



OCTOBER 2024

VOLUME: 50 ISSUE: 10

Happy THE COMET Halloween!

Office Hours: M-F 8 am-12:30/\_1-4 pm.  
**CLOSED:** Lunch 12:30-1 pm & **Weds.1-4:00pm**

Address: 4703 Marine Parkway  
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

**OFFICE:** [ewilson@resourcepropertymgmt.com](mailto:ewilson@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 ..... [ghe.eshort@gmail.com](mailto:ghe.eshort@gmail.com)
- Steve Urlass, Vice President ..... [ghe.surlass@gmail.com](mailto:ghe.surlass@gmail.com)
- Donna Hammel, Treasurer ..... [ghe.dhammel@yahoo.com](mailto:ghe.dhammel@yahoo.com)
- Chris Such, Secretary ..... [csuch1955@gmail.com](mailto:csuch1955@gmail.com)
- Jim Bozzi, Director ..... [ghe.jbozzi@gmail.com](mailto:ghe.jbozzi@gmail.com)
- Ralph Linton, Director ..... [ghe.rlinton23@gmail.com](mailto:ghe.rlinton23@gmail.com)
- Kevin Kavana, Director..... [ghe.kkavana@gmail.com](mailto:ghe.kkavana@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 - [ghe.webmaster2018@gmail.com](mailto:ghe.webmaster2018@gmail.com)

**EDITOR:** Lynn Antle: [cometer14@gmail.com](mailto: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**

**DATE to submit - NOV. Comet items:**

**Thursday OCT. 24, 2024.**

**DISTRIBUTION:** The last Friday or close to, of each month. Pickup 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](mailto:ewilson@resourcepropertymgmt.com)

For **Advertising Sales:** Temporary - email office at;  
[ewilson@resourcepropertymgmt.com](mailto:ewilson@resourcepropertymgmt.com)

Hello October.....

The heat of autumn is different from the heat of summer. One ripens apples, the other turns them into cider!

- Jane Hirshfield

*From the Editor*

## GHC OFFICE

The GHC office is **OPEN** weekdays Monday-Friday **8am - 12:30pm & 1-4pm**, *except Weds'.*

**CLOSED for Lunch:** Weekdays **12:30-1PM** and

**CLOSED on Weds. Afternoons', \* 1- 4:00pm.**

## RECREATION SPONSORED ACTIVITY AND EVENT NOTES

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

### WEEKLY ACTIVITIES

**Weekly events will commence in the 2024 fall season.**



**VETERANS STEAK FRY - Mon. November 11 at Pool 2 from 2-5 PM**

Steak, baked potatoes, caesar salad, regular refreshments & ice will be provided!

Tickets **\$15.00** per person. To be sold at Clubhouse 1 between 10:30—12:00 noon on Monday **Oct. 28** and Wednesday **Oct. 30**. **ONLY 75** tickets will be **pre-sold!** **50/50** Tickets.

 MARINE CORPS RESERVE



Donation Drop-off Begins: **Oct. 28 thru Dec. 12**

Children are the essence of Christmas. ***Please donate!***

**Drop off NEW, unwrapped toys** at the GHC office

\* **Mon. thru Fri. 8 -12 & 1- 4.** Please NO cash or gift cards.

Chair: Bev Milo

**GHC BOOK Club:** We meet in **CH 1 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.

***Please check out our book club readings' and join us for a fun afternoon each month!***

**Thank you...**

*Nothing to share...*

## In Memoriam

*Nothing to share...*

### TWO (2) NEW Owners - OCTOBER

- L 101 Clark Mayo Formerly Owned by Frances Voza
- B 208 Jeffrey Boger Formerly Owned by Morris and Dianne Raphael

## NOTES FROM THE BOARD

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

Regular **Board Meeting** Scheduled: **Thurs. October 24** - 10:00AM ET/ Zoom  
**Special Board Meeting: Thurs. Oct. 10** - 10:00AM ET/ Zoom **Re GHC Insurance**

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

Check out the **GHC WEBSites: Owners ONLY & Home.ResourcePropertyMgmt.com** 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.

- \* **ACCESS the Resource Property Management website:**

You will need your **Email address**, and the pre-assigned *temporary password* for first time access (from GHC office). Then **create your** Log-in/Sign-up along with a password you can choose.

- \* **To access the RPM site for GHC Owners, go to:**

[Home.resourcepropertymgmt.com](http://Home.resourcepropertymgmt.com)

- \* Or try the new 'App' from the App or Google Play - store:  
... Note currently available only in US stores.





# Gulf Harbors Condominium, Inc.

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

## COMET – **OCTOBER** 2024 President's Message

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

Happy *Samhainophobia* month!

People suffering from *Samhainophobia* experience anxiety and terror about anything Halloween-related, and seeking professional therapy is probably the next best step!

**This Month's Fun Fact:** The word "*witch*" comes from the Old English "*wicce*", meaning "*wise woman*". I strongly suggest when complementing your wife and wanting to call her a wise woman, say exactly that, and **DO NOT** say, "Geez honey, you're such a witch." Trust me!

**"I do not like Pumpkin Spice. Pumpkin Spice doesn't like me. Pumpkin Spice this and Pumpkin Spice that. Whoever decided to put it in coffee, in my mind, ruined good coffee beans. – Edward Short, September 24, 2024"**

GHC continues to do manual ground work and improve the looks around the complex at minimal costs. We will continue on the best we can with completing future jobs and projects.

I mentioned this last month and I will continue to harp on it again this month...in order for this progress and upkeep to continue, we **must** collect the monthly dues and fees that GHC is owed.

It is our **ONLY** income revenue stream!

We have a lot of outstanding monies that are still owed to GHC and are making progress in their collection. Suggestions in how we can collect are welcome to my email address below.

As I write this message there is still no word back from Ray's Engineering. I don't believe they have received any feedback yet on the bid packages they sent out for the closed staircases and the shored up areas. When we receive the completed bid copies, the Infrastructure Committee will evaluate and make recommendation (s) to the Board, at which point the Board will vote on/for the successful candidates offering.

We are still on top of the "Save my Florida Home" potential grant money. I am monitoring the website daily.

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

---

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

### Mark your Calendar - Tentative Board Meeting Dates 2024

Scheduled for 10:00am ET in CH#1 and on Zoom!

Scheduled Thursdays' - October 10 (Insurance), October 24, November 21, December 19.

### *Hurricane Season*

**Reminder:** HURRICANE SEASON activity *continues* in **October !**

If you are going to an alternate location for a week or more, **PLEASE** be sure to **REMOVE ALL** tables, chairs, plants, bikes, décor, etc. that you have outdoors around your condo.

CLICK here at [ghc condos](http://ghccondos.com) website for more information.



### 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 walkway, stairs, landings, railings, and walls.
- 3) They must be removed if the owner/renter leaves the unit during the **Hurricane Season**.
- 4) They do not create a safety hazard in any way. (In other words, they cannot and do not 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](mailto:ewilson@resourcepropertymgmt.com)

## GHC Manager Message for *October...*

Dear Residents,

I shared the below links with the Board of Directors and was asked if I could share them with GHC's unit owners. Therefore, I have included the *memo* that Kathleen Passidomo sent to Senators on *Condominium Safety & Affordability* and as well as a few articles on Governor DeSantis.

<https://www.documentcloud.org/documents/25048478-81624-memo-regarding-condominium-safety-and-affordability>

<https://www.wfla.com/news/pinellas-county/gov-ron-desantis-holds-roundtable-discussion-in-pinellas-park/>

<https://www.flgov.com/2024/09/09/governor-desantis-holds-roundtable-discussion-on-condominium-safety-measures/>

<https://www.tallahassee.com/story/news/local/state/2024/09/09/gov-desantis-pushes-florida-legislature-to-act-on-condo-crisis/75144941007/>

### Upcoming Insurance Renewal-Certificate of Insurance:

GHC's General Insurance renews October 12<sup>th</sup>, residents may receive notices from their lending institutions to provide an updated Certificate of Insurance (COI) for the 2024-2025 Insurance Policy. To receive an updated COI, please email Josh Aukema at Brown & Brown Insurance, after October 12, 2024 renewal to: [Joshua.aukema@bbrown.com](mailto:Joshua.aukema@bbrown.com)

### An APP way to access GHC - RPM Condo Association information:

Owners may now access your community portal via the mobile app and via the community portal website through your desktop or mobile device. Owners can type in VANTACA HOME in their app store and this icon will appear.

APP: - It looks like a little HOME ➡

**Note:** The APP is only available in U.S. App Store.



### Board of Directors Meetings':

- **October 10, Re. Insurance;**
- **October 24, Regular Meeting.**

*Billie Laney, CAM*

---

Please see next page for *friendly reminders* of the GHC 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.*

### More Friendly Rule Reminders...

Share with *your family and friends visiting GHC*, our **CONDOMINIUM RULES !!**  
These help ensure everyone enjoys living and visiting Gulf Harbor's Condos.

### GHC Rules & Regulations: - Excerpts from sections: G, N, P, Q:

**SEAWALL:** Riding bicycles, tricycles, skateboards, motorbikes, or any other wheeled transportation, *excluding* medically necessary equipment and baby carriages wheeled by an adult, **on any** sidewalks, breezeways and canal / seawalls **is prohibited**.

**SIGNAGE:** No signs, such as **"for sale or for rent"**, personal statements, or advertisements shall be exhibited or affixed to GHC condo units, common areas, walkways or to vehicles. *This includes realtor signs*. The only exception will be to allow unit owners to post a security sign (no larger than 5" X 5") on their windows or doors for any security system.

**STORAGE:** **No storage** is permitted in any of the common utility rooms or extending outside your personal storage area. *Hot Water Heater & electrical rooms fall under this rule*. Please remove belongings!!

**DRESS CODE:** **Cover-up or shirt** is required to always be worn on condominium property.  
This **includes walking** to and from **the pool** areas and **along the seawall** at the canal.

**ANIMAL/ DOG walking** is **not permitted** on canal - walkway/ seawall. See Animal (Service/emotional) & Rules: **NO feeding** of animals is permitted outside of units or on canal. This includes **BIRDS...**



## Coffee with Eddie...

**SATURDAY mornings', 9:00 AM ET.**

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 **Saturday morning Notes?**

Email Ed @ [ghc.eshort@gmail.com](mailto:ghc.eshort@gmail.com)

Still going strong since January 2, 2021.



## Resource Property Management - RPM:

**Don't forget: to change your mailing address**, to change locations seasonally.

Add your **second address** under **My Contact Info**

Go to: [home.resourcepropertymgmt.com](http://home.resourcepropertymgmt.com)

You don't want to miss any *important Association communications*.

The **FIRST NOTICE** (January), **MUST** be **MAILED** to all owners per FL Statutes.

\*

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

### 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.



## Safety and Security

When you **See** something - **Please**, 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* !

## ELECTIONS & BALLOTING

### RECAP of GHC voting information presented in The COMET.

Be sure to check-in on all Board Meetings held, and especially in January. In the first 2 months of the new year at GHC, there will be a lot of communications distributed to inform the owners of important work of the board. Ensure you receive/ read your mail, as you may be asked to vote! **Here is the important terminology to be aware of...**

**FIRST NOTICE** – Mail out is Jan. 10-14<sup>th</sup> timeframe. This package is **mailed to all/** also emailed, if opted by owner. This package includes the form: “Intent to run” for the Board of Directors, asking for owners interested in being a candidate for one of the seven (7) board seats. Each year in rotation, 3 or 4 seats are up for renewal. Reply with the “intent to run” form enclosed in the mailout.

**BUDGET NOTICE** – In early to mid-February watch for another mail/ email notice with the two (2) questions enclosed in the Proposed Budget distributed to all owners.

The 2 questions to be asked each year:

1. Do you want to rollover the ‘INSERT SPECIFIC YEARS’ surplus operating funds (if any) into the next fiscal year to avoid taxable consequences by the IRS of such remaining funds?
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.

This is included as limited proxy questions with the proposed budget that the Board votes on in late February. To approve this, a quorum (271) must first be achieved and of that 135 owners must say yes to the questions.

**SECOND NOTICE** – This mail/ or email distribution is sent mid to late-February. Watch for your opportunity to vote on the Directors of the Board. If more owners/ candidates are interested then there are open seats, an election will be held mid-March at the Annual Members Meeting.

At this same meeting, if there are any question(s) the board needs to present to the ownership for their approval, this will include information to cast your vote on any limited proxy questions.

Board meetings, when the directors may be discussing possible questions to be posed to the ownership, must be approved by the board prior to the Second Notice being mailed/ emailed out to the ownership, also referred to as membership. i.e. Previously asked and approved question posed to the GHC membership; select the new paint colors for the exterior of GHC when painting commences in the future.

**Next month**, watch for a recap of the **AMM** – Annual Membership Meeting, scheduled in March and process around **limited proxy** questions, quorum required and approval achievement.

## GENERAL INFORMATION

**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](mailto:ewilson@resourcepropertymgmt.com)
- GO TO: [www.gulfharborscondos.com](http://www.gulfharborscondos.com) and Press the green **Owners Only Site**—button and see;
  - New to this site? Click “**Sign Up**” (not Log In)
- Enter the **email address** you included on your form and create your own password.
- Your Request will then be **verified against your completed / signed form on file**, 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.

## RPM WEBSITE - VANTACA

Check that you can access the website, at [home.resourcepropertymgmt.com](http://home.resourcepropertymgmt.com)

Don’t have your temporary login access? Contact the office for access, then change your password.

Access: your personal account records, mailing address, approved minutes, financials, etc.

**GHC contracts Bulk TV & Internet Services-Wi-Fi**  
with **Blue Stream Fiber (BSF)**, included in your fees.



- ◆ To arrange your **BSF installation** appointment date - **CALL 727-491-5550**.
- ◆ We encourage Owners to go to [www.bluestreamfiber.com](http://www.bluestreamfiber.com)— and Set-up your profile.  
Important: When online, **select paperless billing** to avoid any “paper billing” charges.  
When a paper bill is “**mailed**” to you, there is an additional charge.
- ◆ **Call Blue Stream for any and all service issues** you may have at: **727-491-5550**.
- ◆ Check out the Gulf Harbors—Blue Stream Website:  
<https://www.bluestreamfiber.com/community/gulf-harbors-condominium/>
- ◆ **FORM:**  
If you keep **Spectrum service**, please NOTIFY the office and complete a Form.
  - All **non-working exterior Spectrum wiring** will be removed before painting.
  - You may pick-up a form in the office. Please **Return completed form** to the office.

## 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](http://www.resourcepropertymgmt.com)
- \* **LOGIN:** [home.resourcepropertymgmt.com](http://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 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 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.

**Check YOUR Bumper, is over the sidewalk?**

Please **DO NOT PARK** your Vehicle with the bumper across 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 - 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 - with your suggestions' or ideas to the Board. **Note:** *Unsigned emails'* received, 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 !**

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



**OPENING - CLOSING: YOUR CONDO**

Check out the 'button' **Condo Open-Up** - on the GHC website, for steps-to-do before you close up your condo for an extended time. Keep your condo and others, safe from unexpected issues...

**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 **RPM:**

[Home.resourcepropertygmt.com](http://Home.resourcepropertygmt.com)

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

**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 !!**
  - \* **CHECK "Our Sponsors"** button on our Public Website [www.gulfhARBORScondos.com](http://www.gulfhARBORScondos.com)
- PLEASE - Let them know**, you found them in the **Gulf Harbors Condos COMET !**

**PLEASE**

**DO NOT FLUSH** Anything  
**Except** TOILET PAPER - Down your drains!



## **GHC CONDOS for SALE - OCTOBER**

### **GHC is a 'NO PET' Community**

- B 102**      **2 Bed/2 Bath** 1st Floor Move-in ready end unit w/1296 total sq. ft. includes Florida Rm w/ wall unit AC. Furnishings, decor, & fully equipped kitchen Optional. 1 carport space & guest parking. Many updates. Near Clubhouse 1, heated pool, & amenities. HOA fee covers everything except electric. List Price: **\$128,900 Or Short Term \$1850 a month/ 3 mo. Minimum.** Call Elise at **847-571-4335** for more info.
- E103**      **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. **\$149,000.** For more information, Call **614-203-4333** or email [cindymackin@att.net](mailto:cindymackin@att.net)
- G 102**      **2 Bedroom, 2 Bath** First Floor Condominium. This is the Popular 1088 S.F. Convertible Floor Plan. Partially Furnished, Fully Tiled, Updated Kitchen & Baths. Great Location, Across the Street from Clubhouse 1 & the Heated Pool. Assigned Covered Parking & Only Steps Away from The Laundry Room & Mailboxes. Approximately 30-Day Closing. **\$139,000.** Please **Contact** Sandra at **586-531-7832.**
- G 105**      **1BR/1 ½ BA. \$135,000.** Call Zofia at **727-807-9825.**
- O 203**      **1BR 1.5 Ba. \$92K** Newly remodeled. New roof. Pictures available upon request or may view them on Realtor.com. Second floor. Street view. Building O sits on North Channel. **Contact** Frances Childress **804-677-1831.**
- T1 305**      **\$229,900** 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.**
- T4 201**      **2BR/2BA. \$240,000.** Call Zofia at **727-807-9825.**
- V9 102**      **1 bedroom/1 bathroom.** New outside patio. Furnished, HOA includes everything except electric. **\$109,909.** Call Barb **989-709-0886.**
- V9 201**      **2 bed / 2 bath** condo for sale, corner unit located on second floor. Private bathroom in primary bedroom with large walk-in closet! **\$115,000.** Call for your private tour. **317-523-8715.**
- V10 101**      Unfurnished. Beautiful view of a quiet canal. Updated bathrooms and kitchen. Tile and vinyl plank flooring in bedrooms, bathrooms, and kitchen. **\$140,000.** Responsive owners who live nearby. Please email [4609mpnewportrichy@gmail.com](mailto:4609mpnewportrichy@gmail.com) for more information.

**GHC Rentals on next page...**



## GHC RENTALS - OCTOBER

GHC is a 'NO PET' Community

- B 102**      **2 Bed/2 Bath** 1st Floor Move-in ready end unit w/1296 total sq. ft. includes Florida Rm w/wall unit AC. Furnishings, decor, & fully equipped kitchen Optional. 1 carport space & guest parking. Many updates. Near Clubhouse 1, heated pool, & amenities. HOA fee covers everything except electric. List Price: **\$128,900 Or Short Term \$1850 a month/3 mo. minimum.**  
**Call Elise at 847-571-4335** for more info.
- I 102**      **2BD/2BA 1st Floor**, Fully Furnished. Three-month minimum rental. Includes water, trash, cable, internet, & electric. Appliances include refrigerator, stove, oven, dishwasher, microwave. Shared Laundry access. Available May through November 2024, May through November 2025. **Call Nancy 727-692-1353** for more details.
- O 101**      **2 B/R 2 Bath** first floor condo. All new Kitchen Appliances, new flooring, and window treatments. **Potential option** to buy and reasonable rent with either a long-Term or Short-Term lease. **Minimum lease 6 Months.** Please **contact Peter (727) 597-3371.**
- O 204**      Spend the winter in Paradise! Fully furnished turnkey **1 Bedroom 1.5 Bath second floor** waterfront condo for lease on the North Channel with outdoor terrace directly adjacent to Tower 1. Available as of Dec. 1, 2024. **\$1,450/month** (minimum 3-month lease) subject to application approval of GHCA. **Security deposit of \$800.00 and first months' rent** to secure. Please **contact Rebeca G. Breslin at 774-581-6429.**
- S 103**      **2BR/2BA**, lower back, new windows. Including trash, cable & Wi-Fi, electric & water & two pools. Close to shopping center. Three months minimum. Fully furnished. **\$1850 a month, \$925 deposit and first month rent.** Gulf Harbors Condos requires a background check.  
**Call Rich at 716-345-7674.**
- S 204**      3-Month Rental. Jan 1st, 2025-March 31st, 2025. **\$1,300.00 Per Month. 2 Bedroom/ 2 Bath.** Fully Equip. Includes Cable and Electric. 2 Pools. **1st Month Rent plus 1 Month Deposit (\$800.00).** Background Check Required Per Gulf Harbors Condos.  
Please **call Pamela Fulgencio 708-307-9921.**
- T 107**      **1 bed/2 bath** 1200 sq ft furnished 1st floor non-smoking garden unit. New air conditioner. **\$1550 per mo. (plus FL taxes, electric & GHC rental security check)** (3 mo. min) **\$1000 security deposit.** **Call Carolyn 724-899-3569.**
- T3 108**      Corner unit, first floor, waterfront **2 BR / 2 BA Seasonal \$2,500 for 3 months or \$2250 for 4 months,** includes all utilities except electric and **\$1,000. security.** **Call Mario 727-967-7009.**
- V2B**      **1BR/Convertible Flex Room/2BA** 1,000 sq ft unfurnished custom villa. One story, private laundry, attached carport, and private enclosed courtyard. New appliances. **\$1,800 a month, 6-month minimum lease.** **Call 813-610-3001.**
- V6 101**      **2BR/1BA \$1500/month, Minimum lease of 6 months with \$1500 security deposit.** First floor unit with covered parking space. Includes all utilities except for electric. Cable & internet also included. New water heater and microwave. All-in-One Washer/Dryer. Partially furnished or unfurnished. Fully enclosed patio with large windows and beautiful view of mangroves and estuary. No smoking inside of the unit. Responsive owners who live nearby.  
Please **call Gabriel at 304-685-6972** for more information.





**JEANINE HILL**  
REALTOR®

Cell: 727-207-5073  
Business: 727-493-2424  
Fax: 727-375-5800  
jeaninehill@gmail.com

**COLDWELL BANKER**

**F.I. GREY & SON**  
RESIDENTIAL, INC.  
6330 US Highway 19  
New Port Richey, FL 34652

www.coldwellbankerfigreyresidential.com

Each Office is Independently Owned and Operated

*the* **Hook**  
**LAW GROUP**  
elder law : charting the course

**727-842-1001**  
www.ElderLawCenter.com

4918 Floramar Terrace  
New Port Richey, FL

**Joan N. Hook, Esq.**  
BOARD CERTIFIED  
ELDER LAW ATTORNEY

**David A. Hook, Esq.**  
BOARD CERTIFIED  
ELDER LAW ATTORNEY

Serving the Gulf Harbours community for over 25 years!

Find us on Facebook



(727) 849-2211

**Michael's Jewelry**  
Fine Watch and Jewelry Repair

**MICHAEL J. NISI**

4109 Grand Blvd.  
New Port Richey, FL 34652



Interested in Advertising in our **COMET NEWSLETTER !!**

Please contact Erica at:  
[ewilson@resourcepropertymgmt.com](mailto:ewilson@resourcepropertymgmt.com)

[www.comfortzonestop.com](http://www.comfortzonestop.com)



**Comfort ZONE**  
WALLBEDS • FUTONS • WATERBEDS  
Since 1991

New Murphy Bed Cabinets



= Your Disappearing Bed Store = **727-847-3551**

"Helping You Stay In Your Comfort Zone Since 2004!"

**EXPERT**  
A/C Heat Licensed, Bonded & Insured  
St. Lic. #CAC1814760

John Faust  
(727) 847-6003 | (813) 926-7000  
office.expertac@gmail.com



SCAN FOR MORE INFO

**Chad Jackson PAINTING INC**

LICENSED - BONDED - INSURED  
Residential - Commercial - Property Maintenance  
www.ChadJacksonPainting.com

**727-967-5844**

**THE COMET - MONTHLY NEWSLETTER**  
for GULF HARBORS CONDOS.

Please **support** our COMET Advertisers.

Tell them you found their AD in the **GHC COMET** Online or in Print.

*Thank you to Our Sponsors!*

**YOUR HOME. OUR PASSION. KITCHEN & BATH REMODELING Experts**

Visit Our Showroom  
9929 State Road 52, Hudson, FL 34669



**HOME RES Q REMODELING**

**727-863-7377**  
TEXT: 727-243-1589  
RESQ.TAMPABAY.COM

FREE CONSULTATIONS

RESIDENTIAL & COMMERCIAL LICENSE #CBC1262949



**KATHY BOND**  
REALTOR® / Sales Associate

**RE/MAX**

859-229-3713 Cell  
727-853-7801 Office

kathybond@remax.net  
kathybondsellshouses.com

8915 Mitchell Blvd  
Trinity, FL 34655