

MAY 2022

VOLUME: 48 ISSUE: 5



Office Hours: M-F **8 am-12:30 & 1-4 pm**
Closed: Lunch **12:30-1 pm**

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

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 **MAY 13.22**

DUE Date for COMET Events:
Thursday MAY 19, 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
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C.A.M.

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

Hello May!

Look for something positive in each day, even if you have to look a bit harder.

"Come as guests, leave as friends."

Our Snowbirds are beginning their migration back to their Northern homes for the summer, however, they will be back when their weather turns chilly, to spend another amazing winter season here with wonderful Gulf Harbors friends.

**Stay safe, be kind,
enjoy your journey...**



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:

Please see the ***Schedule of Events for the 2022-2023 Recreation Season.***
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

Schedule of Events 2022-2023

NOVEMBER

Sunday 13 - Steak Fry

DECEMBER

Sunday 4 - Decorate Clubhouse 1

Monday 19 - Christmas Pot Luck

JANUARY

Tuesday 3 - Un-decorate Clubhouse 1

Thursday 5 - Recreation Committee Meeting 10:30 am

Friday 13 - Meet and Greet 3 – 5:00pm

Friday 20 - Set up for Dance

Saturday 21 - Dance – 8 – 11:00pm

Thursday 26 - Book Club 1:00pm - Ban This Book by Alan Gratz/ The Night Olivia Fell by Christina McDonald.

Friday 27 - Set up for Pancake Breakfast

Saturday 28 - Pancake Breakfast 8 -10:30am

FEBRUARY

Thursday 2 - Recreation Committee Meeting 10:30 am

Friday 10 - T.G.I.F. – 3:00 - 6:00 pm **Pool 2**

Sunday 19 – Set-up for Card Party

Monday 20 - Card Party - 11:00 - 3:00

Thursday 23 - Book Club 1:00pm The Aviators Wife by Melanie Benjamin/ The Long Petal of the Sea by Isabel Allende

Friday 24 - Hold for possible Kitchen Party set up

Saturday 25 - Hold for Kitchen Party

MARCH

Thursday 2 - Recreation Committee Meeting 10:30 am

Thursday 2nd & Friday 3rd - **HOLD CH3** for Yard Sale (on Saturday)

Saturday 4 - Yard Sale **Clubhouse 3**

Friday 10 - Reserve for Pancake Breakfast

Saturday 11 - Pancake Breakfast 8 -10:30am

Thursday 23 - Book Club - 1:00pm March reading—Open for suggestions... ?

Friday 24 - T.G.I.F. – Mick & The Kid 4 – 7pm **Pool 2**

APRIL

Saturday 1 – Dance TBD

Friday 14 - T.G.I.F - FIESTA - 3:00 5:00 **Pool 2**

WEEKLY ACTIVITIES

BOCCE Ball - We play on **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.

HOLD-EM Players - **Tuesdays 6:30 CH2**. Call Dick Farrall for more info. @ **727-847-5007**.

STRETCH AND FLEX: Last classes will be held **Monday May 2nd and Thursday May 5th 9:30 -10:30 at CH1**. Bring a squeezable soft ball, stretch band, hand weights. Water is strongly suggested.

“WATCH” - for a new event coming next season: **Cornhole** (Bean bag toss)

MONTHLY EVENTS

GHC Book Club:

We meet on the **fourth (4) Thursday of the month 1:00 p.m., CH 1**.

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 !

VOLUNTEER GROUP AT GHC:

Thanks to everyone who volunteered over the past several Saturdays. We were able to paint parking lines on several of our parking lots and the yellow bumper stops at the pool and office, move and distribute mulching rock and seashells, clean the work area behind Clubhouse 3, dismantled whatever you want to call the shed behind Clubhouse 3, and located hidden sprinkler heads associated with our sprinkler system.

Also, thanks to anyone who has power washed their sidewalks and their neighbors' sidewalks and patios. I think we have shown that there are individuals who are willing to participate in assisting in maintaining and improving what we have here at Gulf Harbors. We have made a difference in a POSITIVE way. We hope to continue this group next year. Hopefully we will add new faces and names to our group. Have a great summer and see everyone next year.

FROM THE RECREATION COMMITTEE:

A BIG THANK YOU to everyone who chaired an activity this year at GHC.! Without you we would not have had the activities we did. Also, A BIG THANK YOU to everyone who participated in these activities. We are looking forward to next year with a full calendar of events and activities. Check the COMET for the schedule of our events/activities. If anyone has any suggestions for other events/activities, please contact me at ghc.recreation@gmail.com Bill Bourquin.

FIESTA 2022: THANK YOU! Another successful Fiesta has gone down in GHC history!! Thank you to my awesome team of volunteers who made it all happen. I'm looking forward to seeing everyone next year, when we will do it all again. Lynn

Three (3) NEW Owners - MAY

A 201	Ryan Keeney	Formerly owned by	Dwayne & Joy Cekus
F 207	Vincent Marella	Formerly owned by	Barbara Bender
T4 104	Barbara Frank	Formerly owned by	Vincent Girolamo



COMET – MAY 2022 President's Message

Hello Fellow GHC Residents,

April 2022 is here, we have started a new fiscal year, & there are several updates for this upcoming year...

Last year was the year of safety. We focused on structural building repairs (rusted stairs & railings, termite damaged buildings and trip hazard walkways). This year will be the year of roof replacements, painting buildings, & more safety issue repairs.

1. Roof Replacement –

- a. We have several roofs that are aged & in need of repair.
- b. Rainy season is rapidly approaching & we need to start the replacements.
- c. During the repairs please park your vehicles so they will not be damaged & are not in the way.

2. GHC Building Paint Plan – Our buildings are showing faded paint especially on the side of buildings facing the afternoon sun.

- a. Building & trim color change is being proposed.
- b. Painting plan needs to be developed, which includes quotes, prep work, timing milestones, & painting,

3. Building repairs – Structural Building Safety repairs are still being evaluated. This includes rusted stairs & rusted balconies.

4. Walkway repairs – Being evaluated are some canal walk way areas, some sidewalks, & some side walk bridges.

5. Tree Trimming – mangroves trimming completed. Trees with roots causing walkway damage, & stucco damage will be addressed.

6. Grounds Improvements - We have a new & very active Grounds Committee. They have walked the grounds & are in the process of making plans and planting bushes

A couple of other update I would like to convey,

1. As most of our residents are aware that we have had several break-ins into condo storage sheds. Following are actions we have taken.
 - a. The Pasco County Sheriff was called on these vandalisms and are now involved.
 - b. Pasco County Sheriff increased patrol throughout the day & night in our Community.
 - c. Pasco Sheriff came to the GHC office a few times & have conveyed several ideas to improve the chance of catching the culprits.

Again, if you see suspicious activity, please call Pasco County Sheriff.

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

Regards,

Bob Perry President BOD - Gulf Harbors Condominiums Inc.

Check out the Closing your Condo - for the Season on the OWNERS" Website.

NOTES FROM THE BOARD

- **SCHEDULED BOARD Meeting:**

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

- **BOARD Meeting:** **Thursday MAY 19, 2022 CH1 & Zoom**

Check out the "**OWNERS ONLY**" WEBSITE for:

- * **AGENDA** – for upcoming meetings (posted 48 hours in advance per FL statutes).
- * **RPM** : The **One Source Welcome letter** has been sent out to all owners, which has the login information "Security Code" to set up an account on **One Source**. Once owner's login to **One Source**. they will have access to their account, Association forms, agendas, minutes, documents. Once set-up, RPM will be able to send out email blast messages.
- * **Please ensure** you have your NEW coupon book with the **updated Condo Fee**.
- * **Or, Sign-up to use ACH** - Automatic withdrawal for easy payments. Contact the office if you have not received your updated information.

The Board and CAM...

The Pasco Sheriff's office **Trespass Agreement Notice** has been **completed**. This gives notice to the Pasco Sheriffs' and all other law enforcement agency that anyone trespassing on Gulf Harbors property, within the meaning of the law, would be subject to citation or arrest in the discretion of any deputy sheriff or law enforcement officer with personal knowledge of such trespass.

We have also reached out to Pasco County Sheriff's Office and we will arrange for a **Community Officer** come out to speak to residence about community safety and gain knowledge of the scope, operation, and capabilities of the Sheriff's Office, in the fall timeframe.

Topic: Feeding the Wildlife

CAM Message: *Billie Laney*

I think we all realize that the desire to want to feed the wildlife, may seem like an act of kindness, or that somehow, we are helping. However, Animals, Birds, etc. that are fed can become aggressive. They can become extremely territorial and even bite the hand that feeds them or your neighbor's hand. This bite will transmit disease. The survival skills of wild animals are threatened when they lose the ability to forage naturally for food, which can happen when they are *fed by hand* or when they eat food left out for stray or abandoned pets.

In some areas, feeding wildlife is illegal in Florida. Species with rules related to feeding include bears, coyotes, foxes, raccoons, pelicans, alligators, crocodiles, sandhill cranes, and wild monkeys. Feeding wildlife can reduce their fear of humans which may result in aggression and the need for the animal to be removed or killed in order to protect public safety.

Wildlife will return to unsecured food sources **even after just one visit** and can easily become habituated to humans. GHC has had problems in the past with coyotes foraging behind the Villas. Prevent unwanted interactions and learn how to coexist with wildlife by identifying and securing attractants, which lures unwanted wildlife to our property. Stray animals will hunt and kill native wildlife, even when well fed.

Please do not feed wild or stray animals, birds, etc.

For additional information to the above please visit:

<https://myfwc.com/conservation/you-conserve/wildlife/tips/>



GHC COMMITTEE WORK

A Message from the **Community Patrol Security** - CPOs

SHEDS— are being targeted for break-ins on GHC property.

PLEASE **Lock the door** so it cannot be opened easily.

***See** something please call and **Say** something: for the safety of all residents.*

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!*

AD-HOC PAINT COMMITTEE:

There have been some concerns that there is “no need to paint our buildings”, so here are some things to ponder:

It's very important that we paint the exterior of our buildings every 7-8 years as it provides protection from sun, wind and rain. Our complex was last painted in 2013/2014, and therefore, it's time for painting to be done again.

Here is where we need your help. A survey has gone out via email, **Friday April 22 at 9am**, on whether to keep our current exterior colors, or make a change. Kindly check your **inbox** or your “Junk” folder in case it has been directed there. If you have not subscribed for electronic voting or the Owners website, a hard copy of the survey is available at the office until Thursday May 5th.

The survey will hopefully give us some information as to *what the Ownership would like to see*.

Please keep in mind that our committee has had the task of trying to find a theme that will brighten, and the same time cover the existing dark brown color and cream, as well as define our complex from surrounding communities. We've also taken into account the surface of our buildings, of which certain colors would not be complimentary.

There is a “portable panel” located in Clubhouse 1 that has been painted with ‘Olympus White’ and ‘Sea Serpent’ (check Sherwin Williams site, for samples), which can be taken outside to show the true shades. Thank your for your time and interest in this.



Infrastructure Committee & Saturday ZOOM Session...



Sunday **May 1st** - Start your morning with a *virtual* coffee with Ed:

Back to Saturday mornings' starting **Saturday May 14th**.

Sat. May 7th - traveling day, so **no** virtual coffee/ meeting that day...

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 look for your **Garden Unit Condo** number below, or tell your neighbor.

Hot Water Heaters and ACTIONS Required:

1) Moneys Owed to Gulf Harbors

Again 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 the individual owner**, 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 following owners **please contact me at:**

ghc.eshort@gmail.com with your telephone number and I will call you to discuss the **charges for your Hot Water Heater**.

Building	Unit(s) Owners 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, 108, 202, 204
K	103, 104
L	106
M	108, 201, 202
N	104, 106, 107, 108, 202, 204
O	107, 201, 202
R	106, 107, 108
T	101, 104, 106, 201

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

There are still a lot of Hot Water Heater 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 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

Courtesy Reminder...

Please remember to read your **RULES & Regulations** to ensure everyone enjoys living and visiting Gulf Harbor's Condos.

Here is the same **important Hurricane** message for **MAY**:

Please **remove** all exterior items from your lanai, porch, and entrance way. This includes furniture, plants etc. These items may become *projectiles during a storm* and cause injury to others or cause damage to persons' property. **HURRICANE SEASON** is coming up soon.

General Rule: J. Owners/renters may have a table/chairs and small objects outside their units if: 1) they are small enough to be easily moved for cleaning purposes. 2) They do not infringe on any individuals use of and GHC common area including walkway, stairs, landings, railings, and walls. 3) They must be **removed if the owner/renter leaves the unit during the hurricane season**. 4) They do not create a safety hazard in any way. 5) Any items left outside, is **not the responsibility of GHC**. 6) In the event of a storm, and items left outside become projectiles, the **owner is responsible for all damages**.

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

OWNERS ONLY - WEBSITE "OO-WEB"



- Complete the - **Web Access Authorization Sign-Up Form**
- Return it to the office or **email** it to the office at ghc.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?

- More details from the recent Board meeting located on the private GH Website.
- GHC President and Manager Reports'.
- Info Shared @ Meetings: including Project Updates.

Spectrum 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.
 - * Please see "Information Shared at Meeting" on Owners Only Site for Spectrum contract details.



**Please - Please: DO NOT Flush anything EXCEPT
TOILET PAPER — DOWN YOUR TOILETS !!**

SEWER PIPES - Are blocked WITH “all types of Wipes and
Non-Toilet Paper products”. *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** !!

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.

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.

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”** 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 MAY
GHC is a 'NO PET' COMMUNITY

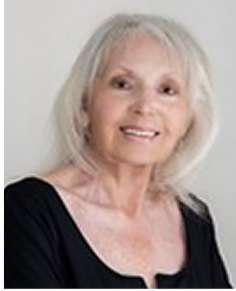
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RENTALS

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Buy - Sell - Looking for...

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