

JULY 2022

VOLUME: 48 ISSUE: 7



Office Hours: M-F 8 am-12:30 & 1-4 pm
Closed: Lunch 12:30-1 pm & **Mon. JULY 4th**
 Address: 4909 Marine Parkway
 New Port Richey, Florida 34652
 Phone: 727- 848 - 0198

OFFICE: ghc.officeassistant@gmail.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—Press 7.

Pool #1 727-848-4417 Pool #2 727-845-4804
 Pool Phones - 911 and Local Calls only

BOARD OF DIRECTORS

Bob Perry, Presidentghc.bperry@gmail.com
 Ed Short, Vice Presidentghc.eshort@gmail.com
 Richard Fudge, Treasurerghc.dfudge@gmail.com
 Chris Such, Secretarycsuch1955@gmail.com
 Steve Urlass, Director ghc.surlass@gmail.com
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 Ken Anstett, Director..... ghc.kanstett@gmail.com

C.A.M.

Billie Jo Laney – Community Association Manager
ghc.condomanager@gmail.com

THE COMET

EDITOR: Lynn Antle: cometer14@gmail.com
DISTRIBUTION: Pick up a copy in the Office
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 Check payable to: GHC-COMET by JULY 13 2022

DUE Date to submit - COMET Events:
Thursday JULY 21, 2022.

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, by Jan. 20st to receive your copy. Active Military family members receive a free mailing.

COMET Advertising Sales: Jefflynne Sullivan, Owner
 Volunteer: E-mail: jlcoastersgirl@gmail.com

COMET & WEBSITE Publisher: Rhonda Brown, Owner
 Volunteer: Email - ghc.webmaster2018@gmail.com

HELLO JULY...

Let the *celebrations* begin!

- Happy Canada Day - *July 1st*
- Happy Independence Day - *July 4th*

We are so lucky to live in such beautiful, diverse countries. May we never take our freedom for granted.

Note: The office will be **closed Monday July 4th**, in observance of
Independence Day!

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
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

ACTIVITY AND EVENT NOTES

From the Recreation Committee:

Watch for the ***Schedule of Events for the 2022-2023 Recreation Season***, to be published again in the September edition of the COMET.

Please note: If anyone has any suggestions for other events/activities, please contact me,
Bill Bourquin at: ghc.recreation@gmail.com Send **Event details** to: Cometer14@gmail.com

WEEKLY ACTIVITIES

BOCCE Ball - Tuesdays & Fridays @ 9:30. Contact Bev Milo or Jonathan Jones.

Hand and Foot - Wednesday at 6:30 at CH1, if there are enough tables. Celia Harris.

MONTHLY EVENTS - 2023

GHC Book Club:

We meet on the **fourth (4) Thursday of the month 1:00 p.m., in CH1 starting in January 2023.**

JAN. - *Ban This Book* by Alan Gratz/ *The Night Olivia Fell* by Christina McDonald.

FEB. - *The Aviators Wife* by Melanie Benjamin/ *The Long Petal of the Sea* by Isabel Allende.

MAR. - We *leave March* open for suggestions after a summer of reading. **March: ??**

Please join us next year. HAPPY PAGE TURNING!



THANK YOU !

Thank you for all the beautiful cards, emails & messages of condolences on the passing of my husband Tony.
We enjoyed our time so much at Gulf Harbor making so many wonderful friends. Sincerely, Peggy Cacciola

In MEMORIAM

Bill Hoy, a long time Gulf Harbor winter resident, has passed away in his 93rd year. He enjoyed many winters at Gulf Harbors, playing euchre, bocce and volunteering at the pancake breakfast.

Six (6) NEW Owners - JULY

T1 308	Lee and Jane Corey	Formerly owned by Jewell Murphy
N 107	Kathie Gaskey	Formerly owned by Elias Sayah
I 105	Patricia Hamilton	Formerly owned by Gloria Johnson
D 205	Mark & Judi Cleveland	Formerly owned by Daniel & Debbie Gunsteen
U 103	Brad Gooch	Formerly owned by Ann Strol
V11 203	Marisa Allman	Formerly owned by Gloria Trylko

- **SCHEDULED BOARD Meeting:**

Watch the Bulletin Boards - for additional meetings, if/ as required.

- **BOARD Meeting: Thursday JULY 21, 2022 CH3 & Zoom**

Check out the “OWNERS ONLY” WEBSite for:

- * **AGENDA** – for upcoming meetings (posted 48 hours in advance per FL statutes).
- * **BOARD MINUTES** - Recently approved minutes are posted.
- * **RULES & REGULATIONS**, and Other GHC Documents... Etc.

Courtesy Reminder...

Remember, knowing your **RULES & Regulations** ensures everyone enjoys living & visiting GHC.

Let's talk about Garbage!

I want to remind everyone to PLEASE **put your garbage in bags** before putting the garbage in your cans or your dumpster. This helps keep the cans clean and helps eliminate critters from getting into these cans. The dumpsters are for **garbage ONLY**; no drywall, used furniture, nor old TV's, just garbage! Some of the dumpster rooms are locked and can only be used by tenants with keys.

The GHC staff will be working towards cleaning the various garbage bin areas, over the next several months so please help the staff by keeping these locations clean and free of debris, by putting ALL your garbage in BAGS!

House Rules & Regulations: **B. GARBAGE:** is picked up on Mondays and Thursdays for Garden Units. Towers 1-6 and all Villas have pick-up on Mondays, Wednesdays, and Fridays. Please put all loose garbage in a plastic bag with a twist-tie. Dumpsters are for garbage only and must not be used for furniture, mattresses, construction material, etc. Non-garbage items should be brought to the Pasco County Landfill which is located on 14606 Hays Road (north on 19, right on 52, 6 miles make a left on Hays) which is open 6 days a week, 7 – 4:30, 727-861-3006. Closed Sundays.

* Please check www.gulpharborscondos.com - website to read Your Rules.



COMET – JULY 2022 President's Message

Good day, Fellow GHC Residents,

Summer has arrived with the combination of warm weather & rain. Both pools are getting a lot of activity & the water looks great. I continue to get positive feedback with respect to the job that our pool company (Triangle Pools) has been doing. Billie Laney our CAM was instrumental in contracting them at a very reasonable price.

As rainy season comes, we expect heavy rains & high winds at times. **Please** put away umbrellas, lawn furniture, & other objects that can become projectiles. If you are a snowbird, please make arrangements for your outside furniture.

Also, I would like to give an update on maintenance activities going on. They include:

1. We recently hired 2 Maintenance Technicians which brings us to our budgeted headcount of 3. With this addition & their skill sets we should be able to accomplish more work in house & start getting caught up on past due Work orders.
2. We are continuing to get more quotes for Building B roof replacement. Buildings I, J, E, & Tower 6 are now scheduled for September.
3. Plumbing issues - Even though the plumbing issues have decreased we are still repairing various leaks.
4. Sections of walkways have been repaired at Villa 10, Tower 4, N building, & the walkway bridge between I & J buildings.
5. Tree trimming was completed for this past Spring. They included mangroves, tall palms, & the large Oak Tree by Villa 10.

Thanks again for your patience with all the activities we have going on in our GHC Community.

Regards,

Bob Perry
President BOD - Gulf Harbors Condominiums Inc.

Resource Property Management - RPM:

Please make sure you have your Welcome Letter regarding— '**One Source**' access. This was sent out to all owners. Included in this letter is a personalized (one-time use), security code for each condo owner. This will enable you to access the GHC-RPM Web Site. Check the Owners Only Website for more **One Source Information**.

Once your account is set up on **One Source**, the login allows access to your personal Account records, Association forms, Agendas, Approved Minutes, Association documents, GHC Directory... You can also select to receive **Email-blast** messages from RPM versus "mailouts." This is timely and it saves the Association (hence all of us) the cost for paper, postage, and envelopes which, for 587 condo mailouts equates to close to \$1000 for every paper mailout.

Email Erica at the office, if you do not have your **Welcome** letter: ghc.officeassistant@gmail.com

THANK YOU to all those owners who have already *Opted for Electronic voting* and/ or to *receive Notices via email*, as you are assisting greatly, with administrative cost savings!

GHC COMMITTEE WORK

For the safety and security of all owners—please keep the hot-water area common space, garbage bin locations and your shed free of clutter and garbage.
Unfortunately, rodents are finding their way in...

EMERGENCIES call 911 **NON-Emergencies call 727-847-8102 Press 7.**

PLEASE call **Police**—if you feel threatened, or see or hear anything suspicious.
They need to hear your incident—in your voice!

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

COMMUNICATIONS COMMITTEE

Blue Stream are well underway with construction activities at GHC.

- Locates have been completed on underground services and they are committed to doing everything reasonable to avoid disruptions.
- They are currently in the process of burying pipe to every building, which will be completed in July.
- The first phase of burying pipe from Tower 6, along the canal side of the buildings, back to A Building is completed.
- We are very pleased with the condition of the grounds after their work is done. Their commitment is to return everything to prior construction state at the end of each day.
- When the pipe is completed in a few weeks, then they will pull the new fiber optic cable in the pipes to each building.

It will be a busy summer at GHC with contractors on site.

Please use caution when walking where crews are performing work, and give them as much room as possible. Blue Stream will protect the construction zones as much as possible for the safety of our residents and workers.

Thank you,

Doug Brown Project Manager - GHC Communications Committee

Check the **Owners WEBSITE** for “*Frequently Asked Questions*” on TV - Internet Services

Infrastructure Committee & Saturday ZOOM Session...

Start your **Saturday** morning with a *virtual* coffee with Ed.

9:00 AM EST for an hour, hour and a half. - Still going strong 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 this link: <https://us02web.zoom.us/j/4522935282>



As always, I can be reached
@ ghc.eshort@gmail.com



INFRASTRUCTURE COMMITTEE MESSAGE

Please check for your **Garden Unit Condo** number in the **LIST** below.

Hot Water Heaters and ACTIONS Required:

1) Moneys Owed to Gulf Harbors

And - STILL this month, I have received minimal contact with the owners of the units that we had the ability of fixing their Hot Water Heaters.

Gulf Harbors has **started fixing this issue** and **we will bill individual owners**, for the costs' of these fixes!

We are in the process of reaching out to these owners and informing them what the charges will be. If I have already spoken to you or if you have sent in your cheque, please ignore this message.

If **you have not contacted me** or heard from me, would the owners on this chart, **please contact me at: ghc.eshort@gmail.com** with your telephone number - I will call you to discuss the **charges for your Hot Water Heater**.

Building	Unit(s) Owners <u>LIST</u> to be billed
AA	103, 104, 107
B	101, 201, 203
C	102
E	101
F	201
G	105, 108, 203
H	102, 204
J	101, 103, 104, 202
K	103, 104
L	106
M	106, 108, 201, 202, 203, 206
N	104, 106, 107, 108, 201, 204, 206
O	103, 107, 201, 205, 207
R	106, 107, 108, 205
T	101, 104, 106, 201

2) Hot Water Heaters Gulf Harbors **cannot fix and we need a **licensed plumber to do the work...****

There are still a lot of Hot Water Heaters that **need to have a pan underneath**. If you are on the second floor or if your Hot Water Heater is on a shelf, it requires a pan!

Do not worry at this time as I am trying to get the majority of these hot water heaters grandfathered in as they sit. When you go to replace them, that will be the time to install a pan underneath. I will let you all know the outcome as I know it.

Cheers and best regards!

Edward Short, Vice President – Board of Directors

Chairman – Infrastructure / Building Committee, Gulf Harbors Condominiums Inc.

OWNERS ONLY - WEBSITE



- Complete the - **Web Access Authorization Sign-Up Form**
- Return it to the office or **email** it to the office at ghe.officeassistant@gmail.com
 - The signed form & email address you want to use, *are required on the form* for WEB access..
- GO TO: 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?

- Recent approved Board meeting Minutes.
- GHC President and Manager Reports’...

Directory Access

Please consider setting up your **One Source** WEB access. The Directories (by building or alphabetical), currently located on the Owners' Only WEBSITE, will be removed from service by **October 1st**.

All directory information can be located and searched on the **RPM OneSource Web service**. Each condo unit has a unique security code for the first time access to this website. Contact the office for details.



BULK CABLE TV SERVICE!

For **ANY** issues:

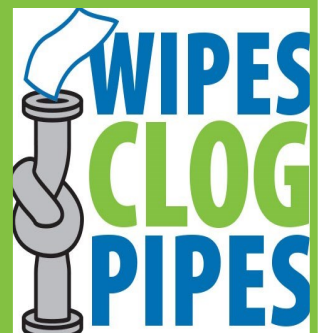
- Call Spectrum at **1-833-697-7328** – we are part of the **Bulk TV— Call Centre**.
- Our GHC addresses are labeled in their system. The ‘CABLE Bulk TV’ Service is included in our monthly condo dues provided by Spectrum. You are entitled to one Free TV Box (required to receive the TV channels). The 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.
- The Board approved maintaining the Spectrum contract until January 31, 2023.

**DO NOT Flush anything EXCEPT
TOILET PAPER — DOWN YOUR TOILET !!**

SEWER PIPES - Are continually being **blocked** WITH “all types” of Wipes and **Non-Toilet Paper** products. Even though it says “flushable” - they are NOT !!!

Still not convinced...

Go to YouTube and type in - Flushable wipes



THINGS TO KNOW AT GHC

ASSOCIATION DUES:

Mail Post dated checks to: **Resource Property Management** - Corporate Headquarters **7300 Park Street, Seminole, FL 33777**. Include **\$25.00 fee** for processing of post-dated checks. Credit card & E-payments are available. Check **RPM** website:
www.resourcepropertymgmt.com

ALARM:

There is a **Defibrillator** at CH1. IF the ALARM SOUNDS – CALL the OFFICE.

CLUTTER- PERSONAL STORAGE in ELECTRICAL & HOT WATER TANK ROOMS:

Please, remove clutter and personal belongings from the electrical, laundry and hot water tank rooms.
Each owner/unit has a storage locker or room and that is used for your individual storage of personal items.

PLEASE - PLEASE DO NOT PARK your Vehicle ACROSS the Sidewalk: Check YOUR Bumper!

Our Residents who use Walkers, Wheelchairs AND Scooters for mobility - need the sidewalk.
"Thank you for caring!"

SLOW DOWN on our STREETS and in our PARKING AREAS!!

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.

ATTENTION SMOKERS:

Use 'Smokers Outpost Stands' located outside CH#1 & #2. Please Do Not Litter!

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.

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:

Has not been used in a very long time, so it has been **retired**. Email is the best way to send your suggestions' or ideas to the Board.

Wi-Fi:

At CH1 and CH3 is FREE to SPECTRUM Clients – use your own email address & password to log on.

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.

TOWING SERVICE— Info:

Tow signage *is posted to designate* the Towing rules for vehicles parked without authorization.

Ensure your GHC parking Tag is clearly displayed.

- Vehicles with **NO TAGs** - there are '3' - Three *Warnings* then vehicles will be **Towed** !!

LAUNDRY TOKENS - TOKETTES:

30 for \$30. available at the Office by “check or money order” Only. **No Cash** transactions.

BEACH CLUB Information:

Call 727-848-1598.

NO PET COMMUNITY:

Please note 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.

GHC RULES, Amendments: Check out the Owners WEBSITE. Please pick up a copy from the office for your **Condo Blue Book**.

Know your rules...!

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!!
- * Please check our **website** to view the COMET along with **Our Sponsors** !!
- * **“Our Sponsors”** button on our Public Website www.gulfhARBORScondos.com
- * **Let them know** – you found them in the Gulf Harbors COMET or on the WEBSITE!

FOR SALE 2022 - JULY

GHC is a ‘NO PET’ Community.

No Condo **Sales** at the time of COMET production.

RENTALS

- T#6 303** **2BR/2BA** canal view and fully furnished available for summer rent.
Kitchen has dishes, pots, cutlery, and utensils. - **CALL** Sharon 516-781-7256 or cell 516-287-1250.
- T#2 304** **2BR/2BA** 1,388 sq ft. Enjoy Florida's living at its best and fall in love with the maintenance-free lifestyle this condominium has to offer. Some of the features include tiled flooring, wood laminate in bedrooms, a large kitchen with lots of cabinets and counter space, a breakfast nook, open floor plan with dining area and living room. The backroom can be converted lots of storage and closet space, large bedrooms, spacious bathrooms, and a view of the beautiful canal that overlooks the channel to the ocean. Relax and appreciate the view of the beautiful canal right outside your window.
This condo is located on the third floor, just a few feet from the elevator and the laundry room. Included in the rental fees is access to three clubhouses, an exercise room, and two pools. Enjoy Gulf Harbors Beach Club for an additional, minimal fee with access to their private beach. The condo is close to public beaches and is within walking distance to shopping and restaurants. Just 40 minutes from downtown Tampa, and 10 minutes from downtown New Port Richey. Begin your new chapter living in this beautiful condo. It is UNFURNISHED and security is \$4200. No pets please.
- **CALL** Nancy at 727.359.3887.



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Email: jlcoastersgirl@gmail.com