



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

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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. September 19, 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.

School bells are ringing... time to look forward to cooler days, leaves of color and the fun activities of the new season.

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 (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 (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 (Murray+)

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

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

HAND & FOOT: Starts Wednesday, October 30th at 6:30 sharp. Bring your guests. I will be glad to see you all again. Thank you. Pat Fagerson

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.

MEMORIUM

Lorraine M. Kirst, long time former resident of GHC passed away peacefully on August 17, 2019, surrounded by her family, after having complications from a heart attack. She was 91 years young. Our condolences to her friends & family, and her daughter Karen Sue Kirst-Millsbaugh of GHC Bldg. O-107. Comments/condolences can be posted through the FH or Chicago Tribune. Memorial contributions may be made to: Bethany United Church of Christ, 4250 N. Paulina, Chicago, IL. 60613. God Bless & May you rest in peace Lorraine, you will be missed. From your GHC friends & family.

NEW OWNERS

AA-207 Stephen & Kimberly Jiran of New Port Richey, FL. formerly owned by Harry W. Short Jr. TTH.

J-101 Lewis & Jacqueline Price of Tarpon Springs, FL. formerly owned by Kathleen Lopez.

N-105 Charles & Kimberly Houser of Lakeland, FL. formerly owned by Walter & Mabel Murray.

T#1-303 HCCT Investments LLC of Oxnard CA. formerly owned by Dennis & Martha Minary.

T#2-305 Patricia L. Mac Gibbon of New Port Richey, FL. formerly owned by Mary E. Lanier.

NOTES FROM THE BOARD

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

BOARD MEETINGS:

- September 12 - Work Session/Board Meeting
- September 26 - Board Meeting
- October 10 – Work Session/Board Meeting
- 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 August 27, 2019 - Updates

In the July and August Comet we listed the last 18 months projects undertaken. 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'.

This summer has been especially busy for the staff at GHC. Although the weather hasn't cooperated with so much rain, there have been many areas of work happening around Gulf Harbors!

The Buildings

- ❖ Repairing Villas 4 – 8: Update: Should be completed the week of August 26. Left to do would be the painting.
- ❖ Replacing the areas of rotting siding on all of the Clubhouses. Update: Should be started the first of September, we have the material.
- ❖ Replace Tower 4 roof: Update: the replacement process is approx. ½ completed. This roof is completed and scheduled to be inspected by Durolast, first of September.
- ❖ Install Back Check Valves in Phase 1, 2 & 3 sewer lines: Update: Phase 3 is almost complete. Exceptions at Villa 6, 7 & 8.
- ❖ The Board approved painting CH 2, 3 - in cream color. Work will begin once the amendments are recorded: Update: The Declaration has been recorded and this will take place when the repairs are done to Pool 2 area.
- ❖ Pool 1
 - Updating of change rooms and saunas.
 - Repair of pool coating and tiles in July: Update: This has been completed and it is open for business.

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 1.

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: This is complete.
- ❖ 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: Update: This is complete and we are handing out the new fobs or cards.
- ❖ Replacement of 910 feet of Miami Curbs on Garnet, Amulet and Jasper – approved. Update: This is complete.
- ❖ 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: Racks completed Aug 23.
- ❖ Remove surface from breezeway on I-building and repaint. Update: Scheduled for September 30th to remove the paint from the deck of the east end of this building.
- ❖ 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. Still waiting on the engineers report.
- ❖ Reviewing engineers report on Villa 9 and plan that project. Still waiting on this report.
- ❖ 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.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**. 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



We want to thank all of our residents for their patience during the closure of Club 3 and Pool 1. Those projects are complete now and ready for use.

The new entry system has been installed on the pools and clubs. Please come to the office to pick up your fob or card in order to enter the facilities.

Due to the over whelming amount of rain we have gotten this year our mowing and weeding schedule has gotten behind. We do appreciate your patience as we try to get caught up. If you notice parts of the grass by your unit has not been mowed, it is probably because the ground is too wet and the mower may cause ruts. I am sure it will be mowed as soon as the ground dries out. The weeds in the beds will be taken care of as soon as the staff gets to your buildings. We are hoping to get caught up soon.



MAINTENANCE CORNER

Updates from the August Comet, Pool 1 is open for your pleasure; the Miami Curb/Paving project is complete and the Villas 4-8 project should be done by the end of August.

Your staff has started painting the inside of Clubhouse #1. The colors were chosen by the Recreation Committee and the light switch covers were donated by the Steve and Ginny Ferlazzo of E-103. We sincerely thank them for their kindness.

We are hoping to start pressure washing the sidewalks the first of September. Hopefully, the rain has stopped for a while so we can catch up on the weeding of the beds and hedge trimming.

Please remember, **DO NOT use Drano or products like that** for your bathroom and kitchen drains and to **call the office with any emergency** and the office will guide you in the direction for repairs.

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

***Although the summer season is winding down, Hurricane Season is not over, so
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: Cans & Paper** - Recycling station for Aluminum CANS at CH3, 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!

****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 *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.

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!!

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www.gulfharborscondos.com

