

JANUARY 2021

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Office Hours: M-F 8 a.m. - 4 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..... ghc.dbarkey@gmail.com
Bob Perry, Vice President ghc.bperry@gmail.com
Richard Fudge, Treasurer ghc.dfudge@gmail.com
Kathy Bond, Secretary ghc.kbond@gmail.com
Ed Short, Director ghc.eshort@gmail.com
John Noel, Director ghc.jnoel@gmail.com
Nannette Figliuolo ghc.nfigliuolo@gmail.com

C.A.M.

Charla Galbraith – Interim Community Association Manager
Ghc.condomanager@gmail.com

THE COMET

EDITOR: Lynn Antle: cometer14@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
DEADLINE: **Thurs. JANUARY 21, 2121**

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 members receive a free mailing. Leave name and address at the office.

WEBSITE: Rhonda Brown:
ghc.webmaster2018@gmail.com

*** JAN 7:** See update **Page 5 - Turquoise Lane !!**

WELCOME JANUARY!

*A new year, 365 blank pages...
What will you write?*

Please stay safe everyone.

Please **view new 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 still on hold and please watch the Comet for any changes.
Thank you, Bill Bourquin: 440-465-5394 OR ghc.recreation@gmail.com

Due to the Corona Virus
The following events with a strike through line are
canceled in January & February.

SAVE THE DATE: 2021

GHC Recreation Calendar of Events

January:

~~3 Un-Decorate CH1 (Kinnander)~~
~~7 Recreation Committee Meeting 1:00~~
~~16 January Dance (?)~~
~~23 Pancake Breakfast (Bourquin, Olan)~~
~~28 Juliet Luncheon (Figliuolo) – Canceled~~
~~31 Meet Your Neighbor (Rec. Com., Wilson+)~~

February: Some Events *to be DETERMINED*

4 Recreation Committee Meeting *10:00
6 Karaoke (Watson+) **Canceled**
16 Fat Tuesday Party (Smith+)

February continued...

22 Card Party *****Need a chairperson to hold
this event
25 Juliet Luncheon (Figliuolo) – **To be determined**
~~28 TGIF/Kitchen Party – Canceled~~

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 NOTE

CLUBHOUSES are OPEN !

CH2: Pool Tables open from 10 am – 9 pm.

CH3: Exercise Equip. OPEN from 10am to 9 pm.

IMPORTANT: Maintain social distance (6ft) and wear
a mask in the building. Open to GHC Residents only.

LIBRARY: CH1: The Library is OPEN— 7 DAYS
a week for use by Residents. Please follow guidelines
by **wearing a Mask and maintaining Social
Distancing** in the Library.

NOTE: a system to “return books” is implemented.
Watch for **Return Boxes** – and follow the directions
to return books so they can be returned to the shelves
in a safe manor. This is managed by Gulf Harbor
resident volunteers, please help keep our neighbors
safe!

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: Mama Mia show has been booked for
Sunday, March 14, 2021.

We have 40 tickets reserved for us at \$49 per person.
If you’ve paid for a show and canceled but plan to
attend 2021 show please let me know. If you are not
able to attend the 2021 show, please let me know and
I will try to sell your tickets.

Peggy Cacciola 201-638-1593 Or apcacciola@aol.com

RECREATION EVENTS! Outdoor activities: Bocce
ball due to lack of participation this is now *cancelled*.
If more people are interested in playing bocce, it can
start up again. Call Kathy Manware: 727-232-2585.
It is the resident’s responsibility to follow all COVID
restrictions, and proceed at your own risk. In order to
hold an activity, there needs to be chairperson to
contact. If you have any suggestions on conducting
any other outdoor weekly activities, please contact
me, Bill Bourquin Recreation Chair, 440.465.5394 or
ghc.recreation@gmail.com”

TOYS for TOTS: Thank you to all the residents who
went shopping for toys. We collected 2 1/2 boxes for
the kids. Hopefully next year, we can fill 5 boxes! That
will be our goal. Thank you again.
Kathy Manware – Chair of Toys for Tots.

THANK YOU

PEARL HARBOUR DAY:

On December 7, Pearl Harbor Day, Kathy Manware donated a new US Flag and POW Flag to fly in front of the office here at Gulf Harbors. Thank you Kathy for your generosity.

I would like to thank everyone for coming out to the dedication of our new American and POW Flags at our office, December 7th. It was a nice day. Thank you to Delle for helping me take down our old flags and putting up the new ones. Kathy Manware.

NEW OWNERS

E-101	James Vaughn formerly owned by Debra Hogan
E-103	Tim & Cindy Mackin formerly owned by Stephan & Virginia Ferlazzo
E-203	Margaret Greco formerly owned by Joseph & Joan Murphy
F-105	Ray & Mary Scott formerly owned by Susan J. Raiford & Cindy A. Mackin
T-104	Kenneth & Vanessa Mortensen formerly owned by Tracey Reynolds
T4-105	Sarah Ali Hossaini formerly owned by Mary Iverson
T5-305	Jennifer Hissrich formerly owned by Richard DeFelice
V4-102	Gus Patakakis formerly owned by Diane McGivern
V8-103	Brent McKinney formerly owned by Mervis & Jorge Pujols
V12-103	Richard Samolinski formerly owned by Allatoona Properties LLC

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 **JANUARY 7** - 9:00 AM ET
- Thursday **JANUARY 28**—9:00 AM ET

Budget-Finance Committee Meeting :

Thurs. January 21—9AM ET

The **Agenda** is posted on “**GHC Bulletin Boards** and the **OWNERS ONLY**” WEBSITE, per Florida Statutes—48 hours in advance.

- Please see Notice in Comet for WEB ACCESS AUTHORIZATION on the “Owners Only Site” on the WEB, on page 6.

NOTICE—INTERIM CAM ANNOUNCEMENT

“The Board of Directors is pleased to announce that we have hired Charla Galbraith on a temporary basis until a decision is made on the model of management, we want in the long term, for our community.

Charla has agreed to come out of retirement and act as our full time CAM on a short-term contract. She brings to GHC a wealth of experience and skills.

Please join the Board in welcoming Charla to our team.”

President, Diane Barkey

NOTES FROM THE BOARD - *continued...*

Check out the “**OWNERS ONLY**” WEBSITE for:

- * AGENDA – for upcoming meeting (posted 48 hours in advance)
- * Project Updates – from Infrastructure Committee Chair – Ed Short
- * Committee Chairs and the Committee Members
- * Updated Amendments (Per Annual Members Meeting 2020 Vote)
- * Last Approved Meeting Minutes and more...

GHC COMMITTEE WORK

ELECTION BOARD OF DIRECTORS – January 2021

Dear Owners:

In January, watch for the “First Notice” in your mailbox or your email, inquiring if you would be interested in adding your name to the Ballot for a seat on the Board of Directors at Gulf Harbors. You will have until January 28th at 3PM to submit your name as a candidate for one of the open director positions. This year, four Director seats will be available. To serve on the board, your personal name must be listed as an Owner on your condo Unit, and your Association fees must be up-to-date per legal requirements. Thank you for your consideration!

The Elections and Balloting Committee.

BUDGET AND FINANCES AT GHC

The Budget-Finance Committee will be holding its meeting for the 2021-2022 Proposed Budget on Thursday January 21st, on Zoom. Watch for this meeting Notice, to dial in and listen to the financial requirements for Gulf Harbors Association and the new budget season. This important exercise determines the Condo Dues for the upcoming year. Thank you.

AD-Hoc COMMITTEE for OPERATIONAL ANALYSIS: Bob Perry – Chair

The Operational Analysis—Emergency Finance Committee, is pleased to report that the outstanding March Financials has been completed and is located on the Owners Website. This report has been provided to the GHC Auditors. Once the audit is completed, we will share the Audit report, on the Owners Only Website.

And as an update, our contracted accountant is currently working on April financials.

Reminder of non-compliance for established GHC By-Laws, Rules, Regulations, etc.:

- When you contact the office or CPO to report an issue, we will be using the *GHC Intake Information Form (2004)* to assist in identifying concerns and complaints from residents. As outlined in the Gulf Harbors Standard Operating Procedures (SOP), the *Complaint Registry Intake Information* - form, will be held in confidence in office records. Completing the form will help to ensure we follow our process and to timely address resident reported issues. This form will be available in the office for pick up or please call for a copy to be emailed.
- The office and CPO staff will take your details over the phone, for any Health and Safety concerns that need immediate attention. *Executive Committee.*

INFRASTRUCTURE COMMITTEE MESSAGE

Please read this **important message** from **Ed Short** – Infrastructure Committee Chair,

“ I am still waiting to hear back from several owners regarding their **hot water heaters** and what you would like to have done with yours (*will you as the owner handle the fixes or do you wish GHC to handle the fixes*). This is for the **Garden Units only**. The hot water heaters in the Villas and Towers are not an issue right now. For the most part they are inside your units and not accessible from the outside. I need to know how many owners are interested in order to get bulk pricing. **Please contact me** via email ghc.eshort@gmail.com

If you have any questions whether your **hot water heater** is in violation, please take:

- 1) a picture of the top of the hot water heater and
- 2) a picture of the hot water heater while standing back about 5 or 6 feet and email it to the above address with your name and Unit number. Thank you.

TURQUOISE LANE

Turquoise Lane: Is scheduled to be **PAVED** on **Thursday & Friday, January 21st and January 22nd**. All vehicles must be removed from Turquoise Lane before 8AM, and cannot return to their assigned parking spaces for 24 hours.

NO ONE CAN DRIVE ON TURQUOISE LANE FOR 24 HOURS !!

VEHICLES impeding paving, at risk to be TOWED.

SATURDAY MORNINGS - INFRASTRUCTURE/BUILDING ZOOM SESSIONS

NEW VIRTUAL EVENT

Have **Saturday morning coffee** with Ed. Let's say **9:00 AM ET for an hour, hour and a half**. We will try it for a while to see how it goes. Let's bring in the New Year with a bang and **start on 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 the same link, found below:

<https://us02web.zoom.us/j/4522935282>

As always, I can be reached at ghc.eshort@gmail.com and I do appreciate all your suggestions and comments.



From CAM: CHARLA

After the holidays we will resume our property inspections. I will be making note of items that may require attention, including common areas (i.e. removal, relocation, approval, etc.) based on our Rules and other guiding documents. Once the list is compiled, it will be included as part of my manager's report for The Board of Directors. In the event you receive a communication regarding a rules infraction please do not take it as an insult but as a friendly reminder that it needs to be corrected

LAUNDRY TOKENS:

To use the Washer and Dryers at GHC, please **check-in at the office** and purchase the gold metal laundry tokens or the black plastic laundry tokettes - needed for use with the laundry machines, at your residence. These machines belong to all of us as owners residents and keeping them working properly is important and less costly, when we do not have to call for repairs.



OWNERS ONLY WEBSITE

- STEPS FOR ACCESS: Complete the - **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.
- Note – AFTER you send in your form, Please, ACCESS the Website - to be authorized.
- GO TO: www.gulftarborscondos.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** Site private section of our website! *This may take a few days to process.*
-



BULK CABLE TV SERVICE!

For or any issues:

- Call Spectrum at **1-833-697-7328** – for the Bulk TV Call Centre.
- Give your GHC civic address! Our GHC addresses are identified as part of the ‘CABLE’ Bulk TV Service provided by Spectrum. This TV service is included in our Condo Dues.
- You are entitled to one Free TV Box (required to receive the TV channels). GHC has 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 cost extra to you individually, as well as other Channels, movies, or a TV Box that records television shows.
- Spectrum changes the Internet & Phone rates, at any time. That is not part of GHC Bulk TV contract.
 - * Please see “Information Shared at Meeting” on Owners Only Site for Spectrum contract details.

Message from the Community Patrol Security Committee

“PLEASE contact Police if 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”.**

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 **Sheriff** needs to hear *your story in your words!*

THINGS TO KNOW AT GHC

DISPOSAL OF GARBAGE:

Please PLACE ALL your Garbage IN A garbage bag.

Please DO NOT PLACE Loose Garbage in cans or down the Garbage chute in the Towers.

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

Please, at your earliest convenience remove all clutter and personal belongings from the electrical, laundry and hot water tank rooms. If not removed in a timely fashion, it will be removed by GHC maintenance personnel and tossed in the garbage.

Each owner/unit has a storage locker or room and that is what should be used for your individual storage of personal items.

Unnecessary clutter was a line item and mentioned during a recent visit by the Pasco County Inspector.

PARKING:

There are “**Temporary Parking**” spots marked for one hour and emergency parking. Please observe the one hour.

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. IF the ALARM SOUNDS – CALL the 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 – you need your own email and password to log on.

ATTENTION SMOKERS:

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

TO ALL OWNERS AND RESIDENTS:

Please note that per **Gulf Harbors Official Rules and Regulations**, pets are not permitted on Gulf Harbors property at any time.

Reminder that all registered **Emotional Support Animals (ESA's)** must have current Pasco County license tags (dogs and cats only).

The office will be **contacting all ESA** owners in the near term to ensure current license tags are on file.

AVAILABLE to BORROW:

Baby stroller, highchair, playpen & baby bed in a bag.

Contact Denise at # 630-251-7337.



COMET DISTRIBUTION

- * The Comet is hand delivered Jan-April (winter months only).
- * Postal delivery is available for a small fee. Free to active Military.
- * Please check our website to view the Comet.
- * Comet is also **located in CH1, 2 and 3** – for your convenience, to Pick up.
- * Pick up copies for your building to help with delivery to your neighbors!!
- * Check out the **"Our Sponsors"** Button on our Public Website www.gulfhARBORScondos.com
- * **Let them know** – you found them in the Gulf Harbors COMET or the WEBSITE!

FOR SALE — JANUARY 2021

- B-205** 2BR./2BA., fully furnished 2nd floor w/ceramic tile throughout. Great view overlooking the heated pool, clubhouse and sunset. Best location. Walking distance everywhere you want incl. fishing. Asking \$110,000. Call 586-690-9600.
- K-103** 2BR./2BA., furn. refurb. unit. New Granite tops, dbl. sinks, cabinets, fridge., micro. w/ extractor, shower, a/c, fans w/lights, new elect. panel & rewired. \$124,000. Call 609-240-7119 or 609-453-1831 or feng.lu201204@gmail.com
- V1 A** 2BR/2BA Villa New laminate flooring and freshly painted, lots of windows, light, and airy, private patio, attached carport, private laundry and utility room, close to heated pool, clubhouse and canal. Asking \$124,000 Call 727-432-5916.

SALES AND RENTALS *continued.... Next page.*

- V9-309** 1BR/1BA Fully furnished, recently updated. Kitchen with granite counters and SS appliances. 3rd floor unit with elevator. \$81,309 call 727-457-9087.
- V12-205** 1BR/1BA 816sq feet. Newly Redone, furnished optional, great water view \$84,999. Call/text 727-807-7670.
- T#3-307** 2BR/2BA Condo Tower Upgrade on everything in the condo. 2 bathrooms redone, kitchen, stainless appliances and more. Hardwood floors and tile floors. Tankless water heater, new windows, and HVAC with new ducts. Granite and Quartz counters. Come and look. Call 727-232-2585 Leave a message.
- T#4-104** 2BR/2BA., unfurnished 1st floor, modern utilities, completely renovated, newly tiled, jacuzzi walk in shower, all hurricane proof windows, slider. Brand New A/C unit. \$235,000 firm Call 727-239-5046 or 727-326-3621.
- T#4-202** 2BR./2BA., completely furnished unit on the channel with great channel view. NON-SMOKER, new stove & dishwasher. Well cared for. \$136,000. Call Marci @ 248-568-5498 or e-mail @ marcjobe@comcast.net

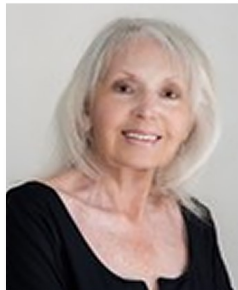
RENTALS (Minimum 3 months on all rentals)

NO PET COMMUNITY

- L-203** 1BR/1.5BA FULLY FURNISHED. Updated with new flooring and appointments. Available immediately or for 3-month seasonal minimum. \$1500 month for winter seasonal or call for information regarding annual lease and inspection of this desirable property. Call John Z. 727-560-0008.
- S-103** 2BR./2BA., partially furnished unit in lower back w/ new windows. Incl. filtered drinking water, trash, cable, electric & water. 3 month min. \$1350 mo. wi-fi incl. \$600 deposit. Call Rich @ 716-345-7674.



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