

JUNE 2021

VOLUME: 47 ISSUE: 6



Office Hours: M-F **8 a.m. -12 noon & 1-4 p.m.**  
**Closed 12-1 p.m. & Mon. May 31st**

Address: 4909 Marine Parkway  
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

**UPDATE:** [ghc.officeassistant@gmail.com](mailto:ghc.officeassistant@gmail.com)

Website: [www.gulpharborscondos.com](http://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

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](mailto:ghc.bperry@gmail.com)

Ed Short, Vice President.....[ghc.eshort@gmail.com](mailto:ghc.eshort@gmail.com)

Richard Fudge, Treasurer.....[ghc.dfudge@gmail.com](mailto:ghc.dfudge@gmail.com)

Chris Such, Secretary .....[ghc.csuch1955@gmail.com](mailto:ghc.csuch1955@gmail.com)

Robert Howard, Director .....[ghc.rhoward@gmail.com](mailto:ghc.rhoward@gmail.com)

Steve Urlass, Director ..... [ghc.surlass@gmail.com](mailto:ghc.surlass@gmail.com)

Vicki Jo Burr, Director ..... [ghc.vjburr@gmail.com](mailto:ghc.vjburr@gmail.com)

**C.A.M.**

Charla Galbraith – Community Association Manager  
[ghc.condomanager@gmail.com](mailto:ghc.condomanager@gmail.com)

**THE COMET**

**EDITOR:** Lynn Antle: [cometer14@gmail.com](mailto:cometer14@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

**DEADLINE: Thurs. JUNE 17, 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](mailto:ghc.webmaster2018@gmail.com)

Hello June!

A half year has passed already so,  
let's forget what's gone,  
appreciate what still remains,  
and look forward to what's  
coming next.

**Stay Safe Everyone! Happy Father's Day!**

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)

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](mailto:ghc.recreation@gmail.com)

## GHC FACILITIES—CLUBHOUSES & Pools are OPEN !

Please observe Notices Posted upon entry, it is the **resident's responsibility** to follow all COVID-19 restrictions, and to **Proceed at your Own Risk**.

IMPORTANT: Maintain social distance (6ft) and wear a mask in the buildings. Open to GHC Residents only.

## ACTIVITY AND EVENT NOTE

From the Recreation Committee: **WE Still NEED YOUR HELP!!!**

The following activities/events are listed as possible for next year, providing the Board of Directors gives it's approval for activities/events to resume.

Some of these activities/events have chairpersons. In order to have an activity/event there *must be* a chairperson responsible for it.

The items marked **BOLD \*\*\*** (& 3 asterisks) — **DO NOT have a CHAIRPERSON !!!**

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

If you are able to chair an activity/event email Bill Bourquin at [ghc.recreation@gmail.com](mailto:ghc.recreation@gmail.com) or phone 440-465-5394. These are activities/events we have been doing.

If you have an idea for *something new* and are willing to chair it contact me as well.

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

## In MEMORIUM

Hello everyone. Arthur Nolden of Tower 5 Unit 201 died on Feb. 4, 2021. He lived here at Gulf Harbors Condominiums for over 21 years. He attended a great many Board Meetings until he got very ill. He is survived by his significant other Linda C Knight who is still residing in the residence and his son Richard in Port Richey. Art and I had been together for 21 years. He will be missed by those of us who loved him. Linda C. Knight

## NEW OWNERS

- AA 203** Fred Strickroot - Formerly owned by Michel & Josiane DeCola  
**AA 205** Laura Buckner - Formerly owned by Richard & Jane Gidaro  
**E 204** Ian M Boni - Formerly owned by Craig & Marilyn Rode  
**J 102** Edward & Diane Binns - Formerly owned by Chad & Kendra Tomlinson  
**N 105** Charles & Margaret Nadeau - Formerly owned by Charles & Kim Houser  
**O 101** Peter Lollias - Formerly owned by Larry Taylor  
**O 206** Michael McGee - Formerly owned by Richard Cochrane & Joseph Forese  
**R 102** Elias and Evdokia Karageorge - Formerly owned by Barry McNeal  
**V8 201** Patricia Carotenuto - Formerly owned by Bruce Chambers  
**V9 103** Lori Matson - Formerly owned by Hariel Thomas  
**V9 106** Kevin Paul Gardei - Formerly owned by Scott Deskins  
**V10 101** Brenda Hartman - Formerly owned by Nonis Holding, LLC  
**V12 103** Nikole A Desclafani - Formerly owned by Allatoona Properties, LLC  
**T2 202** Nicholas Lanni JR - Formerly owned by Loraine & William Galley

## Manager's Corner !!

**HURRICANE Season:** is upon us. If you are going home for the summer, be sure to **remove** any chairs, tables, etc. that you have on your patio during your time in Florida. If you already headed back, please ask a neighbor to put any potted plants, chairs, table, etc. that may have been left outside. Please see for *reference*: **GHC General Rules and Regulations** section "J." as an Owner you are responsible for any damages caused by projectile items... See Owners Website for detailed definition.

**CATS:** Please do not put food out for the stray cats that have adopted Gulf Harbors as one of their homesites. We have received many complaints from residents about this issue. Food attracts *other animals* besides cats.

**REMINDER:** Although Gulf Harbors is a **No Pet Community**, there are exceptions for Service Animals and/or ESA (Emotional Support Animal) provided the proper paperwork has been filed with the Association office. All animals MUST be on a leash whenever they are outside of your unit. The area adjacent to Dog Bone Lake should not be considered a place to allow your animal to run free. A leash is required.

**IMPORTANT:** If or 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. We would like to take the opportunity to **replace any cast iron pipes** with new PVC piping at that time.

**Charla Galbraith, CMCA**



# *Gulf Harbors Condominium, Inc.*

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

## **JUNE COMET— President's Message**

This summer our Board will be focusing on Safety repairs, Financial accountability & scrutiny, grounds beautification, and building cleanliness. I have several updates that I would like to share. To read my full message, please see the Owners Only WEB-Site for more details.

Update on our insurance situation - Our insurance costs are about 1/3 of the budget. This spring our BOD passed a motion to levy a Special Assessment, for the escalating Insurance costs only. This was due to substantial rate increases in 2019/2020 fiscal year where the budgeted insurance figure & actual was a difference of about \$210k. The Special Assessment allows for payment of the June Flood Insurance & October's General Insurance on time. We have met with our current insurance provider and 3 other companies to determine the best insurance provider to GH. This decision was made at the Board meeting May 20.

At the end of March 2021 we motioned to pay Greenacre additional funds to secure a dedicated resource to work solely on our account. The purpose was to accelerate our financials & get caught up. The acceleration of our Financials has gone well. Greenacre completed the delinquent Financial Statements on May 12<sup>th</sup>. We are now in a position to fine tune the reports, better track our spending, scrutinize our costs, & plan for needed projects.

Fraud case –We have worked with the insurance company & they have paid us our claim minus our deductible. Monies have been deposited back into the applicable bank restored to the appropriate level.

We contracted a cleaning company (Early Mist) for 2 months starting 4-12-2021. They have been working M-W-F cleaning breezeways, pool & clubhouse bathrooms, and laundry rooms for a month now. We continue to seek feedback from residents both good & bad. We need to make a decision whether to continue with their services.

Towing agreement -Towing warning signs for vehicle parking infractions have been installed. We are actively working reducing parking infractions through warnings, tickets, & if/ as required, towing the vehicle.

Butch Dunaway, an owner has continued to volunteer his time & has been hauling & spreading mulch & rock around our grounds. Our grounds look much improved in my opinion! I would like to give a personal thanks to Butch.

Our GHC Future Management Search Committee has been meeting weekly. Our strategy is to quantify each aspect of the operation in terms of costs, benefits, & risks. We have completed this for lawn/shrub maintenance and fertilizing. We have interviewed different landscaping companies & are waiting for their quotes. The Committee will compare the landscaping companies' quotes along with reviewing doing the work in-house & decide a best recommendation. After that we will analyze the costs of administering financials in-house or outsourcing, CAM qualification requirements, & overall management options.

Project wise; Ed Short – Infrastructure Chair, is coordinating repairs for several major projects. These include repairing stairs in several buildings, balcony repairs, replacing roofs in three buildings, repairing the seawall, and flushing the sewer lines for Towers. Please see Owners WEB-Site for further details.

Finally, we have opened Clubhouse 3 for BOD meetings for anyone who wants to attend in person. We will continue to utilize Zoom for meeting access.

My Best Regards,

Bob Perry  
President GHC BOD

**NOTICE of NEW Email address to reach the Office** — In keeping with using prefix “ghc” for association business email addressing, there is a **new GHC email address** to reach our Administrative Assistant, Elizabeth in the office. Consider making an update to your address book with her new email address of: [ghc.officeassistant@gmail.com](mailto: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 **JUNE 17, 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)
- \* Project Updates – from Infrastructure Committee Chair – Ed Short
- \* GHC Declaration, etc.— Amendments (*posted* per 2021 Annual Members Meeting Vote)
- \* Board Meeting Minutes—Read the previous Board approved minutes
- \* Budget for - April 1, 2021 to March 31, 2022—Approved February 25, 2021
- \* How do you access our ‘Owners Only’ WEB-Site, see Page 7, for details.

## GHC COMMITTEE WORK

### 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 safety of our community is taken very seriously & we need help from all of you, willing to  
“SEE something & SAY something”. Please advise the Office.**

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

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

## FINANCES & BUDGET at GHC

### ASSOCIATION DUES:

Inquiries or authorization, regarding condo payments, contact Tracy Preston at Greenacre Properties.  
Via Email [tpreston@greenacre.com](mailto:tpreston@greenacre.com) / Call her at Phone # 813-936-4150;  
**Or - Mail a check to Gulf Harbors Condominium, Inc. PO Box 23647 Tampa, FL 33623-3647**



## INFRASTRUCTURE COMMITTEE MESSAGE

Please read this **important message** from **Ed Short** – Infrastructure Committee Chair,  
I have compiled a list of:

1. All those 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 attempting 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.

We had **a few** contact me from the **table below** in last month's Comet...let's clear up this list!

## INFRASTRUCTURE COMMITTEE & SATURDAY ZOOM SESSIONS

Would the following owners please contact me at:  
[ghc.eshort@gmail.com](mailto:ghc.eshort@gmail.com) with your telephone number and I will call you to discuss your Hot Water Heater. Thank You.

Building	Unit(s) <b>*TABLE</b>
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, 205
S	201, 202
T	101, 104, 106, 107, 201
U	204

### VIRTUAL EVENT

Enjoy **Saturday morning coffee** with Ed. Let's say **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](mailto:ghc.eshort@gmail.com)



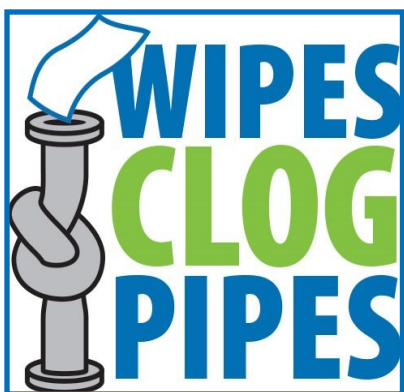


## OWNERS ONLY - WEBSITE “OO-WEB”

- 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 [ghc.officeassistant@gmail.com](mailto:ghc.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](http://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.
- President and Manager Reports.
- Committee Reports— Future Management Search Committee.



**PLEASE DO NOT FLUSH ANYTHING OTHER THAN TOILET PAPER DOWN THE TOILET !!**

**SEWER PIPES** - that are blocked due to “wipes & non-toilet paper products” *COST OUR* Association. This means ‘ALL OF US’ as Owners’ pay for **expensive maintenance repair bills**.

So Please **ONLY** Toilet Paper...

## **Spectrum** 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: **New**

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—Info: **New**

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

### AVAILABLE to BORROW:



Baby stroller, highchair, playpen & baby bed in a bag. Contact Denise @ 630-251-7337.

## 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](http://www.gulfhARBORScondos.com)
- \* **Let them know** – you found them in the Gulf Harbors COMET or on the WEBSITE!

## **FOR SALE — 2021 JUNE** **GHC is a ‘NO PET’ COMMUNITY**

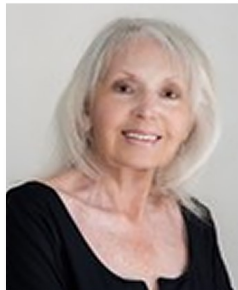
- T#4-104** 2BR/2BA., unfurnished 1<sup>st</sup> floor, modern utilities, completely renovated, newly tiles jacuzzi walk in shower, all hurricane proof windows, slider. Brand New A/C unit. \$235,000 firm. Call 727-285-2128 or 727-470-0329.
- T#5-205** 2BR/2BA WATERFRONT VIEW, on the North Canal. Fully furnished, ready to move in. Hurricane windows. Available now. Call 727-647-1910.

## **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. John Z 727-560-0008.
- 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, 3<sup>rd</sup> flr w/elevator. Minimum 3 mo., no pets, internet & tv included. \$1550/month plus utilities. Please Call Jerzy 708-328-0928.
- T#6-303** 2BR/2BA., Seasonal rental Canal view 3 months minimum. NO pets, non- smoking community. Across from elevator and laundry. Fully furnished. Kitchen has all small electrics pots, etc. Required credit and background check. Power is included. Rent negotiated on length of lease. Call 516-781-7256 or 516-287-1250.

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