

APRIL 2024

VOLUME: 50 ISSUE: 4



Happy THE COMET Easter

Office Hours: M-F 8 am-12:30/ 1-4 pm.
CLOSED: Lunch 12:30-1 pm & **Weds.12-4:00pm**
See Pg. 4: ***Exception** Weds. **Closed at Noon.**

Address: 4703 Marine Parkway
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

OFFICE: ewilson@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 ghc.eshort@gmail.com
Steve Urlass, Vice President ghc.surlass@gmail.com
Donna Hammel, Treasurer ghc.dhammel@yahoo.com
Chris Such, Secretary csuch1955@gmail.com
Jim Bozzi, Director ghc.jbozzi@gmail.com
Ralph Linton, Director ghc.rlinton23@gmail.com
Open Seat Director.....

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com

THE COMET - Monthly Newsletter

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

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Pick up a copy in the Office

POSTAGE: per issue \$1.73 (USA) / \$2.30 (Canada).

Check payable to: GHC – COMET by **Sept. 13, 2023**

DUE Date to submit - MAY Events:
Thursday April 18, 2024.

DISTRIBUTION: The last Friday or close to, of each month. Pick up at the Office or view on Website.

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 Erica in the office at ewilson@resourcepropertymgmt.com

For **Advertising Sales:** Temporary - email office at; ewilson@resourcepropertymgmt.com

APRIL...

It means the beginning of Spring, however it also means that many of our friends in the GHC Community will soon be heading "up north" for the summer. Safe journeys to everyone so that we will all be back together for another amazing season at our home away from home!

Life is so ironic...it takes sadness to know happiness, noise to appreciate silence and absence to value presence.

From the Editor

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- **Recreation - Event Information for COMET**, send to Lynn at email: Cometer14@gmail.com
- Please note: If you have suggestions for other recreation events/activities, please contact me, Committee Chair - **Bill Bourquin** email at: ghc.recreation@gmail.com

WEEKLY ACTIVITIES

- BINGO:** Every **Thursday at 7:00pm**. Doors open **6:30**. All are Welcome! **Last games: March 28.**
- BOCCE BALL:** We play every **Tuesday & Friday @ 9:30**, at **Bocce Ball courts** beyond Office.
- CORN HOLE:** Every **Thursday 9:30am** near **Bocce courts**.
- CRAFT/SEWING:** Meet every **Monday at 1:00 pm CH #1**. All are welcome! **Last Day: April 15.**
- CRIBBAGE:** Every **Tuesday, at 7:00 pm** in **CH #1**. **Last Games: April 2nd**. Bring a quarter. For more information, contact Walter @727 645 4109.
- EUCHRE:** Every **Monday at 700 pm, CH #1**. Co-chairs: Eleanor Moffett, Don & Barbara Everly, and Dick & Jane Fudge.
- HAND & FOOT:** Every **Wednesday at 6:30 pm CH#1**.
- SHUFFLEBOARD:** Every **Tuesday & Thursday at 1:00**, Shuffleboard courts at Pool 1.
- STRETCH & FLEX:** Every **Monday at 9:30am CH#1**.

APRIL Events

Zumba Events: **Thursday April 4 at 9am CH1 / 10am Pool 1**

See sign up sheet and info in CH#1 Bulletin Board for details.

TGIF - FIESTA!!!! It's that time of year again!!! **Friday, April 5th - 2 - 5:00 pm at Pool 2.**

Tickets On sale at Clubhouse 1: **\$5.00** each (checks please)

- **Friday March 29** and **Monday April 1** at **10:30-11:30 am**.

Regular *Fiesta* refreshments, soda, water and ice available. Organizers: Antle, MacPhee, Brown.

Recreation Committee Meeting: **Thursday APRIL 11 at 10:00 AM** in **CH#1 Library**.

- All are encouraged to attend to help Set-the-Schedule. See you there!
We will be setting the recreation activity and events calendar for the 2024-25 season.
Everyone is welcome. Please bring any ideas for new events or activities, all ideas are welcome.
- We would also like to thank everyone who volunteered for events and activities and to everyone who supported our events and activities this year.
Follow the Comet for events and activities that are taking place this summer and fall.



Craft/Sew Class - Paint Party...
Monday April 15th 1:00 - 3:30 pm.

The materials for Paint Party, check with **Cindy**.

- Create a - 9x15 wood art,
- All supplies and material will be included.
- Pre-paid registration is required.

Please **contact Cindy Mackin** - 614-203-4333,
Prior to April 7th to register - for materials supplied.

* Please Note this will be the last **Craft-Sew** session
 for this season.

GHC Book Club: We meet in CH 1 in the Library the 3rd Thursday of the month at 1:00pm. This year we enjoyed snacks and beverages as we shared ideas and thoughts about the books we read. Our *January, 2025* books are: *The Wedding Dress Sewing Circle* by Jennifer Ryan and *West With Giraffes* by Lynda Rutledge. Join us for a fun afternoon each month!

Thank you

YARD SALE:

Thank you to all the many volunteers who gave their time, yard sale donations, and bought items. To all the people who helped with the extra challenges this year in moving the inventory from Tower 2 to the Clubhouse, and all the many hands who sorted, priced and helped with sales. A Big Thank You! It couldn't have been a success without you. Cindy Organ

BOCCE Game Day: We had another successful Bocce Game Day!

This event wouldn't have been a success without all 40 participants, thank you.

Our **first place winners:** Connie Short, Janet Olden, Michael Theisen & Rita Saganic.

We greatly appreciated the grill crew and the amazing volunteers!

Looking forward to next year!

Jonathan, Bev & Gulf Harbors Rec Committee.

St. Patrick's Day KITCHEN PARTY:

A great time was had by all! Many, many thanks to everyone who made this event possible. The piano and guitar players, the singers, the dancers, the coordinators, ticket sales, 50/50 draw, bartenders, ticket takers and of course our amazing sound guy, Doug Brown. GHC Volunteers are the BEST!!!

Reminder: Hurricane Season

Is coming upon us. If you are going home for the summer, please be sure to remove all tables, chairs, plants, bikes, hanging décor, etc. that you may have on around your condo, during your time in Florida.

GHC General Rules and Regulations section “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 walk-way, 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. (in other words, cannot block egress for ambulance and fire services)!
- 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 be sure to **register** with Pasco County Emergency Services, if you have a handicap or require special assistance in the event of an evacuation, order. You can pick up the form in our office or request it via e-mail at ewilson@resourcepropertymgmt.com See also the websites for additional forms and information.

CLOSING UP YOUR CONDO FOR THE SEASON!

Check out the new button on the gulfharborscondos.com — Website for details on *things to do* to close your condo, if you are leaving for an extended period of time.

COMMITTEE Forms:

GHC Committee Volunteers are the backbone of participation by the awesome residents of Gulf Harbors Condos.

Please check out an attached copy of the “Committee Form” at the end of the April COMET.

If you would like to offer and share your time, and talent to serve your community please consider volunteering for one of the GHC Committees.

Committee Chairs will be appointed at a future Board meeting.

GHC OFFICE

The GHC office is located at **4703 Marine Parkway**, previously known as CH #3.
It is **OPEN** week days from Monday- Friday **8am - 12:30pm and 1-4 pm**.

CLOSED for Lunch: 12:30-1PM Weekdays

*** Update Office Hours: Every Wednesday - CLOSED 12:00-4:00PM**

In Memoriam

Nothing to share...

Four (4) NEW Owners - APRIL

T 101	Nicholas Beck	Formerly Owned by Gerad & Rhonda Carrier
T2 203	Bridget Hendrix	Formerly Owned by George Tipold
T3 101	Judy Van Horn	Formerly Owned by Joseph Howard
V12 105	Gabriel Rohaidy & Hamilton Mendoza	Formerly Owned by Daryl & Brenda Sullivan

NOTES FROM THE BOARD

2024 Meetings of The GHC Board of Directors: CH # 1 & on Zoom.

Annual Membership Meeting (AMM): Thursday APRIL 11, 2024 - 1:00PM ET

Please note, that for GHC business to be conducted at the Annual Membership (Ownership), of the 537 GHC Owners, **269 must be present in-person or by proxy to achieve the required quorum. IN-Person Voting will be held April 11 CH#1, time: 12-1:00pm.**

This **quorum can be reached** when **owners Vote either by:**

1. Voting electronically, counts as your proxy (Use **ezVote Support** email Link to vote) or
2. Mail back or drop-off (at the office) your paper Proxy vote in the return envelope provided in the mailout.

Regular Board Meeting Scheduled: Thurs. APRIL 18 - 10:00AM ET

Watch the Websites & Bulletin Boards - for additional Board meeting/ times, etc.

Check out WEBSites **Vantaca** & the “**Owners ONLY**” site reached from GH Condos for:

- * **Agenda** – for upcoming meetings (posted 48 hours in advance per FL statutes).
- * **Board Minutes** - Recently approved minutes are posted.
- * **Rules & Regulations**, and other **GHC Documents...** Etc.
- * **Forms** - with various GHC Forms available to print.

Vantaca (Vant-aca) New **GHC Owners Website** via RPM is now Available.

- * **Check for your NEW** - Sign-up details on **Vantaca - emailed or mailed out.**
- * **This has your Email address access** and Log-in / Sign-up access details.
 - You will receive a *temporary password* assigned to you. Passwords are case-sensitive.
 - You will be able to change the password when you are logged in to the new site.
- * **To access the new RPM site for GHC Owners, please go to:**
Home.resourcepropertymgmt.com

APRIL - GHC Manager Message...

Dear Friends, Guests, Family Members and Tenants,

Resource Property Management launched the new combined accounting and management software solution Vantaca. This software system allows us to better manage your association and provide a higher level of service to Board Members and Owners. RPM mailed and emailed unit owner's portal logins to the new system. Over 300 unit owners are now set up on this service.

Ensure you have your **login** information. If you cannot locate this, contact the office for this information.

IMPORTANT:

Gulf Harbors following our Annual Fire Inspection- Per Pasco County Fire Rescue- Means of Egress. **Notices** have been posted around the GHC complex: No furnishings, decoration, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof. Items may not be placed/ block egress pathways! Ensure **HOT Water** Heater rooms are free from personal belongings also for roof access.

Upcoming Meeting Dates:

Annual MEMBERSHIP Meeting: APRIL 11, 2024.

The **Annual Members Meeting** has been redated to Thursday April 11at 1:00pm ET.

Due to the required quorum was not achieved. Of the 537 condo units, 241 has cast a Vote. 269 is required.

- Check your mailbox for the mailout package, including a Limited Proxy question, to vote on.
- Check for your email invitation from email sender **ezVote Support**. The Limited Proxy details and question is located via the **VOTE NOW** button. Check your junk or spam Folder in case the email is located there.
ezVote is our electronic voting partner.

For a copy of the mailout, check the **Owners ONLY** Website as well as the new **Vantaca RPM** Website:

home.resourcepropertymgmt.com

Regular Board Meeting: APRIL 18, 2024

Billie Laney, CAM

Please see the following page for more *friendly reminders of the GHC Rules.*

Courtesy Rule Reminders...

Please remember to share with *your family and friends visiting GHC*, that we have CONDOMINIUM RULES to help ensure everyone enjoys living and visiting at Gulf Harbor's Condos.

GHC Rules & Regulations - Reminders' from sections: N, P, Q, F:

Running: of any kind *is prohibited* on the **seawall** area.

Storage: **No storage** will be allowed in any of the common utility rooms or extending outside your personal storage area. *Hot Water Heater & electrical rooms fall under this rule.* Remove **BEFORE** you go north.

Dress Code: Shirt/top, pants/shorts and footwear are **required to be always worn** on condominium property. This *includes walking to and from the pool* areas.

Animal/ Dog walking on canal - walkway/ seawall is **not permitted**. See Animal (Service/emotional) & Rules. And - **NO feeding** of animals is permitted outside of units.

Thank you for your attention to this message!!

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

PARKING AND VEHICLE - RULES AND REGULATIONS

Excerpts have been taken from Sections: A, B, C, F, G.

The office is enforcing parking violations and vehicles will be ticketed.

- Covered parking space is for the owner's / renter's use only. To use another owner's/renter's parking space **written permission from that owner/renter to do so**, must be filed at the office.
- Owners/renters having **more than one car must use uncovered guest parking**, as available.
- Owners / Renters vehicle **must have a GHC parking sticker displayed** on the rear window or rear bumper.
- **Guests must obtain temporary parking passes** from the office to hang from their vehicle mirror.
- **Car washing** with a hose and nozzle is **permitted on Fridays** only in carports/ open parking, except in the pool & clubhouse areas.
- No major vehicle repairs are permitted anywhere within the complex.
- Vehicles must not be **left idling**, at any time **nor be backed into** any parking space. Vehicles must not be **parked over the sidewalks**.
- **Short-term & Emergency parking** areas identified are for loading and unloading vehicles, which should not exceed 30 minutes. Also, for use/ **access by ambulance or fire services**, with no time limit.

For Full Review of Parking & Vehicle Rules and Regulations - see A. to J.

Safety and Security

When you See something - Please, Say something !!

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 main number* !



Gulf Harbors Condominium, Inc.

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

COMET – APRIL 2024 President's Message

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

March is over...April is upon us. The start of a new Gulf Harbors fiscal year.

I don't want to head back north. My wife asked me the other day, "Are you looking forward to heading home?" and I said "NO!" instantly and without any thought.

If and when this Bill in the legislature that is supposed to be going around or is to be signed to allow Canadians to stay in the U.S.A. longer, I am all in!

My allergies may say different though. My jumpins, these last 3 weeks have been hell.

This Month's Fun Fact: The origins of April fool's Day are unclear, although a few theories exist. One is that when people moved from using the lunar calendar to the Gregorian calendar, the New Year moved from springtime to January 1st, those that still celebrated based on the old calendar were considered April fool's.

Well, we had the Block Party on Saturday, March 23rd and I would like to say I thought it went well and was a success. It was the first one I attended and I had a blast.

I would like to thank the Gulf Harbors Recreation Committee for sponsoring the event. I heard they bought out every single "Brat" in one visit to one of the Walmart's.

I would like to personally send out mucho kudos and thanks to ALL the volunteers...the setup crew, the pre-parboiling the "Brats" crew, the bar-b-que cleaning crew, the bar-b-que cooking crew, the food servers, the condiment servers (although two of them got nasty with me as I slowed the line down for a second or two to load my "brat" and hotdog with sauerkraut and onions – you know who you are), the refreshment servers, the beer servers, Mickey Lorden for providing the live music, the extra resident singers who got up to belt out a tune, the cleanup crew, the people who were buzzing around setting up the kegerator so we could enjoy cold ones, the people emptying garbage cans and relining with new bags...everyone, including the participants...Thank you for making it a great day...although during setup it rained and I thought it wasn't going to go well. Again, I mention the setup and cleanup crews, they were animals!

I would also like to thank the GHC staff that brought the extra tables, umbrellas, the bar-b-ques themselves and a dozen other items that we had requested.

If I have forgotten to thank anyone, I apologize, here is your special thank you....**Thank You All!**

Hopefully next year we can continue on with this fine tradition at Gulf Harbors. Volunteers? Anyone? Anyone?

Now, it is with every begging bone in my body...if you haven't voted or sent in a proxy, PLEASE DO SO!

What this vote means to us as owners, is that the "GHC Association" and our management company RPM can act on delinquent accounts **20 days earlier** than we can right now.

Right now, we the “GHC Association” give the owners a grace period and it is set to 30 days. We would like to move that grace period down to 10 days.

This would allow the “GHC Association” to start the process of the Florida state law for collections where we ARE required to start a counter for 30 days, send a letter and start the late fees and interest, start another counter for 45 days and continue the rest of the process.

The bottom line is, we can go after delinquent payments 20 days (almost 3 weeks) earlier than before.

As I write this letter...we still need 25-26 votes. Come on.

In other news, we are still waiting for the Engineering Company we hired to deliver drawings for the stairs in Towers 4 and 6. Billie is lighting fires under them, so we “should” have them soon.

You will see other work starting up and around GHC in the upcoming months. The Tower staircases (as mentioned), various garden units, Villa 8, the office. They are just the beginning. We will forge on.

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
Gulf Harbors Condominium, Inc.

Sunday morning ***virtual coffee*** with Ed. 9:00 AM EST for an hour, hour & a half.

Participate in discussions revolving around anything dealing with Gulf Harbors.
Treat this gathering as a "Mini Town Hall" event. Get up-to-date information on the happenings, issues and problems relating to Gulf Harbors Condominium.
It is an open floor structured event, if you have something to say that will improve our community, feel free to say it.

We can't say the issue will be fixed right away, but you will have an ear.
We'll take note of the issue(s) and work to have them addressed.

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>

Would you like to “receive a copy” of the ***Sunday morning Notes?***

Email Ed @ ghc.eshort@gmail.com

Still going strong since January 2, 2021.



Resource Property Management - RPM:

Check for your **Log-in** information to access the “**NEW**” RPM-GHC Web Site, **Vantaca**.

This Login will allow access to your personal Account records, including condo dues, Association forms, Agendas, Approved Minutes, other often used forms, and view the Owner Directory, etc.

- * You have the ability to change your **mailing address**, especially if you change locations seasonally.
 - * Go to: home.resourcepropertymgmt.com

Please note that the **RPM ‘distribution emails’** option is **different** from the **Phone-Blast** option to receive **text/voice messages, or email** - for **emergency notices**, i.e. the water is turned off unexpectedly, etc.

GHC COMMITTEE WORK

ELECTIONS & BALLOTING

- * The **Annual Membership Meeting date** has been changed to **APRIL 11**. This is due to *not achieving* the required quorum, to conduct the business of “approval or not” of the **one Limited Proxy** question for Owners to decide upon.
- * **In-Person** Voting will be held **April 11, in CH#1, from 12:00—1:00pm**. The details on the Limited Proxy question, is available on the Owners ONLY and Vantaca Websites¹. This material was *mailed out Feb. 28*.
- * Ensure *you know who is* the authorized signing voter (only one person) in your household to make your ballot vote count. If in doubt, have everyone listed as a condo owner ‘SIGN the OUTSIDE’ of the **return voting ballot** envelope, when voting by mail!
- * **Electronic Voting** is available for owners who vote online. This information is also located in the *emailed link* - when you select the **Click here to Vote** button. The email is from **ezVote Support**. **ezVote** is our secured electronic voting partner. Please Note: when you own more than one unit, *your Vote is weighted accordingly*, so you do not receive an email link for each condo owned.
- * Prefer to vote via secured email service! **GHC** uses **ezVote**: You can Sign-up using the form enclosed for Electronic Voting in the mailed-out packet, *check in at the office* or locate the form online in the **Owners Only** WEBSITE, under the button - **Various GHC Forms**.

INTERNET & TV SERVICES

- If you haven’t registered, **call Blue Stream at 727-491-5550** to get services installed.
- We encourage Owners to go to www.bluestreamfiber.com— and Set-up your profile. Important: **Select paperless billing** to avoid any “paper billing” charges when the billed is “*mailed*” to you.
- **Call Blue Stream for any and all service issues** you may have at **727-491-5550**.

FORM: If you plan to keep Spectrum service, please NOTIFY the office and complete the Form.

- All **non-working exterior Spectrum wiring** will be removed before painting.
- You may pick-up a form in the office, or CH#1. Please Return completed form to the office.

INFRASTRUCTURE COMMITTEE MESSAGE

When you go to have your Hot Water Heater replaced...please ensure:

1. If it is on a shelf or on the second floor, it will need a pan 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 and 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,
Gulf Harbors Condominium, Inc.

OWNERS ONLY - WEBSITE accessible from Public WEBSITE



- Complete the - **Web Access Authorization Sign-Up Form**
- Return **to the office** or **email** to the office at ewilson@resourcepropertymgmt.com
- GO TO: www.gulfborscondos.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**, you will be approved to access the **Owners Only** private section of our website!
 - *This may take a few days to process.*

What to read?

- Approved Board meeting Minutes, Owners’ Directory, Financials, ETC.

GHC contract for **bulk TV and Internet Services** is with Wi-Fi is with **Blue Stream Fiber (BSF)**. This is included in your condo fee.



- ♦ To arrange your **BSF installation appointment date** - **CALL 727-491-5550**.

To disconnect **Spectrum** services **after** you have your new BSF installed:

- Call Spectrum at **833-267-6094** – we are no longer part of the **Bulk TV service**.
- If you have a telephone landline with Spectrum and want to keep the same number, do not disconnect with Spectrum UNTIL it is working on your new Blue Stream service. This takes 7-10 days for BSF to process for you.
- You must return Spectrum equipment and should **obtain a receipt** for returned equipment. Equipment can be returned to The **UPS Store** in the Southgate Plaza. **Call to disconnect first**.

IMPORTANT:

- **GHC** no longer has a service contract with **Spectrum** for **Bulk TV Service**.

THINGS TO KNOW AT GHC

ASSOCIATION DUES: UPDATE !!

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

- **Post dated** checks Mail 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:

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 removed 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 applications 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.

Check where YOUR Bumper is!

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

Our Residents who need 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 - that attracts unwanted animals. BIN is located at SIDE Parking Lot of CH3.

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 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 contact the office.

SUGGESTION Emails:

Have an idea for the Association?

Send an email, with your name & address - is the best way to send suggestions' or ideas to the Board. Note: *Un-identified emails* are not answered!

GRILL CLEANING:

Grill cleaning materials for grills at Pool 2, available for check-out in the office.

CARD TABLE AND CHAIRS:

A *limited number* are available in the office, for residents to use. A refundable deposit of \$10 for a table and \$10 for 4 chairs, while quantities last...

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. **Brown for 2024.** Vehicles with **NO TAGS displayed**, may receive up to '3' - **Three Warnings**, then vehicles can be **Towed at Owner expense !**

Vantaca on RPM - Owners: Check out home.resourcepropertymgmt.com

Wi-Fi:

At CH1 and CH2 is available. The access details for BSF Wi-Fi is located in CH 1 bulletin board.

LAUNDRY TOKENS - TOKETTES:

20 for \$25. available at the Office by "check or money order" Only. **No Cash** transactions. Please **remove** laundry from machines in a timely manner. **Remove LINT from lint trap.**

BEACH CLUB Pass:

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



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.

For GHC RULES, Amendments, etc.:
Check the WEB-Sites:

Owners ONLY or **RPM Vantaca...**

Know your Association Rules...!

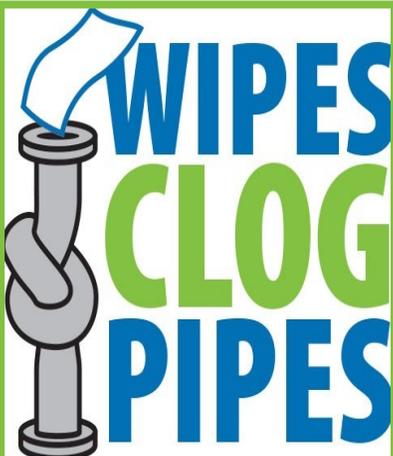
Directory VIEW

The **Directories** by *building or alphabetical*, located on the **Owners ONLY** WEBSITE. This view shows Building units, NPR address and owner name(s).

NOTE: Owners must authorize their address/ telephone number/ email address: if you wish to have that information included in the owner directory, per FL Statutes. **Each Owner must authorize** what can be **published to share.**

WATCH FOR your login information regarding the new **Vantaca** website.

home.resourcepropertymgmt.com



Plumbing Repairs

Are a major expense to GHC Owners.

EVERY MONTH WE Remove - **WIPES...** which are **NOT** Flushable !!

PLEASE - STOP Flushing Anything *Except*
TOILET PAPER - **Down** the drain!

We have also removed Kitty-litter, Rice and other items, from plumbing pipes that have been flushed down **our drains!**

CONDOS for SALE at GHC - APRIL

GHC is a 'NO PET' Community

- D-103** Furnished **2 bedroom, 2 Baths**; 1200 square feet, ground floor unit with open floor plan; updated Kitchen with stainless appliances, granite countertops; updated bathrooms with new vanities and toilets; walk-in closets; Building backs to Canal leading into Gulf. Steps away from clubhouse, "heated pool" and carport. **\$179,900. Call/Text (859)351-1996.**
- E-103** **2 Bed/2 Bath** - first floor fully renovated condo. New windows, new electrical panel with new electric throughout. Updated kitchen with granite countertops, Updated bathrooms, Tile flooring. Has hookup for washer/dryer in master closet. Lanai has been divided by wall, with door, to make third bedroom or office. Front patio. Next to clubhouse #1. Partially furnished. **\$189,900.** For more information, **Call 614-203-4333** or email cindymackin@att.net
- I 106** **1 Bed/ 1 ½ Bath** – first floor fully renovated condo. New electrical panel (2023), new hot water heater (2023), new dishwasher (2024). Updated kitchen, bathrooms, and flooring. Comes furnished, tastefully decorated. **MUST SEE! \$124,900.**
For more information **Call (705)241-7416** or email armstronghj@yahoo.ca
- N 106** **1bedroom/ 1 1/2 bath**, beautiful view. Perfect fixer upper. 952 square feet. **Asking \$115,000.** For info, **Call 727-485-7359.**
- T1 305** **\$289,900** 1388 sq. ft **2bd/2ba** Updated throughout. Luxury vinyl plank floors, brand new kitchen and one bath is new. New stainless-steel appliances. New HVAC 2023, on demand hot water. Must see to appreciate. Most furnishings are negotiable.
Call Don @ (727)514-0784.
- T3 202** Beautiful move in ready fully furnished **2-bedroom, 2-bath** 1388 sq. ft. condo with exceptional view of the north channel. Many amenities including pools, clubhouses, and private beach club access. **Call Eric Patterson at 813-545-5272.**
- V5 103** **1 Bedroom/1Bath**, New Waterproof Flooring 2022, updated Bathroom, Hurricane Windows in Front, new landscaping in the front. **Call Michele at 727-364-2858. \$84,999.**
- V5 203** Furnished, **1 Bedroom/1 Bath**, updated Bathroom, Close to heated pool #1, close to shopping and new landscaping in the front. There is a private beach available for condo owners. **\$89,000.** There is new carpet in the living area.
If interested, please **Call 860-662-9151** to arrange a showing.
- V13 105** **1 Bedroom/1Bath**, First floor completely furnished unit on a beautiful canal. Entire condo was recently remodeled and has a back patio. **Call Steve at 812 457-0375. \$90,000.**

RENTALS - APRIL
GHC is a 'NO PET' Community

- D-103** Furnished **2 bedroom, 2 Baths**; 1200 square feet, ground floor unit with open floor plan; up-dated Kitchen with stainless appliances, granite countertops; updated bathrooms with new vanities and toilets; walk-in closets; Building backs to Canal leading into Gulf. Steps away from clubhouse, "heated pool" and carport. **\$1800/ mo. Call/Text (859)351-1996.**
- D 105** First Floor Unit **\$1750 plus electric** (includes Wi-Fi, cable, trash service) - Non-smoking - No pets Available mid-April - beginning May 2024. 6 to 12 month rental. **Contact** - Carmelo Zisa - **517-974-5992.** Carol Zisa - **517-599-9010** or czisa5@aol.com
- E 202** **2 Bed/ 2 bath**, 1 year old PGT windows for hurricanes up to 150 miles. Near pool # 1. Includes water, trash, cable, internet, refrigerator, stove, oven dishwasher, microwave, shared laundry access. **Deposit \$1800 USD, and \$ 1800 USD per month** and first month paid at lease signing. Please **contact** Juan Lopera at **352- 436-7580.**
- I 102** **2BD/BA 1st Floor**, Fully Furnished. Three-month minimum rental. Includes water, trash, cable, internet, & electric. Appliances include refrigerator, stove, oven, dishwasher, microwave. Shared Laundry access. **\$2000 per month.** Call Nancy **727-692-1353** for more details.
- S 103** **2BR/2BA**, lower back, new windows. Including Filtered drinking water, trash, cable, Electric & water. Three months minimum. Partially furnished. **\$1850 a month** & Wi- fi included. **\$800 deposit** and first month rent. **Call Rich at 716-345-7674.**
- V10 103** **1BR/1BA**, Completely furnished. Summer/fall Rental. 3-month min. May through December 2024. First Floor with great water view. All utilities and internet included. **Call 518-409-1213.**
- T3 206** Waterfront and sunset views all year long! Fully furnished and bright **2 BR/2Bath short-term rental** available between April 1 through January 1 for **\$1575 mo. (plus 12% FL taxes)** and includes all utilities. Updated furnishings and all kitchen/cooking/cleaning items included. **Call/text** Michael at **585-309-7771** or e-mail to theisen61@gmail.com
- T5 306** Waterfront **2/2** in Tower 5 top floor. **\$2100 per month on a 1-year lease** with **\$2100 security deposit** unfurnished. 1550 sq. ft with screened lanai. Available May 1, 2024. NO pets. NO smoking. Credit and background checks required. Please **call 918.481.0561 or 918.850.3092** for more info.

RENTAL Request: Looking to rent a furnished condo, 2 b preferred but will consider a 1 b, for the 2025 winter season. Jan to March or longer depending on price. References available and have passed the GHC rental security for 2024. Contact Randy and Sandy Cole randysandy.cole@gmail.com
Phone **contact after April 3, 2024 at 1-705-457-0121.** Phone until April 2: 1-727-717-7205.



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