their Bulk TV Team. Give **your GHC civic address!** Our GHC addresses are entered into their system, identified as part of the Bulk TV Service program.

Our **Bulk TV service** with the TV Box, means you are entitled to Spectrum Packages of: *Spectrum TV Basic, TV Select and TV Bronze*. (TV Bronze is **Spectrum Digital Tier 1**. It is the Silver package listed on their website, without the Movie channels). Additional TV boxes are an additional cost to you as well as other additional channels, movie channels etc.

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

CAM REPORT



The audit has been completed, has been posted on the website and a copy is available from the office by calling or sending an email.

Clubhouse 3 will be open within the next 30 days. Our staff has installed a new floor and new baseboards. It is beautiful.

The Board has approved a new entry system for the clubs and pools. The installation of this system will start in the next few weeks. When complete, new entry fobs or cards will be issued. Please keep your eyes on the **bulletin boards or the website** advising when to come to the office to pick up your **new entry device**.



MAINTENANCE CORNER

If you have an emergency, no matter what time of the day or night, please call the office number at 727-848-0198. We are on call 24/7/365 to help you. Even if the emergency may have nothing to do with the association, we will guide you.

Pool 1 is being done as scheduled, Pool 2 is open. The Miami Curb/Paving repair work project is underway and should wrap up next week. When curbs are finished there will be a little bit of paving that needs to be done adjacent to the new curbs and then that project will be done. We are still working on the Villas 4-8 project, hoping to wrap up by next month.

- **PLEASE Remember**, do NOT use Drano or products like that.

Message from the Community Patrol Security Committee

“PLEASE contact Police WHEN you see something suspicious.”

For - EMERGENCIES call 911 NON-Emergencies call 727-847-8102

Hurricane season continues... PLEASE ensure anything “outside” is placed “inside” – especially when leaving GHC for any length of time!!

Parking spots designated as “short-term and emergency parking” will be painted with diagonal lines to indicate they are for loading/ unloading vehicles.

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

THINGS TO KNOW AT GHC !!!

****PHONE BOOKS:** Real phone books are available for pick-up in the Office.

****PARKING:**

PLEASE **Do not park vehicles over the sidewalk. Wheelchairs and scooters will 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 AND PAPER** – THE Recycling station for Aluminum CANS is at CH3, Please use the can squisher for cans and put them in the receptacle provided.

PAPER Recycle: Please **BREAKDOWN All Boxes** before throwing them into the bin, as it is for all 537 Units to share so there is limited space. Bin emptied twice a month. PLEASE DO NOT leave cardboard next to the BIN. **Both BIN's are located at SIDE PARKING LOT CH3**

****WATER CONSERVATION:** 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 Pat Fagerson @ 727-505-9336.

****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:** CH1 and CH3 FREE to Road Runner Customers– email and password needed to log on.

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

****GRILL CLEANING:** Grill cleaning materials 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. Pat Fagerson 727-505-9336.

COMET DISTRIBUTION

The Comet is hand delivered Jan-April (winter months only). Otherwise available in the office, postal delivery, posted on our website or a notice can be emailed to you - the Comet is available to view.

Pick up copies for your building to help with delivery!!

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

www.gulfharborscondos.com

