

FEBRUARY 2021

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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 – 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. FEBRUARY 18, 2021

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

Here's to *Fabulous* February!!

Did you know... that February is one of
the most frequently misspelled
words in the English language?

Stay safe everyone.

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 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 February.

[GHC Recreation Calendar of Events](#)

February—Events **CANCELLED**—Per Board of Directors Meeting JAN. 28 !

~~4 Recreation Committee Meeting *10:00~~

~~6 Karaoke (Watson+)~~

~~16 Fat Tuesday Party (Smith+)~~

~~22 Card Party~~

~~25 Juliet Luncheon~~

~~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 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.

Activities and Events—watch for the next an Update following Board Meeting Feb. 25th !

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 -

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.

Show Palace continued...

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, is now cancelled.

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

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.

GHC FACILITIES: i.e. Clubhouses, Pools will have Notices Posted upon entry:

Proceed at your Own Risk.

THANK YOU

Note from the Editor:

I have received several positive comments on the revised format and "New Look" of The Comet. The colour certainly helps to highlight important notices and the graphics are very impressive. I'd like to take this opportunity to thank Rhonda Brown for her many hours of dedication to this endeavour.

MEMORIUM

It is with great sadness that we regret to inform you of the passing of Kimberly Landers, wife of our Maintenance Supervisor, Delle Landers. Our sympathies to Delle, his children and grandchildren.

We regret to inform you of the passing of one of our residents Carolyn Wright. She passed January 11th. She was an active member of Gulf Harbors for 21 years with Bocce, Shuffleboard, Bingo, Hand and Foot, and Yoga. Our sympathies to her family, children and husband Red. She will be missed.

NEW OWNERS

T4 202 Michael & Stacy Mainiero formerly owned by Patricia SHEME.

L- 104 Cody Marshall Fisher formerly owned by Sarah Ransford.

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 28** - 9:00 AM ET
- Thursday **FEBRUARY 9** –9:00 AM ET— *Special Assessment*
- Thursday **FEBRUARY 25** –1:00 PM ET — *Budget & Board Meeting*

TOWN HALL :

Thurs. February 4—1 PM ET

The **Agenda** is posted on “**GHC Bulletin Boards** and the **OWNERS ONLY**” WEBSITE, per Florida Statutes—48 hours in advance. Budget & Special Assessment Noticed 14-days prior.

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

Committee Volunteer Forms—

Please watch for these forms, looking for your participation in our various Committees. The Chair of each committee, is appointed at the Organizational Meeting March 25th. Forms are located near the pick up locations for the COMET.

From the President’s Desk

There is a **Special Assessment meeting February 9**, to explain the mounting Insurance rates we, like other associations are facing. To ensure we have payment for the substantial increase, we as owners are looking at “one additional monthly condo fee”, to cover this increase. That fee to be determined per the “new April 1, 2021—March 31, 2022 Budget Assessment”, will be voted on by the Board of Directors, at the **Budget Meeting February 25th**. Owners will receive a vote (Ballot to follow) to decide if GH will partially fund or fully fund our Reserves.

Watch for this important information.

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

ANNUAL MEMBERS MEETING – MARCH 18, 2021

Dear Owners:

The First Notice was sent Fri. Jan. 15 to either your mailing address or your email. Owners were asked to submit their name as a candidate for one of four seats on the Board. There was **1** owner (as of 01/27/21 @ 3PM) who indicated their desire to serve on the Board of Directors. There will not be an election. The **Second Notice**, to be mailed February 12th, will include the Annual Members meeting agenda, and **Limited Proxy questions**, on a number of important topics for you as an Owner to vote on. Please **watch your Mailbox or Inbox** for these important decisions to be made for our Association. Thank you for your attention to this! *Elections and Balloting Committee.*

CONSIDER VOTING ELECTRONICALLY: Thank you to the owners who have signed up to vote electronically. We appreciate the ability you have given GHC to email important GHC business to you and for you to vote online. Mail services during the pandemic has created a slow down of mail reaching destinations in the timely fashion we are accustomed to. This option allows GH to save money as we have less to photo-copy, label & stuff envelopes, etc. for mailing. We will be giving owners the opportunity, to vote electronically, please watch for a special email message and link, to OPT-IN electronically! We will use EZVote, our electronic partner to help us achieve this.

BUDGET AND FINANCES AT GHC

On January 21, the Budget-Finance Committee held its meeting for the 2021-2022 Budget exercise. The financial requirements for the new budget season is substantial. The insurance rates have skyrocketed as government has mandated “Insurance companies” must cover losses. As we can all see, costs are increasing and unfortunately we will not be able to escape without increasing our monthly condo fees as well as facing a Special Assessment to cover the Flood Insurance due in June, was the message shared with owners on the zoom meeting. The Proposed Budget, will be distributed to the ownership after the January 28 Board Meeting. Please watch for an important Ballot, coming to your mailbox or email in early February.

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

April's financials have been completed. Last fiscal year's financials are being audited by our contracted CPA service. We have consolidated funds in OZK Bank for both operating & reserves using ICS (Insured Cash Sweep). ICS is an umbrella network of Banks that allow us not to exceed the \$250k federally insured amount with favorable interest rates. This also allows us to monitor bank activity under one bank statement.

Reminder of GHC By-Laws, Rules, Regulations, etc.:

- When you have a few minutes, please review the documents you received in your GHC package of Rules, Bylaws, etc. There is important information there for all of us as owners to review and to share with residents or our guests.

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.

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. **We started 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.



MESSAGE from The CAM:

I would like to draw attention to the Parking and Vehicle Rules and Regulations section in GHC Rules... We are actively monitoring vehicles for GHC Parking **Tags** and **temporary parking** permits. Please ensure yours is displayed on rear window or rear bumper. Temporary passes must be hung from rear view mirror. You will receive a ticket on your vehicle to obtain your tag or pass at the office, if not visible. Thank you for complying with our rules. *Charla*

LAUNDRY TOKENS:

The Washers and Dryers at GHC, use gold metal tokens or the black plastic tokettes. Please **check with the office** to purchase these to use the laundry machines, at your residence. Cost: 30 tokens/ tokettes @ \$25. Check or Money order, no Cash transactions. 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 & 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.gulfharborscondos.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 **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. This fee is included in your Condo Dues.
- 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.**

**Safety of our community is taken very seriously & we need help from those willing to
“SEE something & SAY something”.**

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:

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.

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 is **contacting all ESA** owners, to ensure current license tags are on file.

LAUNDRY TOKENS-TOKETTES:

30 for \$25. available at the Office by Check or Money order Only. No Cash transactions.

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.gulpharborscondos.com
- * **Let them know** – you found them in the Gulf Harbors COMET or the WEBSITE!

FOR SALE — FEBRUARY 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.
- 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.
- 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.

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

*For Sale February...continued-Updated Feb. 8 **

- V12-205** 1BR/1BA 816sq feet. Newly Redone, furnished optional, great water view \$86,000.*
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.

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. \$1600 Month, plus security deposit, nonsmoking John Z 727-560-0008.

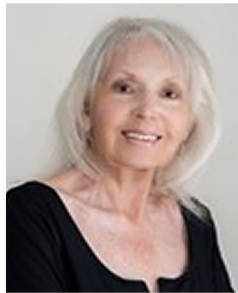
ITEM FOR SALE

KAYAK: 2 person 13 ½ foot kayak Price \$750 Contact phone#- (330) 509-9916

Make- Free Form, Model- Corona, Color-orange/white/green. Included- 2 life vests, 2 sets of oars, 2 removable seats.



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