



SEPTEMBER 2020

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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: 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

NEWS DEADLINE: Thurs. September 17, 2020

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.

WEBSITE: Rhonda Brown:

ghc.webmaster2018@gmail.com

BOARD OF DIRECTORS

Diane Barkey, President

ghc.dbarkey@gmail.com

Bob Perry, Vice President

ghc.bperry@gmail.com

Richard Fudge, Treasurer

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Fred Moffett, Director

ghc.fmoffett@gmail.com

Ed Short, Director

ghc.eshort@gmail.com

C.A.M.

Gina Samelwich – Community Association Manager

Ghc.condomanager@gmail.com

As we move into **Autumn** we look forward to
a brighter future.

Keep Smiling Cool Runnings

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: 2020-2021 GHC Recreation Calendar of Events

November:

14 Veterans Day Steak Fry (Beckford)

December:

6 Decorate CH1 (Kinnander)

20 Christmas Gathering (Fudge & Wilson)

January:

3 Un-Decorate CH1 (Kinnander)

7 Recreation Committee Meeting 1:00

16 January Dance (Simerson+)

23 Pancake Breakfast (Bourquin, Olan)

28 Juliet Luncheon (Figliuolo)

31 Meet Your Neighbor (Rec. Com., Wilson+)

February:

4 Recreation Committee Meeting *10:00

6 Karaoke (Watson+)

16 Fat Tuesday Party (Smith+)

22 Card Party *******Need a chairperson to hold this event**

25 Juliet Luncheon (Figliuolo)

28 TGIF/Kitchen Party

March:

4 Recreation Committee Meeting 1:00

6 Yard Sale (Murray+)

13 March Dance (Fudge+)

14 Show Palace - Mama Mia! (Cacciola)

20 Pancake Breakfast (Bourquin, Olan)

25 Juliet Luncheon (Figliuolo)

26 TGIF (Fudge+)

27 Bocce Game Day (Bourquin, Wilson)

April:

1 Recreation Committee Meeting 1:00

9 Fiesta Friday (Antle+)

ACTIVITY AND EVENT NOTES

FYI: The Exercise equipment is now located in CH3. **CH3 is still closed.** *Watch the Bulletin Board for changes.*

BOOK CLUB: Third Thursday 1:00 p.m. GHC Library January: we will review our books from March 2020: No Time for Good-Bye by Linwood Barclay and The Bookwoman of Troublesome Creek, Kim Richardson. **As a note, if you have time, read The Giver of Stars by JoJo Moyes. Both the Bookwoman and Giver of Stars deal with the same topic as an interesting comparison New reads for January/February: The Things We Cannot Say by Kelly Rimmer and The Dutch House by Ann Patchett.

Show Palace: Sunday March 14, 2121. Looking forward to enjoying the play “Kinky Boots”. Details to follow.

RECREATION Events ! – Any resident, owner or guest, who plans to attend in the future a GHC *Recreation Event*, we have a requirement: “at events where alcoholic beverages may be available”. Please ask at the office for a **waiver form** that will need to be completed. This includes your name, signature and Building / Unit. The 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 GHC Sponsored events you attend. *The Board* thanks you for your participation in this process.

THANK YOU

Thank you to Gulf Harbors friends and neighbors for your prayers, cards and well wishes. P.S. we also have great cooks at GHC. Everything was appreciated.

Thank you again, Elanor Moffett

My family and I want to thank everyone for the donations, memorials, cards, calls and all the kind words sent on the passing of George. He loved the time we spent in Gulf Harbors.

Sincerely, Elizabeth Quick and family

MEMORIUM

Nothing to share this month.

NEW OWNERS

F 203 Nooshin Wigby formerly owned by Donna Law
A 104 Tucker Truman formerly owned by Dunnway Lloyd & Corde
TWR 3 -106 William & Claire Schweighofer formerly owned by Joan E. Caouette

NOTES FROM THE BOARD

*** **NOTE:** watch the Bulletin Boards for any changes or Special meeting dates.

ALL Residents are encouraged to attend – on ZOOM

SCHEDULED BOARD Meetings – on ZOOM

Thursday **SEPTEMBER 3** – 9:00 AM ET Check out the “**OWNERS ONLY**” WEBSITE
Thursday **SEPTEMBER 24** – 9:00 AM ET

A Message from **Diane Barkey, GHC President,**

I would like to take a few moments of your time to share the role of the **Fining Committee** and how rules and by-laws of the Association are in place for the benefit and enjoyment of residents. When there is a failure of the owner of the unit, or its occupant, renter or guest, to comply with any provision of the Declaration, the By-laws, or reasonable rules of the association, it affects all of us living at Gulf Harbors.

Therefore, I would like to express to Gulf Harbors Condo residents, that the Fining Committee will be involved in the next several weeks to review outstanding rule violations, and to explain the steps being taken by the Board and the Office, to seek both compliance and understanding.

Our CAM Gina sends a letter, on behalf of the Board of Directors, to the owner renter or guest, detailing what violation has occurred or reported. She encloses the appropriate documentation of GHC By-laws, Rules, etc. that has not been followed, as an opportunity to review the approved guidelines. *These are the same documents, we as owners, signed off at purchase time, that we have read and understand them.* We want to help re-educate owners, renters, guests as a priority. The office is currently making subsequent phone calls to owners in receipt of this letter, to answer any questions they have about the rule infraction and the steps they can take to avoid a fine. This is in process now, at the time of printing for the September Comet.

The Fining process works this way:

A. Following the education letter, our CAM, Gina sends a **“First”** letter on behalf of the Board of Directors, to the owners, renters or guests, detailing the violation that has occurred. This letter is sent at a minimum of **14 days**, which is required by law. This letter outlines the **infraction**, the **potential fine** implication, which is **\$100 per day** (or occurrence- dependant on type of infraction) and the **“DATE”** that the owner is **“requested to cease and desist or comply by”**.

- Please understand the Association is allowed by law, to accrue a fine up to 10 days or 10 occurrences at \$100 per day/occurrence, meaning up to maximum \$1000. Also know, with compliance, as in the violation stops, paperwork is supplied, etc. the Fining Committee will not be requested!

B. The **“Second”** letter will be sent if/when the **“DATE to comply by”** passes, and there has been no response on behalf of the owner. This means, the Fining process of charging the unit owner, starts on, as example Day 15, which per the rules is Day 1 of the fine (i.e. when given 14 days to comply). For every day the fine is not paid, it accrues \$100 per day. Occurrences are accrued accordingly. This second letter will serve to advise the owner of the **Hearing Date** as well as the **FINE** amount to be levied. The hearing provides an opportunity for the ‘owner’ party to respond, present evidence, provide written and/ or oral argument on the infraction that has been observed or not followed.

- The Fining Committee is comprised of (3) three unit owners, none of whom are on the Board. The Fining Committee by majority vote, are *asked only to determine if the fine is to be levied*. They cannot change the fine amount or alter any part of the fining process.

The Hearing process by the Fining Committee is as follows:

1. Review the violation and how the CAM/ Association reacted,
2. Interview the alleged violator to hear ‘the other side’ of the issue,
3. Review all information presented and vote to levy the fine or not. The decision is made at the hearing and payment is due 5 days from hearing date.

Per our Attorney: “The fine is a pre-set \$100./day. No fine may exceed \$100 per violation and may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing. Also, no

fine shall in aggregate exceed \$1000. This means if the fine is confirmed by the committee, the fine is due 5 days after the date of the hearing. If the violation continued, an additional \$100 per day, is added up to the maximum fine amount of \$1000."

References:

FS 718.303 GHC By-Law (6n Powers and Duties), Standard Operating Procedures (SOP) Manual Tab #17.

Excerpt taken from: a guide for Board Directors to follow – "The Condominium Concept, Peter M. Dunbar 15th Edition Section 1.4 – Page 4.

... each individual unit owner gives up a certain degree of freedom which otherwise might be enjoyed in a separate single family home. The common elements of the condominium are not owned by an individual unit owner and they are to be shared and enjoyed by all...

... The overriding principle in the condominium concept is the promotion of the health, happiness, and peace of mind of the majority of unit owners. In accomplishing this goal, there will be some compromises of individual rights. It is the association and the board of administration which continually face the responsibility of maintaining the delicate balance between individual rights of unit owners and preserving the common scheme for the benefit of all owners.

The Board is hopeful with this education, and if needed, sending of the first letter; individuals involved will recognize the infraction and **rectify the situation before** the Fining Committee is called upon.

OWNERS ONLY WEBSITE

Complete the Form - Web Access Authorization Sign-Up Form

Drop it in the mail-slot or email it to the office at gcondominium3@tampabay.rr.com

The **signed form and email address** you want to use, ***are required for Private site access***

Your Request will then be verified against your completed / signed form **on file** and you will be approved to access the **Owners Only Site** private section of our website.

SPECTRUM BULK TV SERVICE !

PLEASE CHECK your Spectrum bill and ensure you have **one free TV Box**, to watch your television.
A TV Box is required for each TV, to receive Spectrum TV Channels.

For any issues: Call Spectrum at **1-833-697-7328** – for the Bulk TV Call Centre.

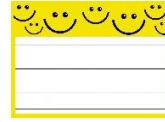
Give your GHC civic address!

Our GHC addresses are entered into their system, identified as part of the **Bulk TV Service** program.

Bulk TV service: You are entitled to one TV Box & Spectrum Packages: *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 are an additional cost to you as well as other Channels, movies etc.

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

CAM MESSAGE



Homeowners and Condominium associations are becoming increasingly common in neighborhoods throughout the country. Complaints are often heard regarding the strictness of associations and the many rules that homeowners must follow. However, it is important to understand the many advantages that come with involvement in an association.

Gulf Harbors has the benefit of providing the owners and residents with numerous amenities such as pools, clubhouses, fitness area, saunas, a library, and many others. Furthermore, association fees are used for building and grounds maintenance and other aesthetic improvements which can help maintain the appearance of the entire neighborhood. The ongoing maintenance and repairs of amenities can substantially increase the enjoyment of living in a community.

The presence of a well-functioning association can dramatically increase the value of condos in the neighborhood. The rules and regulations established by an association are designed to protect the value of each property. The primary purpose of the association is to ensure that an individual or group cannot negatively impact the market value of homes in the neighborhood. As a result, rules become a necessity.

While many people may be turned off by rules and regulations, it is one of the primary reasons that associations remain popular. Without rules, homeowners would be able to act without consequences. One or a few homeowners would have the ability to negatively impact the majority. Homeowners who are unable to comply with rules and regulations will be less likely to purchase a home that includes an association. As a result, the community will be more likely to share similar goals and values.

Associations hold the community to a higher standard, thereby improving the experience for everyone!

As someone who is paying out their hard-earned money every time the association fees are due, you surely want to know where your money goes. The best way to understand where your fees go is by asking for a copy of the budget.

Living in a Condo Association does not just allow you and your family to live in a safe, clean neighborhood with plenty of amenities. The community also presents an opportunity for resident involvement.

The best way to get involved with your association management is by attending the Association board meetings, currently held on Zoom. This way, you and your fellow residents have a better idea of the projects and challenges that your community may be faced with.

The Gulf Harbors office has partially reopened after being closed due to Covid-19. Many of you have not had the opportunity to meet some of our new staff members. Come by and say hello (We need you to **wear your mask, one resident at a time**, due to the virus). We are here 8am to 4pm M-F.

If you would like to meet with the CAM, please call to make an appointment (*in fairness to all, appointment will be scheduled in 15 minute increments and a maximum of 2 per day*) between 10-2pm by calling 727.848.0198.

By Gina Samelwich, CMCA©

Message from the Community Patrol - Security Committee

"PLEASE contact Police – FIRST when you see something suspicious."

EMERGENCIES call 911

NON-Emergencies call 727-847-8102 Press 7.

The Gulf Harbors **Community/Neighborhood Watch** volunteers,

Continue to watch over our grounds and residents.

Safety of our community is taken very seriously & we need help from those willing to

"SEE something & SAY something".

Our Security Committee along with GHC Maintenance will continue to identify dark areas on the grounds, install solar motion lights, & redirect current flood lights. We have purchased & received 8 solar motion lights. One of them was installed at pool 2 & we are in the process of installing another one at Villa 13.

Our Committee feels that our GHC Residents will be safer at night with improved lighting of the grounds!

If anyone is interested in participating in this program,
please call Kathy Manware 727-232-2585 or Bob Perry 937-902-1083.

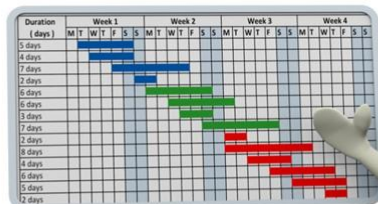
Always - Call the Police first and then call Community Patrol!

The Sheriffs' need to hear your story in your words!

~ INFRASTRUCTURE Message...

Please see the new way to alert the office about maintenance issues, or a report you need to make so a work order can be created and completed.

Message from the Building/Infrastructure Committee



Attention Gulf Harbors Residents!

If you see something broken, out of order, in general disrepair or potentially dangerous to the residents around our complex, please send a description of the problem in an email to the CAM at ghc.condomanager@gmail.com or the Chairman of the Building/Infrastructure Committee at ghc.eshort@gmail.com and we'll get it on our list of outstanding items to address, repair and/or fix.

Together, we can work to get and keep Gulf Harbors in tip top shape!

THINGS TO KNOW AT GHC

****PARKING:** There are “Temporary Parking” spots marked for one hour and emergency parking.

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. ALARM SOUNDS-CALL 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.

This is for ALL 537 Units to share so there is limited space. The BIN is emptied twice a month, and 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 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 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 – email and password are needed to log on.

****ATTENTION SMOKERS:** Use ‘Smokers Outpost Stands’ located outside CH#1. Don’t 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.

AVAILABLE TO BORROW: Baby stroller, high chair, playpen & baby bed in a bag. Contact Denise at 630-251-7337.

MINI MART ITEMS FOR SALE

(Ads Will be printed once. If you want your ad printed again, call 848-0198.)

FREE: Frameless Bathroom Vanity mirror approx. dimensions 54"x36" call or text (412) 884-5518

FOR SALE: Wrought Iron Dining Room Set: 32" Wood Table Top with 4 Chairs, with Dark Beige cushions 'LIKE NEW'
Asking: \$100 Please contact: Libby Yocum at (727) 312-4108

COMET DISTRIBUTION

The Comet is hand delivered Jan-April (winter months only). Postal delivery is available.
Please check our website to view the Comet.

The office will be open for one resident at a time. A **Mask** is mandatory !!

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

