

January 2026

VOLUME: 52 ISSUE: 1



# Happy New Year!

Office Hours: M-F 8 am-12:30/\_1-4 pm.

**CLOSED**- Lunch 12:30-1 pm & Weds. 1-4:00pm

- Holidays - none for January.

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

Phone: 727- 848 - 0198

**OFFICE:** [rtaylor@resourcepropertymgmt.com](mailto:rtaylor@resourcepropertymgmt.com)Website: [www.gulfharborscondos.com](http://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](mailto:ghc.eshort@gmail.com)  
 Scott Langlo, Vice President ..... [ghc.slanglo@gmail.com](mailto:ghc.slanglo@gmail.com)  
 Donna Hammel, Treasurer ..... [ghc.dhammel@yahoo.com](mailto:ghc.dhammel@yahoo.com)  
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 Susan Kirst-Millspaugh, Dir. [ghc.skirstmillspaugh@gmail.com](mailto:ghc.skirstmillspaugh@gmail.com)

**C.A.M.**

Billie Jo Laney – Community Association Manager

[blaney@resourcepropertymgmt.com](mailto:blaney@resourcepropertymgmt.com)**THE COMET - Monthly Newsletter**COMET & WEBSITE Publisher: Rhonda Brown, Owner  
Volunteer: Email - [ghc.webmaster2018@gmail.com](mailto:ghc.webmaster2018@gmail.com)**EDITOR:** Lynn Antle: [cometer14@gmail.com](mailto: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 - February COMET items:**  
**Friday Jan.23, 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](mailto:rtaylor@resourcepropertymgmt.com)For **Advertising Sales:** Roseanne - email office at;  
[rtaylor@resourcepropertymgmt.com](mailto:rtaylor@resourcepropertymgmt.com)

Happy New Year. 2026

The dreams of the future are so  
much better than the past.  
Here's to looking ahead and  
having bigger dreams than ever.

*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 NEW YEAR to you and your families!**

The Board of Directors meeting: **January 29**. Watch for Notices.

### VANTACA - Reporting issues you see GHC

**Report an issue** - an easy way to report various issues at GHC to the office is to utilize the integrated reporting system within Vantaca. This process creates the ticket required for work to proceed and also gives you a way to track the progress. i.e. Report globe lights that are not working on the property. Include the location of lights not operational at night.

Select  **Requests** under the **RPM Logo** and **Submit a Request**:



- Dashboard
- Payments
- Requests**
- Calendar & Events

Select **General Request** or **ARC Request** - Architectural Review Application Request.

See Full **GHC Committee Chart** posted on Owner websites'

- **These Committees (below) need more volunteers !**

Please consider **assisting the Board** in making important decisions for our community by **joining a committee!**

**Fining** - Need one additional member for the maximum of 3. Members cannot be associated to the current Board Members.

**Legal** - Need Chairperson. No need to have legal background. An interest in law, reading & staying informed on Condo Association changes would be great!

**Security** - Need a Chairperson for committee.

### Ad-Hoc Committees:

- **Kayak** - We have kayak storage, and need a chairperson to help manage this service and space behind CH2 - 4703 Marine Parkway.
- **Operations Analysis** - Need Chairperson. Interest in numbers, accounting and digging into process/costs for GHC, an asset.

### **THANK YOU and CLUB HOUSE 1 UPDATE!**

Under the guidance of Dave and Doug, (you know who you are) a group of very dedicated and talented volunteers, (you also know who you are) spent almost two weeks in December, working on the interior of CH 1 painting, cleaning, removing all the paper from the floors, repairing broken items and preparing for the carpet to be installed and the vinyl floor and tile in entryway & restrooms to be cleaned. It looks amazing!!!

A huge shout out to all who took the time and made the effort to move this project along.

### **Two (2) NEW Owners - January**

**M 104** Caya Property Management LLC formerly owned by George & Karen Brechtel  
**T1 106** Elliot Sanchez & Carolyn Usategui formerly owned by John and Francene Trantina

### ***Reminders***

Although **HURRICANE SEASON** activity is **considered over**, **PLEASE ensure:** Tables, chairs, plants, bikes, outdoor mats/ rugs, décor, hanging items, and on railings and posts are not left out, while you are away.

**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. See address on Page 15.

**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!!

### **RECREATION SPONSORED ACTIVITY AND EVENT NOTES**

- **Email for COMET: events, activities or news**, to **Lynn** at email: [cometer14@gmail.com](mailto:cometer14@gmail.com)
- If you have questions, please contact Committee Chair - **Bill Bourquin**: [ghc.recreation@gmail.com](mailto:ghc.recreation@gmail.com)



Thank you for the overwhelming support for Toys for Tots!

I am so proud we stepped up to the plate to provide a cheery Christmas for the children during this difficult time. Thank you - Bev Milo

#### **BOCCE BALL - Let's get out and play!!**

Starting Tuesday **January 13**. Meet us on the field just past the office at **9:30am**. Games are played **on Tuesdays and Fridays**, until TBD! Chair: Bev Milo



**SHUFFLEBOARD** - Starts Tuesday **January 13**. Meet at the shuffleboard courts next to Pool 1 at **1:00pm**. Games will be played Tuesdays and Thursdays. Chairs: Don Everly & Dan Olden.



## GHC Manager Message for *January ...*

Friends, Guests, Family Members and Tenants; *Happy New Year !*

Do you have a returning seasonal tenant or a guest coming to stay at your condo?

To help expedite the process of being “in residence at GHC”, the office needs to know that someone is coming and when they will arrive at your condo.

This is true for your family, a guest, a renter/ tenant, and any visitor here for a few days and longer.

There is a form (check Owners ONLY and Vantaca Websites for a copy) and a process that when followed and **completed for the office with early notice**, means most paperwork can be expedited and ready for them when they arrive.

Things like:

- A copy of the lease agreement, driver’s license for returning prior approved seasonal tenants. Please let your tenants know that a copy of the vehicle registration will be required, for an updated GHC tenant vehicle sticker.
- For guests, a temporary Parking sticker will be required if a car needs to be parked on GHC property. The dates they will be onsite along with the license plate will be required.
- Laundry: black/gold coin tokens or CleanPay card for the washer/dryers will need to be arranged for them.
- Share the Rules, especially when at the Pools or walking along our canal, (yes, you need a cover-up or a shirt) is only two examples. This allows for everyone to enjoy our common facilities.

The GHC Rules and Association documents permit for a condo unit to be “rented” for no less than 90 days (3-month as a minimum). All rentals must be approved by the Board of Directors prior to occupancy. A background check is required for anyone living or staying at GHC for more than 30 days.

- The above is a summary, please review the Associations documents and the GHC Official Rules and Regulations for additional information/requirements.

A list of guidelines and rules should be provided by you as the owner to your guests or renters. This extra step will make for a great stay at GHC hence the visit will be enjoyable for your guests and all our residents.

Who knows, your guest, visitor or tenant may like it so much, they may decide to buy a condo at GHC!!

The above information may be emailed to Roseanne at [rtaylor@resourcepropertymgmt.com](mailto:rtaylor@resourcepropertymgmt.com)

All current tenants, the **2026 GHC Tenant Vehicle** decal stickers are now available at the office, tenants please bring a copy of your vehicle registration with when picking up your **new** 2026 GHC decal.

*Billie Lancy, CAM*



# *Gulf Harbors Condominium, Inc.*

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

## **COMET – January 2026 President's Message**

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

Before I get drunk, blow some stuff up and get arrested, let me wish you all a

## **Happy New Year! Welcome to 2026.**

Who am I kidding? I don't need to get drunk to blow stuff up.

\*\*\*\*\*

### **This month's joke:**

Phil walks into his boss's office one day and says, "Sir, I'll be honest with you. I know the economy isn't great, but I've got three companies after me, and I'd like to ask for a raise, respectfully."

After a few minutes of haggling, the boss finally agrees to give him a 5 percent raise, and he happily gets up to leave.

"By the way," the boss asks as Phil leaves his office, "which three companies are after you?"

Phil replies, "The electric company, the water company, and the phone company."

\*\*\*\*\*

I hope everyone had a safe and joyous Christmas holiday. I also hope that we all have a prosperous New Year...things were rough last year, this year will be better than last.

I would like to start this letter out by saying work on Club House 1 is proceeding at a great pace and that is because we have so many dedicated volunteers helping out. We should have it open to the residents sometime this month. We won't have a kitchen, but the rest of the club house should be operational to the non-kitchen related events and activities.

I would like to thank (in alphabetical order):

Ken Anstett, Mike Anstett, Lynn Antle, Harley and Janice Armstrong, Cindy Brockman, Rhonda Brown, Cathy Brumwell, Art Goard, Doug Luke, Bruce and Aileen MacPhee, Walter and Mabel Murray and Ralph and Angela Savelli. **I cannot express how much I thank you all!**

This crew primed, painted, painted the new door trim, hung the door trim, washed all the remaining chairs and tables we could save, cleaned the ceiling fans, cleaned the entire clubhouse of debris, fixed the spots by the fireplace where we had some leaks in previous years...the list goes on and on and on.

**I would like to give special and extreme thanks to Doug Brown and Dave Brumwell.**

People, these two guys worked like they were possessed, they are machines! During the next dance or karaoke we have to buy them a beer! **Gentlemen, major kudos to the both of you!**

If there was anyone I missed, **please forgive me**...our thanks and gratitude go out to you too!

- It is the start of a New Year and we have entered our final fiscal quarter for the 2025 – 2026 fiscal budget.
- While a fair amount of work and projects have been completed or are very close to completion, we still have a lot to do around GHC. Let's keep our heads high and work through this together.
- Club House 1 will have the new carpet installed in the next couple of weeks. We lost a lot of stuff in there. You cannot fathom the amount of chairs, tables, bookshelves, coffee makers, electric skillets...stuff that we used to support our various events and activities. Gone.
- I have asked during my Saturday morning sessions if anyone is planning on getting rid of a still working refrigerator or two, we will certainly take them for Club House 1 to keep our coolies cold. Let the office or myself know if you want to discard a working fridge please.
- Club House 2 has the new tile floor down and that should be available sometime in the next month for use.
- The office is no longer occupying the trailer but has moved into Club House 3, where it was located before the flood event. The trailer is scheduled for removal on January 8<sup>th</sup>. I bet people will be glad to see that gone.
- We have had a major donation of filing cabinets from RPM. Thank you RPM. SERVPRO made Billie the offer to survey their warehouse and pick out any office furniture they had in storage. Billie took it all and kitted out the office at no cost. Thank you SERVPRO. Good stuff all around!
- We have some important dates coming up...there are three Board members whose terms are up, so there will be an election, the 2026 – 2027 budget review and presentation to the Board and the Annual Members Meeting.
- There are still quite a number of owners who owe the monthly condo fees, still some who owe last year's special assessment and owe for the air handlers that were replaced. Come on, we cannot operate this complex if these moneys are not paid.

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](mailto:ghc.eshort@gmail.com) is open for you.

Cheers...Ed

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**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:

Ensure you have **received your funds** of **\$12,000 & \$10,000** allotted for each ground floor condo unit. Note for owners signed-up to Titan, Titan will these receive funds. Owners with Mortgages, check will be joint receivers with applicable bank. Owners who completed their own rebuild, will receive funds mailed to the address RPM has on file. Check your account on Vantaca.

Prior to the release of any funds: ensure you **Sign** the form: '**Acknowledgment of Receipt of Insurance Proceeds**'. This form is located on Vantaca - **Documents**, scroll down to **Hurricane Helene Information/Updates** - (select) **FEMA Payments** - and then Gulf Harbors 2025.10.01 Acknowledgement of ...

**AC Units Replacement** - All AC Condensers (outside unit under water) were replaced under FEMA. The **inside AC Handlers**, which are NOT compatible with *new* condensers, had to be replaced. They are **not covered under FEMA**. There are 15 Owners who have **received a bill** from RPM/GHC Association. Your Payment is **now delinquent**. Contact the office to arrange payment immediately, to potentially avoid further OVERDUE charges!

**SERVPRO** - Email them for questions, at [info.servprowestpasco.com](mailto:info.servprowestpasco.com) **NOTE:** a **\$25.00 Service Fee** will be applied for Breakers/AFCI receptacles - that have tripped. Check your electrical panel for tripped breakers or plugs for tripped button, **prior to** calling Servpro. Did you have a power bump, check the breakers. See also Page 9: **A Message from SERVPRO !** - for more details.

**TITAN** - Email them for questions, at [GHC@yourtitanteam.com](mailto:GHC@yourtitanteam.com) If **Titan** is your contractor, ensure you provide them with access (keys) to your unit.

**Contractors** - Ensure the Contractor you hired is: FL Licensed, has Insurance, & carries Workers Compensation. Advise your contractors - they are responsible for cleaning up, removing debris from your condo.

**Exterior Doors** - First floor condo exterior doors were all touched by hurricane water, and must be replaced. Exterior Door replacements continue into January and you will be contacted with a date.

**Hot Water Heaters** - **IF you still need your** - Hot Water Heater replaced - complete **Consent form** to do so. The form is located on - **Vantaca/** under **Documents** – scroll down to locate the Folder: **Hurricane Helene Information/Updates** - Gulf Harbors OWNER CONSENT TO REPLACEMENT OF HOT WATER HEATER. Or - **Contact the GHC Office** to have this step completed, as soon as possible.

**Laundry** - The first floor laundry room washers & dryers have been installed by **Commercial Laundry**. New water shut-off valves were installed (as needed). **Hot Water Heater** tanks are now installed in laundry rooms. These new machines are set-up for **CleanPay** Laundry Cards - available at the GHC office. Consider also the CleanPay mobile APP on your phone, to use the laundry machines.

- **Tokens (black and gold)** are still available for 2nd & 3rd floor W/D's @ **V9 & Towers 1-6**.
- Turn them in (min. of **8 tokens @ \$10.00.**) for reimbursement.

**Permits** – Owner PERMIT or Contractor PERMIT for all restoration work completed for the rebuild of your first floor condo, can be closed ONCE Pasco County Inspection has been completed. If your Permit lapsed, you can go to the County and complete a required form, to have it **reopened** to continue your work.

## 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](mailto: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](http://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](http://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](http://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](mailto: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](mailto: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.

# 



The GHC community grounds committee work continues!

- The grounds are looking better as **construction debris continues to be removed** from common areas. If you still have materials outside your condo - Please remove as soon as possible.
- The Grounds Committee is still clearing dead bushes, plants from breezeways in common areas.
- Please **look after your personal belongings**, like planters & garden decorations by removing them from all common areas. This includes outside your condo unit which is condominium 'common area'.
- We continue to ask everyone: Please **do not plant nor replant anything in the common areas!** Anything planted or any pots left, will have to be removed from GHC by GHC.
- This effort is one of many steps in preparation for the re-painting of GHC in the new colors.

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

If you would like to help the Grounds Committee, fill out a volunteer application and drop it off at the office.

Thank you!

**Angela - Grounds Committee Chair**

## 



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The railings being worked on at the Towers for SIRS remediation are painted in the new color Sea Salt. They look great. This is the start of painting in the new colors' palette!

As pre-painting preparation continues, we still ask **ALL GHC residents to remove** outdoor items - including plants, décor hanging on walls or displayed on retaining walls. This includes the construction debris outside your unit that you don't require!

The holes, cracks, etc. on every building will need to be **repaired fully**, well prior to painting on the building's exterior.

There is a **LOT of preparation work** at GHC for painting in the future!

We - Thank you, for your continued patience and cooperation in this process.

**Lynn - Paint Committee Chair**

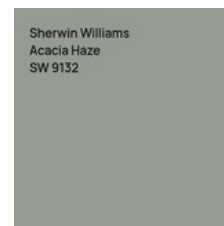
### 

<b>Main Color</b>	<b>Alabaster</b>
<b>Car Port Facia and Posts</b>	<b>Alabaster</b>
<b>Wooden and painted metal railings</b>	<b>Sea Salt</b>
<b>Inserts under windows</b>	<b>Sea Salt</b>
<b>Fish Cleaning Hut</b>	<b>Acacia Haze</b>
<b>Laundry Areas (exterior only)</b>	<b>Sea Salt (Alabaster Doors)</b>
<b>Lamp Posts</b>	<b>Acacia Haze</b>
<b>Abandoned Spectrum Terminals</b>	<b>Alabaster</b>
<b>Widows Walk on Towers</b>	<b>Acacia Haze</b>
<b>Tower Signs and Building Letters</b>	<b>Acacia Haze</b>
<b>Jut Out areas on Buildings</b>	<b>Sea Salt</b>

### 



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



**Sherwin Williams**  
Sea Salt  
SW 6204

Check **9132** and **6204** - online to view colors shown above. Sea Salt was CH1 inside color.

## OWNERS OF GHC - VOTING IN 2026

### FIRST NOTICE and Annual Membership Meeting:

The **First Notice** will be emailed and mailed out to every GHC condo unit dated January 9th.

Per FL Statutes the First Notice document must be mailed. IF you are signed-up to receive GHC/RPM emails, you will receive this via **mail** and by **email**.

This notice advises what is required if you decide to run for our Board of Directors. Our board consists of 7 owner volunteer members. Each year our ownership votes on either 4 or 3 open seats on the board. This time there are 3 open seats. Please know: If only 3 owners submit their name, there is no requirement for a vote. If more than 3 owners submit their name, that voting will take place in mid-March at the AMM: Annual Members Meeting.

At the AMM, **owners will also be asked to vote on the question** - What to do with the land the previous office stood on at 4909 Marine Parkway!

The office building deteriorated over the last several years, the staff had to be moved due to safety reasons, and it was decided to take over Clubhouse 3 as a temporary office space. When Hurricane Helene struck GHC, it became the last determining factor which led the office to be deemed unsalvageable.

With the office staff moving to Clubhouse 3, it has since become apparent that this move is a better match with the maintenance staff located in the space behind CH2/3. The staff now had easy access to administration which means they also get their work orders directly and are not driving numerous times a day from the shop on 4703 to/from 4909 Marine Parkway, for work orders, instructions, explaining work order issues, punching the timecard, etc.

- That transportation was time wasted and we all pay for that as owners, daily.

The bigger question will be what to do with the land at 4909 Marine Parkway... Do we leave it for now, letting funds build (especially since we are strapped as an Association at this time). Do we vote to say we want to rebuild the office, which will be at a considerable cost to us as owners to build new at a time when we are paying substantially for SIRS on the 3-storey buildings (Tower 1-6 & Villa 9) yet to be completed. Do we leave the office at 4703 Marine Pkwy.

Our Condo Dues ballooned approximately 4 years ago and has stayed the same the last several years. As a rule of thumb, every **\$3 a month increase on 537 units**, equates to nearly **\$20,000** on our yearly budget.

- For example: a building costing \$250,000 would equate to approximately \$40.00+/per month, per condo (this figure would be based on unit percentages). If we vote to re-build a building at this time, our dues will have to rise to accommodate this!

The temporary office location move to 4703 has proven to be a very good decision, as it is more efficient for all staff and it is also accessible for owners.

- We can vote No and start to pay to build an expensive building.  
We can vote Yes to permanently keep the office at 4703 Marine Parkway and not build anything at 4909 Marine Parkway and decide in the future what will work best for the GHC ownership at that location.

### **BUDGET:**

Toward the end of January **watch for** posted discussions on **GHC 2026-2027** proposed budget with Finance Committee and Board Members. At a posted Budget meeting for this next season, the Board will make determinations on the proposed Budgetary figures. Subsequently, Owners will be mailed or emailed that **Proposed 2026-2027 Budget**.

Watch for upcoming **Board Meetings** with important information on numerous topics.

Remember - When you do not vote – it does affect you!

Rhonda Brown,  
Chair of Elections and Balloting - Electronic Voting

## 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 - JANUARY**

### GHC is a 'NO PET' Community

- 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!
- 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.
- T1-305** **\$179,000** Nicely updated throughout. **2bd / 2bath** 1388 sq.ft condo, furniture negotiable, everything is new since 2020. **Call Kelly to view or with any questions: (315) 436-7347.**
- 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.  
**Call Nick 239-337-4977 \$94,000.**

## **GHC Condo RENTALS** '3-month minimum' - **JANUARY**

- A-102** Nice/spacious **1 B/R, 1st Flr.-** garden condo-bldg. A. 5108 Amulet Dr. Gulf Harbors unit 102. Super ready move in! Live the Florida life! Every amenity you can imagine, plus water, sewer, trash. **\$1200. 727-410-6666.**
- 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 rental available now until May. 3-months min. **\$1900.00** includes all utilities. Elect, cable, internet, water, & trash. Also available year-round. **Call for the price: 630-688-5845.**
- B-207** **2-bedroom** garden unit available for seasonal rental Jan. to April. **\$1800./mo. + electric.** 3-month min. Furnished, **including a washer & dryer.** Wonderful views of the sunset, over looks Pool 1 and Clubhouse 1. For info. **Call Cathy: 705 307 5764 / email [catherinebrumwell@hotmail.com](mailto:catherinebrumwell@hotmail.com)**

Continued... **GHC Condo RENTALS - JANUARY**

- 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!
- G-206** Available immediately - Minimum 3-Month Rental. **\$1800 per Month. 1 bedroom** fully furnished and fully equipped. Includes Cable, wi-fi and Electric. Background Check Required Per Gulf Harbors Condos. Please **call** Elizabeth Blunden **613-295-3293**.
- I-102** **2BD/BA 1st Floor** Unfurnished. Includes water, trash, cable, internet. Appliances include refrigerator, stove, oven, dishwasher. Shared laundry access. **\$1600. per month. Call Nancy 727-692-1353** for more details.
- N-202** Waterfront **2 bedrooms, 2 baths**, central heat/air, two community pools, three community club houses, 1 covered parking space, security guard, new hurricane windows installed 2018, carpet and ceramic tile, updated bathrooms, dining area, refrigerator, OTR microwave, dishwasher, self-cleaning stove/oven, garbage disposer, new granite counter tops and 60/40 SS sink and faucet in 2021, storage room, washer and dryer in building, nice waterfront on North Channel in New Port Richey. Fiber optics TV service and WiFi included. **\$1850 security deposit and \$1850 rent on 1 year lease**. Shorter term lease available for extra cost. No pets and no smoking. Private beach membership is available for additional charge. Credit and background check required. Condo Association charges \$150 for background check (non-refundable). **Call 918.850.3092 or 918.481.0561** for more information.
- N-206** **1 bedroom/ 1-1/2 half bath** located on beautiful canal. 2nd Flr. Beautiful sunsets. Furnished/unfurnished. 4 months minimum. **\$1300.** includes cable and electric, for full time. **\$1500.** for short term winter months also includes cable and electric. No pets or smoking. Near shopping and parks. **Call or text - Julie - 516-437-7813.**
- T-207** 2nd floor-**2 bed 2 bath** plus bonus room for Office or small guest room. **Seasonal rental \$1730.** Three month minimum available / Long term available (**\$1600**). **Call 631-609-0026.** Close to all downtown New Port Richey shopping.
- T3-208** Canal front **2-bedroom 2 bath**. Over 1,600 sq ft on floor two overlooking the beautiful canal and across the street from the pool. **\$1,600 per month.** Please **call** Gabe **201-725-2214**.
- T5-204** 1400sf, **2 bedroom/ 2 bath** fully furnished and available as a short-term rental (3-mon. minimum). Available dates: 9/1/15 – 12/15/25 and again 4/1/26 -12/15/26. Overlooks canal, A/C. **\$1800/month includes utilities.** **Call or Text Scott Fershleiser (503) 459-2232.**
- T6-303** **Two-bedroom, two-baths**, fully furnished. New living room and dining room furniture. New carpeting in both bedrooms. Kitchen has all utensils, dishes, pots. Utilities are included. **Call Sharyn at cell 516-287-4184 or 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, and has new central air. **Call Ron at 937-609-0007.**
- V12-105** Villa 12 apt 105 Flr 1 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**.
- V13-203** Beautifully decorated and fully furnished canal view **1Bedroom / 1Bathroom** condo. Move in ready and includes electric, water, cable. **\$1600 per month plus \$1600 security deposit.** Available now. Please email [lorimrozowski@yahoo.com](mailto: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 expense !**

### **Wi-Fi:**

Is available @ CH1 & 2. The access details for BSF is located in CH 1 bulletin board.

### **LAUNDRY Tokens/Tokettes & 'new' CARDS:**

- \* **20 for \$25. Limited time for token style for:** machines on floors 2 & 3 of V9 & Towers 1-6. Check/money order- Only, No cash.
- \* **New Laundry CARDS** avail. at GHC Office. APP is also available. 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:**

Check **Owners ONLY** website for **Various GHC Forms** - or Misc. Forms on **Vantaca** under 'Forms' to print & complete the electronic voting form, to ensure you receive via email the information sent out, to cast your vote.

### **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](http://Home.resourcepropertymgmt.com)

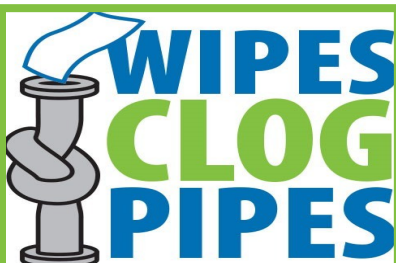
**Know your  
GHCI Association Rules!**

## **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, PLEASE !!**

**DO NOT FLUSH** Anything

**Except** **TOILET PAPER** - Down **your drains!**

## **COMET DISTRIBUTION**

- \* The COMET is available **ONLINE** @ [www.gulfhARBORScondos.com](http://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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**Note: The APP is only available in U.S. App Store.**



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