



NOVEMBER 2019
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Office Hours: M-F 8:00 a.m. - 4:00 p.m.

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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

BOARD OF DIRECTORS

Diane Barkey, President
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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. November 21, 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

Gather around the table, gather around the pool, gather with family, gather with friends. Just gather together and enjoy the delights of the season. Enjoy the sunshine, see the stars. Do things that make you feel a warm little glow and put a smile on your face.

Cool Running...

Pat Bourquin

RECREATION COMMITTEE

Please view event pictures on our GHC Website: www.gulfharborscondos.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

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 (Simerson+)

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 (Watson+)

17 Card Party (Ward)

22 February Dance (Spitler+)

25 Fat Tuesday Party (Smith+)

27 Juliet Luncheon (Figliuolo)

28 TGIF (East Coast Girls)

March:

5 Recreation Committee Meeting 1:00

7 Yard Sale (Murray+)

14 Pancake Breakfast (Bourquin, Olan)

15 Show Palace - Mama Mia! (Cacciola)

21 March Dance (Fudge+)

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) (**? Need a chairperson**)

ACTIVITY AND EVENT NOTES

BRIDGE: Tues. 7:00 p.m. CH1 If interested in playing or have questions contact Mary Kinnander 763-515-3347.

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. \$50.00 ticket money is due between 1/2/19 & 2/1/19. ** Checks payable to Gulf Harbors Recreation, Attn: Bill Olan, should be left in Show Palace box in office.

TEXAS HOLD'EM: Tues. 6:30-8:30 p.m. CH2 Starts now! Info: call Steve 727-494-7484.

LADIES HAND & FOOT: Wed. 6:30 p.m. sharp CH1. Bring your guests. Cecelia Harris 727-849-8947.

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

MENU- 7oz. Bacon wrapped Filet, potato salad, cole slaw, beans, rolls & butter, dessert. Beer, soda & mixers. B.Y.O.B. any questions call Kip Beckford 843-9488 or Carl Ross 842-9332.44

TOYS for TOTS: Christmas is almost here. We will again be looking for an **unwrapped** toy for a boy or girl. Last year Gulf Harbors filled two boxes of toys for children less fortunate. I am hoping we can fill 3 boxes this year. Start date to bring donations into the office is November 4th and the last date to drop off is December 13, 2019. Kathy Manware – Chair of Toys for Tots.

RECREATION Events – NEW ! – Any resident, owner or guest, who plans to attend a GHC Recreation Event, we have implemented a new requirement, at events where alcoholic beverages may be available. Please visit the office for a **waiver form** that will need to be completed in full. This includes your name, signature and Building / Unit. We will also be sending an email, to owners who have signed up for association email messages. 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.

Make sure you have yours signed to attend the Veterans Day Celebration!!

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

MEMORIUM

It is with great sorrow that we had to say good bye to another one of our wonderful GHC residents Patricia Fagerson who passed away on October 5th, 2019 at the Life Care Rehab Center in New Port Richey, FL. Pat's daughter Denise Olson will be hosting a **Celebration of Life for all of Pat's friends on Saturday Nov. 9th @ 11:30 a.m. in the GHC clubhouse #1**. Please come join us in saying farewell to a great lady!

I appreciate the cards, love, prayers and support. We will all miss the Big contagious smile of jolly Mr. Nicholas Uva this year at the swimming pool and our Gulf Harbors gatherings. Due to his passing on July 12th as he coded during kidney dialysis. Nicholas was my dearest for nearly 12 years. Thankfully we both bought condos here in Gulf Harbors in 2013, we made many wonderful memories & friends. Thank you Gulf Harbors friends.
God Bless. Jefflynne.

NEW OWNERS

E-202 Juan & Magdalena Lopera of Holiday, Fl. formerly owned by Robert & Karen Ann Denney.
H-201 Molly, Nancy & George Ulrickson of New Port Richey, Fl. formerly owned by Edith Knudsen.
V9-204 George & Patricia Toyas of Spring Hill, Fl. formerly owned by Peter Lollias Trust.
B-204 Natalie Marie Cronin of Clearwater, Fl. formerly owned by Vasil, Vasil & Kirchberg.

NOTES FROM THE BOARD

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

BOARD MEETINGS:

- October 24 – Board Meeting
- November 21 – Work Session/Board Meeting
- December 5 - Board Meeting

We are scheduling the fall meetings 2 weeks apart so additional information etc., can be gathered.

GHC Projects as of October 23, 2019 - Updates

In the last several Comet editions we listed the projects undertaken in the past year and a half. The full list can be located on the Owners Website. This below is a modified list of those areas nearing completion or completed as an 'Update to our Residents'.

There have been numerous areas of work happening all around Gulf Harbors!

The Buildings

- ❖ Repairing Villas 4 – 8: Update: This project is complete as far as the contractor is concerned. The committee needs to review to see there is more that needs to be done.
- ❖ Replacing the areas of rotting siding on all of the Clubhouses. Update: Complete just needs to be painted.
- ❖ Replace Tower 4 roof: Update: the replacement process is approx. ½ completed. This roof is completed, inspected by Durolast, and passed.
- ❖ Install Back Check Valves in Phase 4 & 5 sewer lines: Update: Phase 5 is complete will get started on Phase 4.
- ❖ The Board approved painting CH 2, 3 - in cream color. The amendments are recorded. Update: Will be painted as time allows.
- ❖ Pool 1
 - Updating of change rooms and saunas.

Grounds

- ❖ Improved Grounds maintenance and replacement planting - This continues monthly.

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

- ❖ Education provided to the CAM on utilizing the program “Outlook” to help with time management and task lists. Education opportunity for CAM and Maintenance Supervisor for courses to help their management and leadership. Cam: Successfully Completed CAI Course Module 2.

Policies and Procedures

- ❖ 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

- ❖ Remove surface from breezeway on I-building and repaint. Update: Surface as been replaced on the east end of Building I, committee to review and decide next step.
- ❖ Repainting of the interior of Clubhouse 1. This has been started by our in-house staff.
- ❖ Completing the repair work started on Villas 10 – 13 – we have the Engineer’s report. Building Committee will review and bring this information to the Board.
- ❖ Reviewing engineers report on Villa 9 and plan that project. Report received and the Building Committee will review and bring this information to the Board.

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.gulfharborscondos.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** – and 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

With this new fob/card system that has been installed we are able to track who goes into the facilities and what time they enter. This is a great tool for the association to have to track attendance. It is also good for times when some kind of damage has occurred to show us who was actually in there prior to the damage being noticed.

These clubs and pools belong to all of the owners in here. They are here for your enjoyment. When damage is done it is all of them that have to pay for repairs and messes. We have had some issues in Clubhouse 2 with the pool tables, powder all over the place, broken tips on the cues and now we have a broken window. With these reports we were able to track those involved so that they can be responsible for these repairs. All we ask is for anyone that uses the facilities please leave it the same way you found it.

Parking tickets have been issued by our CPO's. Please make sure you have a sticker if you are an owner or renter. Please come get a temporary tag for the vehicle if you have an overnight guest.

Also, to those **owners** that have the same continuing rental every season. Please advise the office when they will be arriving so that we can prepare for that arrival. It is not necessary to have them approved but notification would keep the office current.



MAINTENANCE CORNER

We are hoping to have Clubs 2 & 3 painted this week. We have cleaned the entire areas around the pools to include pavers and furniture.

We are mowing as needed and do have the sprinklers on.

It is important that when you have an air conditioning company coming to service your unit that you let them know to go to the office and pick up a mat. All the roofs on the Garden Apartments and Towers have a roofing system that can be damaged without these mats. Also, the office can keep track of who has been on these units if a leak is detected. Most of these roofs are under warranty.

Message from the Community Patrol Security Committee

“Please contact Police if you see something suspicious.”

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

Safe traveling for residents heading to Gulf Harbors. Please continue to be safe!

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: _ PAPER:** 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 once a week. PLEASE DO NOT leave cardboard next to the BIN. **BIN located at SIDE PARKING LOT CH3.**

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

****RESIDENTS SUNSHINE REPORT:** If you know of anyone who has been ill or has passed away, please notify the office 727-848-0198.

****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 *SPECTRUM* Customers– email and password needed to log on.

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

****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.

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!!

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

www.gulfhARBORScondos.com

