

April 2026

VOLUME: 52 ISSUE: 4



Happy Easter!

Office Hours: M-F 8 am-12:30/_1-4 pm.
CLOSED- Lunch 12:30-1 pm & Weds.1-4:00pm
- Holidays - April-None.

Address: 4703 Marine Parkway-Trailer in Parking Lot
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

OFFICE: rtaylor@resourcepropertymgmt.com

Website: www.gulfharborscondos.com

EMERGENCY NUMBERS:

Fire/Ambulance: **911**

For Suspicious Activities **CALL 911 first**, then call
OFFICE #: 727-848-0198.

Non-Emergency (Sheriff): 727-847-8102 - Press 7.

Pool #1 & Pool #2 each have a telephone for **911** and
Local Calls - Outgoing only.

BOARD OF DIRECTORS

- Ed Short, President ghe.eshort@gmail.com
- Susan Kirst-Millspaugh, VP ghe.skirstmillspaugh@gmail.com
- Donna Hammel, Treasurerghe.dhammel@yahoo.com
- Cathy Fortune, Secretary ghe.ccfortune@gmail.com
- Ken Anstett, Director ghe.kanstett@gmail.com
- Jim Bozzi, Director ghe.jbozzi@gmail.com
- Scott Langlo, Director ghe.slanglo@gmail.com

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com

THE COMET - Monthly Newsletter

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

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Arrange pick-up copy in the Office
POSTAGE: per issue \$1.73 (USA) / \$2.30 (Canada).
Check payable to: GHC-COMET by 12th each mon.

DATE to submit - MAY COMET items:
Friday April 17, 2026.

DISTRIBUTION: The last Friday or close to, of each
month. Currently can View on GHC Websites.
Send ALL correspondence to the *COMET* via email.
Subject Box: COMET. Include 1) Event name 2) Date
3) Time 4) Location 5) Price 6) Additional Info./notes
7) Hosts and contact information.

The COMET - goes to businesses that support it as well
as *all of us*. Leave name and address at the office - with
paid postage, **noted above** to receive your copy.
Active Military family members receive a free mailing!

For Condo **Sales & Rentals:** E-mail Roseanne in office
rtaylor@resourcepropertymgmt.com

For **Advertising Sales:** Roseanne - email office at;
rtaylor@resourcepropertymgmt.com



Hello April.....

Here is some good advice.

Don't trust ANYONE on April 1st.

From the Editor



GHC OFFICE NEWS AND...

REGULAR OFFICE HOURS

The **GHC** office at **4703 Marine Parkway**.

Regular office hours: Monday-Friday **8am - 12:30pm & 1-4pm**, *except Weds'*

CLOSED weekdays for Lunch: **12:30-1PM** and **Weds. Afternoons', 1- 4:00pm**.

Happy Easter to you and your families!

LAST DAY - MARCH 31ST

To exchange laundry **Tokens/ Tokettes (Gold/ Black)** for Laundry Card \$\$.

Value: **8 tokens = \$10.00**. for reimbursement - ends (ended) **March 31, 2026**.

Welcome to our five (5) NEW Owners - April

B-208	Scott Garrow	formally owned by	Jeffrey Boger
D-107	Mariusz Zawojek	formally owned by	Robert Chambers
S-203	Thomas & Lauren Mazzant	formally owned by	Michael & Lisa Camera
T-103	Collin Peters & Carolyn Collins	formally owned by	Clifford Beckford
T3-108	Ken & Denise Duncan	formally owned by	Cheryl Pryor

ATTENTION TOWERS 1-6 & VILLA 9

Due to the 3-story buildings scheduled to be painted this summer, WE are in the process of disconnecting and removing ALL unused Spectrum exterior wiring on the buildings.

IF you have **Spectrum** services, it is **IMPERATIVE** that you notify the GHC office ASAP, so your wiring does not get removed. Contact Roseanne in the GHC office: rtaylor@resourcepropertymgmt.com

I wanted to thank you all for being my friend throughout the years and some only for a short time. Your thoughtfulness, kindness, love, generosity and time spent with me has been most appreciated. I can never express my thanks enough. Your wishes are most appreciated and will be treasured forever! Liz/Betty Brunner

THANK YOU !!

- To Bill Bourquin - for all the years of fun you have given to us here at Gulf Harbors. Your leadership as the Recreation Committee Chairman has allowed all of the events we have had, to run smoothly. Your encouragement to try new events has brought out the best in the people here. Thank you again for all your years of volunteer leadership! Barb Silva

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- Notices for COMET Events, and Activities, EMAIL Lynn @: cometer14@gmail.com

Note the Recreation meeting date has changed.

GHC Recreation Committee Update:

- Our next meeting will be **Thursday April 9 at 10:00 am at CH 1**. The recreation calendar for the “Fall 2026 into Winter-Spring 2027”, will be scheduled at this meeting. The outcome will be shared on GHC Website under the button: **Calendar**.

Activities in Clubhouse 1:

Mondays:

- **Stretch & Flex** - **10am NEW TIME**, & continue until **Monday May 11**.
- **Craft/ Sew** - 1:00pm - Will continue until **Monday May 11**.
- **Mah Jong** - 2:00pm - Will continue until **Monday May 11**.
- **Euchre** - 7:00pm - **April 13 tentative end date**.

Tuesdays:

- **Bocce** - Is **now finished** for this spring 2026 season.
- **Shuffleboard** - 1:00pm– Only 2 Tuesdays left: **March 31 & April 7**.
- **Cribbage** - 7:00pm - **March 31 will be the last game play**.

Wednesdays:

- **Hand & Foot** - 6:30pm- **Will continue throughout summer months**.
Come at **6:20** to prepare for play at 6:30.

Thursdays:

- **Shuffleboard** - 1:00pm - **April 2 and last day APRIL 9 !!**

Fridays:

- **Stretch/ Flex** - **10am** ADD - extra class until May 8.
- **Dink** - 7:00pm Come and play cards.

Recreation Events in APRIL

TGIF MARGARITA PARTY!! - Friday April 10 - **2:00 - 5:00pm** at Pool 2.
“Special & regular refreshments” provided.

Ticket Sales - Wed.: April 1 & April 8 at CH- 1 from 11:00 - 12:00 pm.
Tickets **\$6.00** each - US checks only.

Watch for these ACTIVITIES coming back next season...

GHC BOOK CLUB : Thursday January 28, 2027 1:00 pm CH 1 - Library:

Our Book Club meeting will start off in January with the reading of:

BECOMING MADAM SECRETARY, by Stephanie Dray. *Hope to see you then!*





Although we were not able to hold **BINGO** this 2026 season,
we will be back for **January 2027!**

Library News: The Library is open! Thank you to the volunteers for reviewing each book for age and condition and filling the bookcases. Due to limited space, going forward we will **ONLY** be accepting books with a copyright of **2015 and newer**.

- If you have any questions please contact Bev Milo at [615-525-0134](tel:615-525-0134).

Bocce Ball: The season has ended. Thank you to everyone who participated. Shout out to Jonathan and Neil for helping with set up. See you all next year!! Bev Milo.

Hand and Foot: Will continue on Wednesday evenings throughout the summer months, thanks to Bev Milo and Vicky Delozier.

VOLUNTEERISM = COMMITTEES

Thank you to the following recently Board voted on - Committee Chairs:

Budget & Finance - Fred Moffett

Elections & Balloting:

- E-Vote: Rhonda Brown

- IN-Person: Diane Barkey/Cathy Brumwell

Executive - Ed Short

Fining - Chris Such

Grounds - Angela Savelli

Infrastructure - Ed Short

Insurance - Steve Urlas

Legal - **OPEN**

Recreation - Debbie Anstett

Community Patrol - **OPEN**

Ad-Hoc Committees:

Building Paint - Lynn Antle

Kayak Storage - Mark White

Operations Analysis - **OPEN**

Rules Review and Rewrite - Cathy Fortune

Welcome - Ralph Savelli

Do you have a skill or talent you would like to share with our Community?

Consider filling out a **volunteer form** or reach out to a Committee Chair - if you are interested in becoming a Committee Member. Many hands—make for lighter work!



GHC Manager Message for APRIL ...

Dear Residents,

Laundry Card Readers for 2nd & 3rd floor machines, in the Towers and Villa 9: Commercial Laundries are currently working on converting the **gold token/ black tokette slides** on existing machines to card readers.

Please come to the office if you need a laundry card or you can download the laundry APP - **CleanPay Mobile**:



Some Items Voted on by the Board of Directors at March 26, 2026, Board Meeting:

1. **Laundry Refund** - Cap Amounts: was voted on and passed by the Board to **cap the refunds** from the laundry – both washer and dryers to **\$5 per machine**. If you have an issue with the washer or dryer when starting a wash or drying, please do not continue to try the card reader on the machine that is not accepting the card.
2. **Grounds Committee** - Updated **Rules & Regulations**- The Board voted and passed to accept the Grounds Committees' suggested changes, to adopt them as submitted less Item 1B, and to delegate approval to the Grounds Committee to carry out the rules as written in the Gulf Harbor Condominiums, Inc. set of rules. This comes **into effect May 1st, 2026**. See approved updated Ground Rules and Regulations, under GHC Rules on GHC website, Vantaca. This information will also be sent out to all owners.
3. **Rules and Regulations** - Update Egress & Items on Walkways- The Board voted and passed to adopt the **Fire Code** provision **prohibiting anything from obstructing the exits and walkways**.

Carpport Replacement- Reconstruction work on the carpports for **Villa 4 and Tower 1**:

The contractor has **completed** the carpport work at Villa 4.

The contractor has advised that Tower 1 will be **completed by April 3rd**, barring any weather delays or unforeseen conditions.

Future Important Dates in 2026:

- **April 23,** Board of Directors Meeting, 10AM
- **May 28,** Board of Directors Meeting, 10AM
- **June 25,** Board of Directors Meeting, 10AM

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

4703 MARINE PARKWAY · NEW PORT RICHEY, FLORIDA 34652 · (727) 848-0198

COMET – April 2026 President's Message

Hello fellow Gulf Harbors Owners, Residents and Renters...

April is the month that my wife and I are the same age for exactly 12 days.

Then it is back to her being "the older woman" and I constantly remind her of it for the next 50 weeks and 2 days!

This month's joke:

Some people ask the secret of our long marriage.

We take time to go to a restaurant two times a week. A little candle light, soft music, and dancing.

She goes Tuesdays. I go Fridays.

A psychiatrist asks his new client, "What brings you in today?"

"Well, my family thinks I'm crazy because I prefer loafers to sneakers," the man replies.

"That's nothing," scoffs the doctor. "Why, I myself prefer loafers."

"Really?" asks the patient eagerly.

"Do you like them better grilled or fried?"

I would like to thank all the owners for your confidence in voting me back as a Director onto the Board. I would also like to thank all those who ran and showed interest in the betterment of our community.

I would like to thank the Board of Directors in voting me back as the President of the Gulf Harbors Condominium Inc. association.

I will continue to strive to do my best for the association and the community as a whole.

I will continue to be transparent in all I do and as candid as I have always been. I will follow direction from the masses, while maintaining and following the rules and regulations of our complex.

I thank and love you all!

The continuing task of getting as much money out of FEMA and to the owners as quickly and efficiently as possible is my top priority at the moment. We are working with SERVPRO and Strategic Claims (Al lamunno) to get all the individual unit disbursements separated, invoiced correctly and the appropriate disbursements to the owners.

In speaking with Al (our public adjuster), he says that in order to split out (a) the mediation from (b) the “white box” and (c) the owner finishes, without the necessary files (which are basic excel files) from Colonial Claims (the original adjuster on our premises) it would take many months. He says, with the files we have asked for, it would take him a day.

I will hold him to that.

There is, a light at the end of the tunnel. We had a meeting with our insurance representative and he sees no reason why we have not received the files to date. Al has also mentioned that he has, just last week, received the excel files that he required for another association and is baffled why Colonial Claims is holding back ours.

I mentioned last month that Club House 1 was open to the residents.

As also mentioned last month SERVPRO did fail the overall building inspection at Club House 1 due to not having the plumbing completed in the kitchen area.

We have new cabinet bases installed and are shopping for counter tops. Once they are in the sinks (we can reuse the ones we had) and necessary plumbing can be reattached and we “should” be good to go with Pasco.

We have almost completed the work on Pool House 2. The two bathrooms and the storage/work room over by the bar-b-ques need new front doors and they have been ordered.

The two port-a-potties that we had just outside the fence at Pool 2 are gone. They have been picked up and returned. That is another expense that we are happy to get rid of.

I see the tree trimmer guys have been around and have trimmed the mangroves along with trimming and booting the palm trees. We have used the same guys for the past few years and I must say, the trees are looking good. Have a look over beyond the bocce courts, the nicely trimmed mangroves and take in the view of Dog Bone Lake.

I mentioned the bar-b-que area above and the new door ordered for the storage/work room. I would like to announce that the association has received a most generous donation from Mr. Bob Bergeron and his lovely wife, Janet. They have donated a brand spanking new Weber bar-b-que for Pool 2. I am sure everyone will thank them very much and should have an opportunity to do so during the Margarita Party set for Friday, April 10 from 2PM – 5PM at Pool 2.

Remember that there is a charge to use the bar-b-ques and you have to make a payment (I think its \$50) at the office and then will receive the payment back (less \$5 for propane use) if you clean it well. Let’s see if we can keep this one in good shape for everyone’s use.

I would also like to thank Bill and Karen Finney as they have donated a fridge and stove to the association. The fridge will reside at Pool 2 in the storage/workroom by the bar-b-ques. We will see where the stove goes.

As well, I would like to thank Kevin Kavana for donating a fridge and stove to the association. The stove is currently at CH1 waiting for the fridge to arrive. Kevin is in the midst of renovations and as soon as he is finished that and has his new fridge, the donated one will move to CH1 as well.

I also note that the work on the carports by Villa 4 has restarted. Pasco was really putting the screws to our contractor with new rules and hoops to jump through every week.

The latest was they wanted a termite review and report. Really? This must be a new breed of aluminum eating termites that I am not aware of here in Florida. Anyway, our contractor pointed out how ridiculous this requirement was and Pasco issued and released the necessary paperwork for our contractor to continue.

I hope when the contractor is finished with the Carport at Villa 4 and moves on to Tower 1, we don't have too many issues with Pasco and the infamous "asphalt snakes" that have been plaguing our complex and chewing on the corner edges of the asphalt and cement. If you don't know – I am being facetious. They only chew on new asphalt.

Every time I look at the account receivables in Vantaca, I cringe.

There are still quite a number of owners who owe the monthly condo fees, still 5 accounts who owe last year's special assessment and 9 accounts who owe for the air handlers that were replaced.

Come on, we cannot operate this complex if these moneys are not paid.

Finally, there are still a number of positions open on the Committee's chart.

I will say, we are receiving applications to join the Committees. That is great!

There are open spots for Chairs along with members. Please, if you feel you have the time and can give the effort to volunteer for these Committee's, please see the office or Vantaca for the proper form to complete and submit.

if there continues to be any issues or you witness any GHC rules being ignored, please report them to the office via email or in person. If you feel a law is being broken or has been broken, please report it to the authorities.

In closing and as I always mention in these letters, the Board is listening. We are open to any suggestions and we will run with it and do the research to see if the suggestion is viable.

As always, my email ghc.eshort@gmail.com is open for you.

Cheers...Ed

Edward Short President - Board of Directors, Chairman - Building/Infrastructure Committee and Executive Committee, Gulf Harbors Condominium, Inc.

INQUIRING MINDS... on FLOOD related items!

FEMA FUNDS -

FEMA funds of \$12,000 & \$10,000 have been paid to ground floor condo owners. Further funding amounts for ground floor condos are being worked on.

AC Units Replacement - FEMA covered All AC Condensers (outside unit under water). The **inside** unit: AC Handler, is NOT compatible with new condensers, and was replaced. These are **not covered by FEMA**. There are still (9) Owners yet to PAY our GHC Association. *Please contact* the office to arrange payment and clear up this debt.

SERVPRO - Email address for questions is: info@servproteamgeorge.com

- The NEW '**Breakers/AFCI Receptacles**' - **trip more easily**. Check your electrical panel for tripped breakers or plugs for tripped button. Did you have a power bump, or perhaps too many things plugged into the one circuit - check the breakers first, **before you** call Servpro. **NOTE:** a **\$25.00 Service Fee** will be applied for Breakers/AFCI receptacles - that have tripped. See A Message from **SERVPRO !** - for more details, Page 12.

TITAN - Email them for questions, at GHC@yourtitanteam.com

- If **Titan** is your contractor, ensure you provide them with access (keys) to your unit.
Please *Remind them to **clean up** after working outside your unit !*

Contractors - Contractors you hire should be: FL Licensed, have Insurance, & carry Workers Comp. Advise your contractors - they are responsible for **cleaning up outside your unit** and for removing debris from your condo and common area. As GHC owners, you are ultimately responsible.

Exterior Doors - Replacement will continue for all First-floor condo doors as they were touched by hurricane water and **must be** replaced under FEMA. At the Board Meeting held March 26th, the Board of Directors voted to allow first floor owners to opt-to replace solid Lanai doors with a hurricane approved window in the door as several owners had this prior to the hurricane. The GHC rule for 'solid doors only' as a replacement door option, was updated to 'owner choice'.

Laundry - **Hot Water Heater** tanks *should be working now in all ground floor laundry rooms.*

ALL Washers & Dryers at GHC are being managed by **Commercial Laundry**.

The 2nd & 3rd floor W/D's @ **V9 & Towers 1-6** are being converted into the new laundry card system, as approved by the board, and is effective April 1st. The laundry machines use **CleanPay** Laundry Cards - available at the GHC office. You can also add the **CleanPay Mobile APP** to your phone, to use the laundry machines from your phone.

- **LAST Day** to change **Tokens/ Tokettes** (black and gold) **to be turned in for Laundry service.**

Minimum of **8 tokens = \$10.00.** for reimbursement - ends (ended) **March 31, 2026.**

Permits – Close your Owner PERMIT for all restoration work on your first-floor condo at Pasco County office, once all Inspections have been completed. If your Permit lapses, you can go to the County and complete a required form, to have it **reopened** to continue your work. Once your **Permit has closed**, Pasco County will issue a "*Certificate of Completion*". Please provide a copy of yours, to the GHC office for our records.

ANCLOTE ISLAND CRUISE

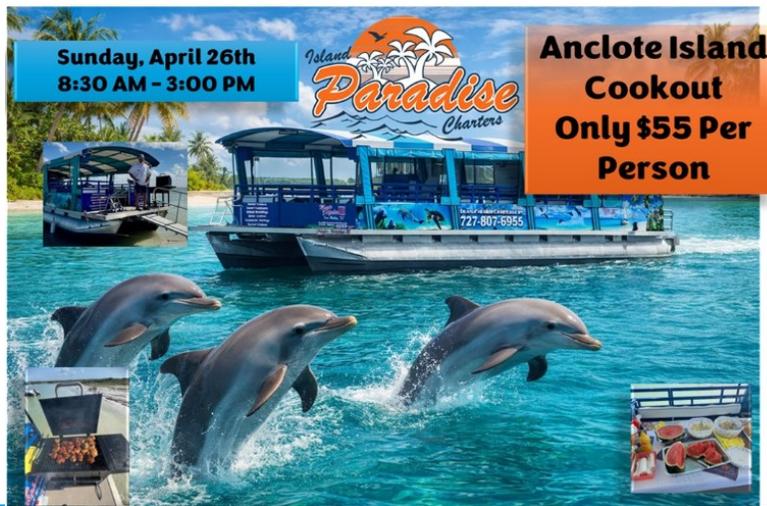
A boat cruise out to Anclote Island and a BBQ lunch has been organized by Captain Larry for GHC residents, families and friends, with Island Paradise Charters on Sunday April 26th.

- There is a minimum requirement for 25 tickets to be sold with a maximum of 36 available tickets.
- The total cost for this 6 hour excursion is \$55/person.
- The tickets will be sold on a first come first serve basis.
- The link shown below gives all the details of the trip and an embedded button to **Get Tickets**.

If you have any further questions, you can email me (Diane Barkey) at dianembarkey@gmail.com

Select this link:

<https://www.islandparadisearcharters.com/event/gulf-harbors-condo-community-event-island-cookout/>



Understanding the outdoor floor finish on 3-story buildings...

The newly finished floor coating at Towers 1-6 and Villa 9, forms an actual “membrane”, once the polyurethane coating cures. The product used is **Pecora-Deck 806**.

Product Description: Pecora 806 Top Coat is a one-part polyurethane coating that cures to form a flexible, resilient, seamless waterproofing membrane. This coating is specially formulated to act as a UV resistant, wearing surface, top coat for application over Pecora-Deck base and intermediate coats.

Basic Uses - 806 is part of a multi-coat system designed to protect wearing surfaces, concrete or plywood from vehicular and pedestrian traffic abrasion.

While completed for the 3-story - 2nd and 3rd floor walkways, the same or similar coating will be used for second floor walkways at garden and villa buildings at GHC. This product however is not impervious!

MUNYAN, the contractor chosen to apply this coating, *shared this with GHC:*

- As with any item such as carpet, plant, furniture it can cause staining of the coating in areas of excessive sun, causing fade variation. The items can also cause dirt build up and can prevent proper drainage of storm water.
- It's always recommended that no items be stored, placed or permanently placed on any deck coating... the system in place is very durable, should be washed or rinsed periodically to keep best appearance.
- If the coating is physically punctured, a maintenance program should be considered to patch and touch up. Punctures if they happen normally are from severe abuse.



GENERAL INFORMATION

GHC Residents on Blue Stream Fiber (BSF)



- ◆ **Ground floor Owners** affected by the *Hurricane Helene* - Check for '**BSF Service Request: 1st Floor Condos**' located on the **GHC website**.
- ◆ More time is required for **Re-installation** of *Blue Stream Fiber services*, than typical repair requests! **Email** form or **provide** info. to **Doug** at: ghc.tvandinternet@gmail.com
 - And **Blue Stream** will **Call You** - to schedule a time for your re-install work!
- ◆ **New install requests** for floors 2 & 3, **CALL** 727-491-5550, & follow voice prompts. Go to www.bluestreamfiber.com Setup your Profile. Select paperless billing to avoid paper billing charges per month. If mailed to you, an additional \$fee is charged. See **link** below:
- ◆ <https://www.bluestreamfiber.com/community/gulf-harbors-condominium/>

RPM WEBSITE - VANTACA

- ◆ Check that you can access the website, at home.resourcepropertymgmt.com
Don't have your temporary login information? Contact the GHC office for your owner specific access.

What can I Access?

Your personal account records, mailing address, approved minutes, Zoom Video of Board Meetings (since August 2025), GHC Financials, etc. Hurricane Helene - information completed by ServPro, etc. As well you can report an issue and receive status update(s) on your request. You can attach pictures to your report.

OWNERS ONLY - WEBSITE accessible via www.gulpharborscondos.com



- Press the **green button - Owners ONLY Site**
 - See - New to this site? Click "**Sign Up**" (not Log In)
- Enter the **email address you will be using** or the address on your completed form and
 - create your own password.
- Your Request will be **verified against your completed / signed form on file**, you will be approved to access the **Owners Only** private section of our website!
 - *This may take a few days to process.*
- If you don't have a completed form, a Web Access Authorization **Form, can be** emailed to you.
- Return form **to the office** or **email**: Roseanne rtaylor@resourcepropertymgmt.com

What to read?

- Approved Board meeting Minutes, **Various GHC Forms**, Owners' Directory, Financials, ETC.
- **NOTE:** All **Hurricane Helene** documents are located on **Vantaca** site only.

Saturday Morning Coffee with Eddie... 10am ET

Zoom in Saturday - for updates as GHC rebuilds, voice concerns, share an idea!

This is an open meeting for all residents of Gulf Harbors Condos.

Log-in to **ZOOM** the same way you would for a Board meeting or, use this link:

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

Questions: Email Ed @ ghc.eshort@gmail.com



A Message from **SERVPRO !**

Did you have a: **Loss of Power? Tripped Breaker or AFCI Receptacle?**

Before reaching out to Servpro or the HOA, please take a moment and **check the basics**:

- ◆ Check your AFCI breakers (on your power panel) and/ or **reset** the breaker.
- ◆ Check and **reset** your AFCI / GFI receptacles - outlets, that have a reset button on them.
- ◆ These are the most common causes of power loss. There's nothing Servpro or AAA can do to fix this, as these devices are designed to trip easily. Things like vacuums, hair dryers, or small appliances can trigger them to trip. NOTE: *This is the same STEP Servpro will do and then charge You.*

We've seen an increase in service calls for simple resets, so going forward:

Servpro will apply a \$25 service fee if the loss of power is due to a tripped breaker or AFCI outlet!

GHC COMMITTEE WORK

INFRASTRUCTURE COMMITTEE

For second floor garden unit owners, when you have your Hot Water Heater replaced...please ensure:

1. If on a shelf (second floor) a pan is required underneath it when it is replaced.
2. The electrical wire from the wall to the Hot Water Heater will need to be in a conduit.
3. There must be piping coming from the pressure relief valve down to approximately an inch, an inch & a half from the ground.

Have your licensed plumber follow these rules when installing your new Hot Water Heater and all should be OK.

Cheers and best regards!

Edward Short, President – Board of Directors,
Chairman Infrastructure / Building Committee/ Executive Committee, GHC, Inc.

GROUNDS COMMITTEE



The GHC community Grounds Committee work.

- The Grounds Committee proposal with new “guidelines - rules” for keeping our grounds looking good was **approved by the Board, on March 26th**. Watch for a copy to be emailed or mailed to you. These updated rules become **effective May 1st, 2026**.
- There is still **construction debris around condos...** If you have kitchen/ construction materials outside your condo area, **please remove** as soon as you can!
- The Grounds folks continue work clearing dead bushes, plants from breezeways/ common areas.
- Please **review the new guidelines**, for planters & garden decorations—and remove them accordingly from common areas. This does include outside your condo unit - as it is condominium ‘common area’.

Thank you, for your patience and support in keeping our grounds looking good!

Thank you! **Angela - Grounds Committee Chair**

PAINT COMMITTEE



Painting preparation continues ...

As part of the SIRS remediation, the railings at the Towers have all been painted in the new color - Sea Salt.

Please know, only the seven 3-storey buildings (**Towers 1-6, Villa 9**) will be painted this year as Phase 1.

- Also note: Removal of the abandoned spectrum cables has begun on Villa 9 and the six Tower buildings. This will allow the painting contractor to repair the holes and cracks prior to applying the paint. If you still utilize Spectrum, please notify the office so your service is not interrupted.
- The same process will be carried out on all the buildings as the project moves along in the future.
- Please be advised that the exterior of the unit doors will be painted as part of the project.

Thank you for your patience and cooperation.

Lynn - Paint Committee Chair

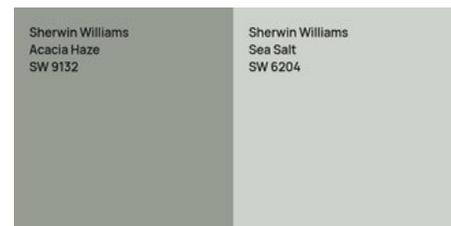
Exterior Paint Color Placement Phase 1: V9 - Towers 1-6

Main Building	Alabaster
Facia / Soffit / Railings & Stairs	Sea Salt
Exterior Doors / Elevator Shaft	Sea Salt
Walkway Ceilings	Acacia Haze
Laundry Areas (exterior only)	Sea Salt (Doors - Alabaster)
Lamp Posts / Building Signs	Acacia Haze
Widows Walk on Towers	Acacia Haze
Tower Signs and Building Letters	Acacia Haze
Abandoned Spectrum Terminals	Alabaster
Jut Out areas on Buildings	Sea Salt
Inserts under windows	Sea Salt
Car Ports	White

Color Samples (online version is not exact)



Sherwin Williams
See online website:
Enter 4-digit color number to view.
Offwhite -ish color:
7008 Alabaster



Check **9132** and **6204** - online to view colors shown above. Sea Salt is CH1 main wall color.

Annual MEMBERSHIP Meeting

The **Annual Membership Meeting** scheduled for March 12, 2026 at 1:00PM was unfortunately not held due to the required quorum of 271 owners (out of 537 owners) was not achieved. The electronic online voting accounted for 207 votes cast. We then included the 19 limited proxy 'paper' votes received, and that equated to 228 votes. This was 43 votes shy of the required 271, therefore the two questions: paying tax on surplus operating funds and granting emergency powers in a state of emergency, was not passed.

GHC Board of Directors Vote: this requires a vote of 108 owners, hence 20% of 537, and that was achieved. We had 29 Election of Director Ballots by paper, to count on March 12.

Thank you to the owners who offered their time to run for the 3 Board of Director seats!

The first 3 names in this order, were returned to the Board after the final vote count: Ed Short, Ken Anstett, and Donna Hammel. Following was Cindy Brockman, Vicky Roark, Douglas Decker.

- We have approximately 390 owners signed up to vote electronically. We had 5 owners vote In-person at CH #1 prior to scheduled Annual Membership Meeting (AMM).
- If you would like to sign up and vote **electronically**, please send an email to Rhonda Brown at ghc.RLBrown@gmail.com I can help you get set-up for future voting at GHC.

Remember - When you do not vote - it still affects you!

Rhonda Brown – Chair: Election & Balloting Committee - Electronic Voting

Future Budget Vote - February 2027

As explained previously, the **Special Membership Meeting** of the **Budget** scheduled in February 2026 was not held. Perhaps we can achieve our quorum in February 2027. What will follow is the **Board of Directors Meeting to Adopt** the proposed-mailed out **Budget**, that determines what our condo fees will be.

These 2 questions are posed to the GHC owners every year, as it is the membership who decides if this will pass or not, each year.

Things to keep in mind for the 2 questions - which are:

1. Do you want to rollover the '2025's Surplus Operating Funds (if any) into the next fiscal year to **avoid taxable consequences by the IRS** of such remaining funds?
 - The question about taxation, is important to ask the ownership to approve, so that the Association (all of us) would not have to pay tax if an operational surplus should occur for the previous budget year.
2. Do you want to authorize the Board of Directors to use any and all available reserve funds in the **event of a disaster or catastrophic event** that causes damage to the common elements of your association?

Such uses may include funding the insurance deductible, securing common property, etc.

- An important factor for the emergency use of Funds is the funds **MUST be** returned to the Reserves Association budget. This question, if approved, allows for repairs etc. to begin prior to insurance payments for repair or replacement, as the insurance process can take longer for monies to be received.

Abandoned Spectrum Wiring

All **three story buildings: Villa 9, Towers 1-6;** are scheduled to be painted this upcoming year.

- Prior to painting, all non-operational Spectrum Coax wiring WILL be removed.
- If you still have working Spectrum services in your condo, you **MUST** advise the office so your external wiring does not get removed prior to painting.

All owners are encouraged to convert from Spectrum to BlueStream, as BlueStream costs for TV and Internet are included in your monthly condo fees.

All BlueStream fiber optic cables are encased in external molding and are safe from removal.

See websites: **Owners ONLY** and **Vantaca** - to complete **Spectrum Self-identifier** form & **advise the office!**

BICYCLES AT GHC

Calling on all bike owners. Please **ensure** you have a **GHC bicycle tag** on **your bicycle** so it can be identified as GHC resident owned.



Bicycles on and around the GHC property without identification, could be subject to removal. At some point, these will *need to be removed from our property* as they will be considered abandoned.

Thank you for identifying your own property. See Roseanne in the office for a TAG.

Reminder...

Please **REMOVE** sinks, countertops, etc. and condo debris outside your condo to avoid a "Notice to remove letter" and possible fine. Dispose of the materials you will not be using, at the landfill. Address on Page 19.

PLEASE keep **walkways clear of tables & chairs** due to **Fire Marshall requirements** for **fire and paramedic** access to GHC condos in case of an emergency!!

RULE Reminders...

Please share with *your family and friends* - our **CONDOMINIUM RULES !!**
These help ensure everyone enjoys living and visiting Gulf Harbor's Condos.

GHC Rules & Regulations: - Excerpts from section: **N**, and **Animal Rules 9 & 11**.

SEAWALL: There is NO RIDING of bicycles, tricycles, skateboards, motorbikes, or any other wheeled transportation **on any** sidewalks, breezeways and canal - seawalls at GHC. This is **excluding** medically necessary equipment and baby carriages wheeled by an adult.

WALKING your dog/ animal is **NOT permitted** on **CANAL, Seawall walkways**. **Stop walking your dog!**

NO feeding of animals (nor Birds) is permitted outside of units or on canal. Food waste **attracts rats!**

GHC CONDOS for **SALE - APRIL**

GHC is a 'NO PET' Community

- C-101** Discover the potential of coastal living at this location in New Port Richey. This **2-bedroom, 2-bath**, 1,088 sq. ft. condo is currently being fully restored following recent hurricane impact, offering a fresh start with a focus on durability and sustainable rebuilding. Featuring a spacious Florida room and located in an active community with pool and recreational amenities, this is a unique opportunity to create your own tranquil retreat in a resilient, renewal-focused coastal setting. **Call Ohmaira for pricing: 813-520-2166.**
- E 204** Move right into this beautifully updated, fully furnished **2-bedroom, 2-bathroom** condo on the second floor! The unit has **New Hurricane Windows, Central Air, and Vinyl Flooring. \$102,000.** Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- L-107** True **2 Bedroom, 2 Bath** First Floor Condo. This Unit offers Upgraded central heat & air, electric panel & hot water heater. Professionally Remediated to "White Box" status & ready for your Licensed Contractor. High Impact Windows over-look the beautiful garden area. Complete to your own standards & taste. **Call : 586-854-4502.**
- O-208** Move Right In: Fully furnished **2-bedroom, 2-bathroom** condo on the second floor! Enjoy beautiful water views from the sunroom all day, especially stunning sunsets. Please **contact** Lorne @ **(905) 320-8445.**
- R-104** This **1BR/ 1-1/2 BA** location presents a rare opportunity to create your ideal coastal retreat. Currently undergoing professional restoration following the recent hurricane, this condo offers a fresh canvas to customize to your style. Major appliances, including the A/C & hot water heater, remain under warranty for added peace of mind. Located in a resilient, welcoming community, this property blends security, renewal, & the chance to make it truly your own. **Call Ohmaira for pricing at 813-520-2166.**
- V6-205** Move right into this Fully Furnished **1 Bedroom 1 Bathroom** Condo on the second floor! The unit has one of best views in Gulf Harbors, schedule a viewing today. **\$94,000. Call Nick 239-337-4977.**
- V12-105** First Floor, canal front with all new appliances. Beautiful **one bedroom** for sale at **\$89,900** with possible owner financing. Please **call** Gabe **201-725-2214.**

GHC Condo RENTALS '3-month minimum' - **APRIL**

- AA-202** 2nd floor-**1 bed 1 bath** plus bonus room for Office or small guest room. **Seasonal rental \$1,500.** three month minimum available / Long term available (**\$1,300**). **Call 631-609-0026.** Close to all downtown New Port Richey shopping.
- B-206** **2Br/2Ba** Completely furnished 2nd floor unit. Next to the pool and the clubhouse. Seasonal rent all available now until May. 3-months min. **\$1700.00** includes all utilities. Elect, cable, internet, water, & trash. Also available year-round. **Call for the price: 630-688-5845.**

Continued... **GHC Condo RENTALS - APRIL**

- E-204** Move right into this beautifully updated, fully furnished **2-bedroom, 2-bathroom** condo on the second floor! The unit has New Hurricane Windows, Central Air, and Vinyl Flooring. **\$1,650/** month – 3-month minimum, ideal for seasonal stays. Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- I-102** **2BD/BA 1st Floor** Unfurnished. Includes water, trash, cable, internet. Appliances include refrigerator, stove, oven, dishwasher. Shared laundry access. **\$1500. per month.** Call Nancy **727-692-1353** for details.
- N-202** Waterfront **2 bedrooms, 2 baths**, central heat/air, two community pools, two community club houses, 1 covered parking space, new hurricane windows installed 2018, carpet and ceramic tile, updated bathrooms, dining area, refrigerator, OTR microwave, dishwasher, self-cleaning stove/oven, garbage disposal, new granite counter tops, 60/40 SS sink-faucet in 2021, storage room, washer and dryer in building, nice waterfront on North Channel in New Port Richey. Fiber optics TV service/ Wi-Fi included. **\$1850 security deposit and \$1850 rent on 1 year lease.** Shorter term lease available for extra cost. No pets, no smoking. Private beach membership available for addt'l charge. Credit & background check required. Condo Assoc. charges \$150 for background check (non-refundable). **Call 918.850.3092 or 918.481.0561** for more info.
- T-207** 2nd floor-**2 bed 2 bath** plus bonus room for Office or small guest room. **Seasonal rental \$1730.** 3-month minimum available/ Long term available (**\$1600**). Close to downtown New Port Richey shopping. **Call 631-609-0026.**
- T5-301** Waterfront,1540sf. facing canal south-west, full of light, top corner unit with beautiful sunsets, **2 beds,2 baths**, office, screened balcony, furnished, newly remodeled apartment on 3rd floor with elevator. Wi-Fi, cable TV, water included. Pay only electricity. 2 swimming pools (one heated) 2 club houses for entertainment. Paid access to guarded private beach with all accommodations. **\$1800 00 per month + 1 month** refundable security deposit. 6 months minimum. Background and credit check required by association. **Call Jerry 708-328-0928.**
- T5-204** 2nd Floor Tower Condo: 1400sf, **2 bedroom/ 2 bath** fully furnished and available as a short-term rental (3 -mon. minimum). Overlooks canal, A/C. **\$1800/month includes utilities.** Available starting 4/1/26. **Call or Text Scott Fershleiser (503) 459-2232.**
- T6-303** For rent **2 bed/ 2 bath** (1400sq ft) with canal view. Fully furnished with new living room and dining room furniture. Carpeted bedrooms. Kitchen has all that is needed. 2 TV's. Applicants must contact office for background check , application for lease agreement. **Call Sharyn: Cell 516-287-4184. Home 516-781-7256.**
- V9-207** Large **one bedroom** on the second floor. The building has both elevator and staircase access outside. The bathroom was remodeled recently, and it has new central air. **Call Ron at 937-609-0007.**
- V12-105** First Floor canal front with all new appliances. Beautiful **one bedroom** for rent at **\$1,300.** or **for sale \$89,900** with possible owner financing. Please **call Gabe 201-725-2214.**
- V12-202** **1 bedroom 1 bath**, fully furnished 2nd floor condo with a canal view for rent. 3-Month minimum lease term. **Rent is \$1600.00 per month**, first, last and security due at lease signing. GHC Background check required, for a fee of \$150.00. Please **text John @ 727-847-6003** for additional information.
- V13-203** Beautifully decorated and fully furnished canal view **1Bedroom / 1Bathroom** condo. Move in ready and includes electric, water, cable. **\$1400 per month plus \$1400 security deposit.** Available now. Please **email lorimrozowski@yahoo.com** for more information.

THINGS TO KNOW AT GHC

ASSOCIATION DUES:

Regular Monthly Payments Please Mail to:
PO BOX 20270, Miami, FL 33102-0270.

- * **POSTED DATED** checks, MAIL them 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
- * **Login:** home.resourcepropertymgmt.com to access your GHC account, view payments, etc.

ALARM:

A **Defibrillator** is located at **CH1**. IF the **ALARM SOUNDS** – CALL the OFFICE.

ELECTRICAL & HOT WATER TANK ROOMS:

Ensure clutter and any personal belongings are re-moved from the electrical, laundry and hot water tank rooms. Access to the roofs' via new hatches, is required.
Each owner/unit has a storage locker or room and that is to be used for your individual storage of personal items.

SALES/LEASE:

- **Rentals** require GHC application to be completed and signed by the owner and sent to the office, along with a copy of the lease, to be processed as there are several steps.
- All Applications **are processed** in the office on the **2nd and 4th Tuesday** of each month. This ensures timely processing and so all paperwork is completed.

DIRECTORIES:

For alphabetical or by building, are located on the Owners ONLY and Vantaca websites. Owners must authorize to have address, telephone, email listed as part of your published address per FL Statutes.

Please **DO NOT PARK** your Vehicle bumper **OVER the Sidewalk... !!**

Our Residents who need to use *Walkers, Wheelchairs AND Scooters for Mobility* - need the sidewalk!
"Thank you for caring!"

SLOW DOWN on our **STREETS** and in our **PARKING AREAS!** **10Mph** is maximum speed.

PARKING:

Ensure your **GHC Parking Tag** or **temporary Guest pass** is displayed properly, per Rules.

There are "**Temporary Parking**" spots marked yellow, for **one hour & emergency** parking. Please observe the one-hour timeframe in fairness to all.

ATTENTION SMOKERS:

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

GARBAGE Pick-Up:

PLACE ALL your Garbage **IN A Garbage BAG**.

Pick-up Mon. & Thurs. for Garden Units.
Towers, & All Villas: Mon. Weds. Fri.
No loose garbage, PLEASE. Staff has to clean this up (\$), & it takes away from other work!

RECYCLING:

'**CANS**' - are NOT Recycled at GHC.
Please put **cans** in your **regular** garbage.

PAPER RECYCLE:

BREAKDOWN All Boxes before throwing them into the bin, to make room for others.

Bins are for ALL **537 Units** to share hence space is limited. The BIN is emptied twice a month, **& we pay** for that.

PLEASE DO NOT leave cardboard next to the BIN, as that attracts unwanted animals. BIN is located at SIDE parking lot of Maintenance Shop.

WATER CONSERVATION:

PLEASE - Repair leaky faucets and toilets...
HELP Lower **OUR** water bills!

VEHICLE (Car/ Van/ Truck) WASHING:

On Fridays Only! Use your carport or open parking areas. Do not wash cars at the Club-houses 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 contact the office.



SUGGESTION Emails:

Have an idea for the Association?

Send an email, with your name & address - with your suggestions' or ideas to the Board. **Note:** *Unsigned emails*' received, are **not** answered!

Landfill Site - take construction **DEBRIS** to
14606 Hays Rd, Spring Hill, FL 34610

Parking & TOWING Service -

- * **Tow** signage is posted to designate the Towing Rules for vehicles parked without authorization.
- * **Please ensure your **GHC Parking Tag**** is clearly displayed. **Rental Tags** are updated each year. **2026** Tags are available now!
- * Vehicles with **NO TAGs displayed**, may receive up to '**3**' - **Three Warnings**, then vehicles can be **Towed at Owner (your) expense !**

Wi-Fi:

Is available @ CH1 & 2. The access details for BSF Wi-Fi is located in CH 1.

LAUNDRY CARDS:

- * **Laundry CARDS** available at GHC Office. Load your card via a credit card. Also there is a **CleanPay Mobile** APP available for your phone. See Vantaca/ Owners ONLY websites for GHC proprietary laundry details.

BEACH CLUB Pass:

For information about GHC **private Beach access:**
Call **727-848-1598.**



Electronic or E-voting FORM:

On **Owners ONLY** website **GHC Forms - Misc.** & on **Vantaca** - under 'Forms': Print & complete the electronic voting form, to ensure you receive via email, the information sent out to cast your vote, online - electronically.

GHC is a NO PET COMMUNITY:

Per **Gulf Harbors Official Rules and Regulations:** **PETS are not permitted** on Gulf Harbors Condos **property** at any time.

GHC EOP - Emergency Operations Plan:

See the WEBSites to review this plan in case of an emergency, disaster, etc.

Check the WEB-Sites, for GHC RULES, Amendments, etc. on;

Owners ONLY or **VANTACA/ RPM:**
Home.resourcepropertymgmt.com

***Know your
GHCI Association Rules!***

Safety and Security

When you **See** something - **Report it !!**

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

Always - Call the **Police first** and then call the *office main number* !



Please - **DO NOT FLUSH** Anything **Except**
TOILET PAPER - **Down your toilet!**
If on first floor - check all drains for **Construction debris...**

COMET DISTRIBUTION

- * The COMET is available **ONLINE** @ www.gulfhARBORScondos.com
- * The COMET is distributed *via* **EMAIL** to owners, who have provided their address to GHC Office.
- * Please check our **website** to view the COMET along with **Our Sponsors !!**
- * **PLEASE - Let them know**, you found them in the **Gulf Harbors Condos COMET !**



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REALTOR®



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727.375.5800
jeaninehill@gmail.com
5636 Grand Blvd. New Port Richey, FL 34652

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OF CITRUS COUNTY

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Office Manager / LPL Registered Principal

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Cell (727) 457-6086

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rtaylor@resourcepropertymgmt.com

THE COMET - MONTHLY NEWSLETTER

for GULF HARBORS CONDOS.

Please **support** our COMET Advertisers.

Tell them you found their AD in the
GHC COMET.

Thank you to Our Sponsors!

Unfortunately following **Hurricane Helene** - the flags on the wall in Club House 1 still have not been located. This quilted art was created by our own Craft & Sew Group.

We are hoping someone has safely stored them for us!



If you have any information, please let the office know... **Thank YOU !!**