



OCTOBER 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

BOARD OF DIRECTORS

Diane Barkey, President
Rhonda Lee Brown, Vice President
Richard Fudge, Treasurer
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Barb Simon, Director

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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. October 17, 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

Goblins and witches and pumpkins... oh my!
Enjoy the Autumn season. The weather
hopefully will be nice as well as the fall color
spectacular!

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 (Fudge+)

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.

BOCCE: Starts October 15 Tuesdays & Fridays at 9:30. Call Gunter 727-845-1754 or Kathy 727-232-2585 for information.

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, coleslaw, beans, rolls & butter, dessert. Beer, soda & mixers. B.Y.O.B. Any questions call Kip Beckford 843-9488 or Carl Ross 842-9332.

TOYS for TOTS: Christmas is almost here. We will again be looking for an unwrapped toy for a boy or girl. Last year Gulf Harbors filled two boxes of toys for children less fortunate. I am hoping we can fill 3 boxes this year. Kathy Manware – Chair of Toys for Tots.

RECREATION Events – NEW ! – Any resident, owner or guest, who plans to attend a GHC Recreation Event, we have implemented a new requirement, at events where alcoholic beverages may be available. Please visit the office for a **waiver form** that will need to be completed in full. This includes your name, signature and Building / Unit. We will also be sending an email, to owners who have signed up for association email messages. This 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 events you attend.

The Board thanks you for your participation in this new process.

MEMORIUM

Both my daughter Michele & I want to express our deepest appreciation for the many caring thoughts & support upon the passing of Harry Chuderewicz. He lost the battle with cancer here at home, July 18, under the hospice program. Our Harry #2 was a gift for 5- ½ years! Many thanks to all of you for the cards, masses, food, flowers, his rides to golf and phone calls. GHC neighbors-you are the best ! Barbara Tadda

NEW OWNERS

A-205 Mark & Debbie Koehne of Uxbridge, MA. formerly owned by Laurie A. Oexler.

V7-203 Ronald N. Moore of Lutz, Fl. formerly owned by N. Michael Kauskautis.

NOTES FROM THE BOARD

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

BOARD MEETINGS:

- 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 September 23, 2019 - Updates

The full lists of Projects are located on the Owners Website. This list below is recent updates of those areas nearing completion or completed as an 'Update to our Residents'.

The Buildings

- ❖ Repairing Villas 4 – 8: Update: The work is completed by the contractor, painting is done. We will be completing a walkthrough next week to review the entire job.
- ❖ Replacing the areas of rotting siding on all of the Clubhouses. Update: All done just needs to be painted. .
- ❖ Replace Tower 4 roof: This roof is completed and inspected by Durolast, Waiting for the warranty.
- ❖ Install Back Check Valves in Phase 1, 2 & 3 sewer lines: Update: Phase 3 is complete.
- ❖ The Board approved painting CH 2, 3 - in cream color. The amendments have been recorded: Painting will be started first of October.
- ❖ Pool 1
 - Updating of change rooms and saunas. Has not started.
 - Repair of pool coating and tiles in July: Completed.

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.

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. Completed.

- ❖ 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: Completed and New fobs or cards are available at the office.
- ❖ 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. Update: This has been started by our in-house staff.
- ❖ Completing the repair work started on Villas 10 – 13 – we have the Engineer's report. Building Committee will review and bring this information to the Board.
- ❖ Reviewing engineers report on Villa 9 and plan that project. Report received and the Building Committee will review and bring this information to the Board.
- ❖ Further phases for Back Check valve installation will be taken to the Board in September and October 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



All tenants that live in the 3 story buildings and use the garbage chutes in the laundry rooms, **please do not stuff cardboard boxes down the chute**, it jams it and no other garbage can go down there. We have a recycle bin by Clubhouse 3 that recycles cardboard, please use that one. Also, the dumpsters are for **GARBAGE ONLY**. Leaving other than garbage by these dumpsters just makes extra work for staff.

Your Rules and Regulations specify that you must be covered up, “**Q. DRESS CODE: Shirt/top, pants/shorts and footwear are required to be worn on condominium property at all times. This includes walking to and from the pool areas**”. This does not mean a big towel.

We are back on schedule with the mowing and now we will be mowing less due to the weather change. We have fertilized and the sprinklers are now on, the once per week that we are allowed. Still working hard to get the weeds in the beds treated and the hedges trimmed. We do appreciate your patience.



MAINTENANCE CORNER

We have finished the clean-up of Pool 2 and the repair to the walls of the pool house with the new lattice work. We will be painting the buildings the light beige color the first part of October. This will conclude the work on the clubhouse and we will be finishing the painting of the Clubhouse 1 inside. We do appreciate your patience and understanding while doing these projects. Due to completing the work mentioned above and catching up on the grounds work, we will be starting the pressure washing of the sidewalks in October. This has been a very busy summer for us and we welcome the snow birds.

Please remember **DO NOT use Drano or products like that for your bathroom and kitchen drains. 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

We are still watching the Hurricane Season, 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.

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!!

Check out the **“Our Sponsors”** Button on our Public Website

www.gulfhARBORScondos.com

