



JULY 2019

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

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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. July 18, 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.

Please read through the Comet. Our Board of Directors has been very busy and the schedule of Recreation events is listed for 2019-20!! There is much to be proud of and thankful for.

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 (?)

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 (?)

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 (?)

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 2-5 p.m. Tickets \$12.00 per person limited to 70 tickets. On sale Oct. 26th & Nov. 2nd at CH#1 from 11 a.m. – 1 p.m. Menu: 7 oz. bacon wrapped filet, potato salad, cole slaw, beans, rolls, butter & dessert. Beer, soda & mixers. BYOB. Any ?'s call Kip Beckford 727-843-9488 or Carl Ross 727-842-9332.

MEMORIUM

On June 6th I lost my beloved friend Jack Walters (E-104) he passed away of pneumonia. He left two sons and a daughter, two brothers, a granddaughter & two great grandchildren. He had been sick for a long time. Jack had a lot of friends, he also was on the GHC Board of Directors for 10 years. He will be missed by all but for me he walked into my life almost seven years ago and left foot prints on my heart. God Bless you Jack. Go with God. Love, Pat Fagerson

NEW OWNERS

AA-104 Jason Chambers of New Port Richey, FL. formerly owned by Susan Dumas.
V9-107 Darlene Wynn of Dunedin, Fl. formerly owned by Jeffrey & Lorraine Caradonna.
V9-110 Paula & Grant Clark of Wallkill, N.Y. formerly owned by William H. Frosch III
V11-104 Rachel Curry of Holiday, FL. formerly owned by R. Boyle & R.P. Kraft III

NOTES FROM THE BOARD

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

BOARD MEETINGS:

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

GHC Projects 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. We hear from some owners that they wonder 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 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.

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
- ❖ Completing 4 new carports
 - J- Building
 - Tower 2 X 2
 - Villa 10
- ❖ Replacing the areas of rotting siding on all of the Clubhouses
- ❖ Replacement of flooring in the elevators
- ❖ Replace Tower 4 roof
- ❖ Repair of U - building balcony
- ❖ Replacing the flooring and some of the floor structure in Clubhouse 3
- ❖ Install Back Check Valves in Phase 1, 2 & 3 sewer lines
- ❖ Flushing / Cleaning Manholes and Sewers on Jasper
- ❖ The Board approved painting CH 2, 3 cream color. Work will begin once the amendments are recorded
- ❖ Pool 1
 - Replacement of pool filter pit cover
 - Updating of change rooms and saunas
 - Repair of pool coating and tiles in July

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
- ❖ Implementation of a Strategic Planning Framework for Gulf Harbors which includes Mission, Vision and Values Statement for GHC
- ❖ Review and updating of GHC Rules
- ❖ 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
- ❖ Replacement of 910 feet of Miami Curbs on Garnet, Amulet and Jasper – approved
- ❖ 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
- ❖ Remove surface from breezeway on I-building and repaint
- ❖ 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.

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

The Board of Directors has approved new rules that take effect **July 13, 2019**. These rules will be mailed to all owners. If your unit is rented, please be sure to notify your tenant, to come to the office to pick up a new set of rules. It is *extremely important that you read these rules and abide by them*. There will be a cover letter highlighting what changes have been made. The Association will be focusing on education and helping residents follow the new rules. Please familiarize yourself with the rules so that you, your guests or your tenants are aware of the rules. Violations will be dealt with by our Fining Committee.

The audit for budget year April 1, 2018 to March 31, 2019 will be completed soon and this will be available to all owners by calling the office to have one mailed, stopping into the office to pick one up or view it on the Owners Website.



MAINTENANCE CORNER

We are working on **Phase 3 of the back flow valves**, which is comprised of Villas 1, 2, 3, 4, and V9; (completed), and are working on Villas 5, 6, 7, 8. Reminding all residents, that **Pool 1** will be closed down later in July for approximately 3 weeks, for a new liner to be installed. Pool 2 will be available for your pleasure. **PAVING** work will begin any time after July 8th, and vehicles will need to be removed from the paving areas. **Villas 4-8**, restoration work will continue after July 8.

***** Please watch your Bulletin board for details. *****

PLEASE Remember - **DO not use Drano** or a product like that. If you have a situation where the water is going down the drain slowly, give us a call at the office. We will check it out to see where the clog is. We are replacing cast iron pipes when needed, products like Drano will actually "**damage our pipes**". Don't wait to call about backups or leaks. We need you to bring them to our attention. The sooner we know about issues, the quicker we can respond.

Message from the Community Patrol Security Committee

"Please contact Police if you see something suspicious."

Hurricane season is upon us. PLEASE make sure anything "outside" is placed "inside" - before you leave 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.

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

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 YOUR vehicle over the sidewalk.

Walkers, 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 OR CALL THE OFFICE !!...Please 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, etc. 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 ONLINE.

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

Check out the "**Our Sponsors**" Button on our Public Website
www.gulpharborscondos.com

