

September 2025

VOLUME: 51 ISSUE: 9

Happy Labor Day !

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

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

Phone: 727- 848 - 0198

OFFICE: rtaylor@resourcepropertymgmt.com

Website: www.gulfhARBORScondos.com

EMERGENCY NUMBERS:

Fire/Ambulance: **911**

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

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

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

BOARD OF DIRECTORS

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

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com

THE COMET - Monthly Newsletter

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

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Arrange pick-up copy in the Office

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

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

DATE to submit - Sept. COMET items:
Thursday Sept.19, 2025.

DISTRIBUTION: The last Friday or close to, of each
month. Currently can View on GHC Websites.

Send ALL correspondence to the **COMET** via email.

Subject Box: COMET. Include 1) Event name 2) Date
3) Time 4) Location 5) Price 6) Additional Info./notes
7) Hosts and contact information.

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

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

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



Welcome September...

September 1 - Labor Day - USA - Canada

September 7 - Grandparent's Day

**September 11 - Patriot Day, in honor of
those who lost their lives on 9/11**

**September 22 - The beginning of "Fall"
with the Autumnal Equinox,
which marks the official start of Fall.**

From the Editor



GHC OFFICE NEWS AND...

REGULAR OFFICE HOURS

The **GHC office** is the trailer, in the parking area of the temporary office location.

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.

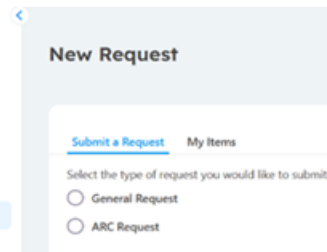
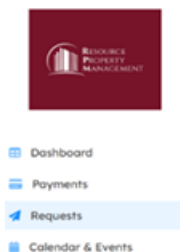
The GHC Office will be closed for **Labor Day** - **Monday September 1st.**

VANTACA Training - Watch for an upcoming date to learn more about "How to Use Vantaca" and locating owner information on the web. An email and notices will be posted on the Websites once a date is determined...

VANTACA - Reporting issues you see at 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**:



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

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

- These 4 Committees (below) **need** a Chairperson !

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

Fining - Need a Chairperson and 2 members. Members cannot be associated to the current Board Members.

Legal - You don't need to have legal background. An interest in law and reading/ staying informed on Condo Association changes would be great!

Ad-Hoc Committees:

- **Kayak** - We have kayak storage, and we need a chairperson to help manage this service and space behind CH3/ the Temporary Office: 4703 Marine Parkway.
- **Operations Analysis** - Someone interested in numbers & accounting and digging into process/ costs for GHC.

Two (2) NEW Owners - September

- M-203** Joan Hill purchase- Formally owned by Michelle & William Moore
T6-205 Jason Woody purchase-Formally owned by Christopher Pierce

Hurricane Season

Reminder:

HURRICANE SEASON activity is NOW & *continues* through end of **November !**

PLEASE REMOVE any & ALL: tables, chairs, plants, bikes, outdoor mats/ rugs, décor, hanging items, and on railings and posts. This **also includes**; sinks, countertops, condo debris that is outside of your condo. Please dispose these materials that you are not going to use at the landfill noted in CAM message !!

September 26 will be ONE-Year from Hurricane Helene...!

Check **Vantaca & GHC Websites'** for more information and *hurricane preparedness...*

POOL RULES

GHC SOP - Rules and Regulations - *excerpt from section F. Pool Rules:*

4. Dress Code: Shirt/Top, Pants/Shorts and footwear are required to be worn to and from the pool areas. A bathing suit must be worn in the pools at all times.

16. No equipment allowed in pool area, except for Swimnastics and children's water wings and small baby carriers and noodles and exercise buoys.

For a full copy of Pool Rules and other GHC Rules, please see www.gulpharborscondos.com Website under **"GHC Rules"** or on **Vantaca** : under **Documents/ Rules & Regulations** - to know and understand our rules, *for all residents to enjoy the amenities at GHC.*

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- **Email for COMET: events, activities or news**, to Lynn at email: cometer14@gmail.com
- If you have questions, please contact Committee Chair - **Bill Bourquin**: ghc.recreation@gmail.com
- No additional GHC Recreational activities / events will be held until further notice.



GHC Manager Message for *September ...*

Dear Residents,

Munyan Contracting continues to work on the 7-3 story buildings, and residents are being asked to **please remove: ALL personal items including but not limited to: chairs, carpets, plants, figurines etc. off the walkways and railings. Personal items should not be attached to any buildings and railings.**

All buildings walkways must be clear of personal items. Per the Fire Inspector, No furnishings, decorations or other objects shall obstruct exits or their access thereto, egress there from, or visibility thereof.

Gulf Harbors Board of Directors voted at their last Board meeting to disburse \$10,000 per owners' opted with Titan and \$10,000 per unit owners affected by the Flood. **IMPORTANT:** Unit owners will need to sign an **'Acknowledgment of Receipt of Insurance Proceeds'** form, prior to receiving their checks.

Currently the office has processed approximately 136-unit owner insurance proceed checks and 45-unit owners who opted-in with Titan.

Air Handler Invoices: The first set of unit owner Air Handler invoices were due by August 1, 2025, the second set of Air Handler invoices were sent out to those owners, their payments are due **October 1, 2025**. Owners may submit payment through your portal account or by sending a check, payable to Gulf Harbors Condominium- P.O. Box 20270, Miami, FL 33102. Please **add** your Association Account number to your check.

Construction Debris: Storm Season is here, please take this time to remove exterior construction debris that still may be on the outside of your unit. Construction debris cannot be placed in the Association dumpsters, garbage cans etc. Please make arrangements - as soon as possible, to have your construction debris removed off site and brought to the local landfill located at 14606 Hays Rd, Spring Hill, FL 34610.

TOILET Installation: First floor residents please inspect the open drains for **'CONSTRUCTION'** debris prior to re-installing your toilets or shower/ tub drains. By taking the time to do so before installing it can prevent clogs and back-ups, which means 'overflows'. ... thus costly repair work.

DUKE Energy / Power: Also, electric service to your unit must be on for ServPro to complete their inspections, including that your **AC** - is working. IF you previously advised DUKE Energy to disconnect your power, please **contact Duke Energy** to return service to your unit.

UPCOMING Important Reminder Dates:

- **September 25** - Board Meeting
- **October 1** - AC Air Handler invoices Payment DUE Date

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – *September 2025* President's Message

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

September. Labor Day. School.

It's been just about a year now since the devastation has hit Gulf Harbors.

We lost a lot. We are still trying to recover. It has been a learning experience.

I could not come up with any relatively unknown fun facts to print, nor do I have a joke that tickles my demented sense of humor to pass on, so I am going to fall back on a couple of brain teasers...

1. Johnny's mother had three children. The first child was named "April." The second child was named "May." What was the third child's name?
2. Pronounced as one letter and written with three, two letters there are, and two only in me. I'm double, I'm single, I'm black blue and gray, I'm read from both ends, and the same either way. What am I?

In last month's letter I wrote that the Board had met and have voted to release a preliminary sum of \$10,000 of the FE-MA monies received to date.

Those who have opted in to use Titan Construction, their \$10,000 will be going to Titan Construction.

For the other owners who did not opt in to go with Titan Construction, their \$10,000 is going to the owner.

This month I can say that the checks were printed, mailed and owners have reported that they have started to receive them. Good stuff!

I am pleased to announce that **Ms. Angela Savelli** has stepped up and has volunteered to be the **Grounds Committee Chair** and she has left the starting gate running.

She has enlisted a group of other volunteers to populate her Committee and have started several beautification projects around our complex. To Angela and those volunteers...Thank You!

WE NEED VOLUNTEERS FOR OUR COMMITTEES!

We have very few active and fully populated Committees. Committees are the lifeline of the community!

They are volunteers that look out for the community. The Committees make recommendations and advise the Board. The Board uses this advice to make the community better.

Without Committees, the community will not move forward.

Our clubhouses are having work done and progress is being made with the dry wall and the cleaning. Again, I have to thank Angela and team for lending endless hours on the cleanup of the clubhouses.

You don't realize how much work is involved until it starts.

It is my understanding that this volunteer group has filled two dumpsters with items that were ruined in Clubhouse 1 due to Hurricane Helene.

The next item to look at is the bathrooms in Clubhouse 1, 2 and 3 as well as the bathrooms at Pool 2.

Munyan Construction is well under way with their work on the Towers and Villa 9 stairways, walkways and breeze-ways.

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

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

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

Cheers...Ed

Edward Short

President - Board of Directors,

Chairman - Building/Infrastructure Committee and Executive Committee,

Gulf Harbors Condominium, Inc.

1) Johnny
2) Elye

INQUIRING MINDS... on FLOOD related items.

FEMA FUNDS: Great News !

The Board approved funds of \$10,000 for each ground floor condo unit has begun distribution. See **CAM message** for more info. Caveat: owners who have signed-up with Titan, Titan will receive funds. Owners with Mortgages, check will be joint receivers with applicable bank. Owners who completed their own re-build, will receive funds, mailed to the address RPM has on your account file. Prior to fund release ensure you **Sign** the required form: '**Acknowledgment of Receipt of Insurance Proceeds**'. Form located on Vantaca - Documents, scroll down to **Hurricane Helene Information/Updates** - (select) **FEMA Payments** - and then Gulf Harbors **Acknowledgement of ...**

AC Units Replacement - AC Condensers (outside unit if under water) were replaced with new unit under FEMA. The **inside** AC Handlers, are NOT compatible with *new* condensers and **are not covered** under FEMA. Owners' **received a bill** from RPM/GHC Association. Payment for second wave of installations is **DUE as of October 1st**. Contact the office, if you missed the first installation payment date of August 1st.

ServPro - Email them if you have questions, at info.servprowestpasco.com

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

Contractors - Ensure Contractors you hire directly yourself are: FL Licensed, have Insurance, & that they carry Workers Compensation.

Hot Water Heaters - For the few *remaining Owners* who still need their Hot Water Heater replaced - please complete **Consent form** to replace your HWH. 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 completed.

Laundry - For the first floor laundry rooms, all washer & dryers have been installed by **Commercial Laundry**. Maintenance conducted cleaning of the vents, installation of new water shut-off valves (as needed) and painted. **Hot Water Heaters** will be installed later in the process. Cold wash is available. **Do NOT turn off COLD** water supply line. The new machines are set-up for **Laundry Cards** - **available** at the GHC office.

- **Tokens (black and gold)** still available for W/D's @ **V9 & Towers 1-6** on Floors **2 & 3**.

Infrastructure Com. is researching **On-demand Hot Water tanks**. These cost less, use less electricity. Buildings have minimal wash usage during some seasons. This can save on overall electric bill - forever!

Permits – Owner PERMIT or Contractor PERMIT for all restoration work completed for the rebuild of your condo, can be closed ONCE Pasco County inspection has been completed. *Note:* Owner Permits has a restriction of: you **cannot** rent or sell unit for 52 weeks, whereas the Contractor Permits issued, do not have the same restrictions.

3-Month Minimum Rental lifted - Ground floor unit Owners can rent for less than 3-months. This was Board **approved until Sept. 30, 2025**. Check with GHC office if you are interested in a one-two month Rental. **NOTE:** This **does not apply** to regular GHC rentals!

GENERAL INFORMATION

GHC Residents on Blue Stream Fiber (BSF)



- ♦ Ground floor Owners affected by the **Hurricane Helene** water intrusion;
Please check 'BSF Service Request: 1st Floor Condos' located on the [GHC website](#).
- ♦ As *wallboard/ texture* is completed for white-box, the form assists as more time is required for re-installation of **Blue Stream Fiber services**, than typical repair requests!
- ♦ **Email** the form or **provide pertinent** info. to Doug at ghc.tvandinternet@gmail.com
- And **Blue Stream** will **Call You** - to schedule a time for your re-install work!

OWNERS ONLY - WEBSITE accessible via www.gulpharborscondos.com



- Press the **green button - Owners ONLY Site**
See - New to this site? Click "**Sign Up**" (not Log In)
 - Enter the **email address** 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.*
 - WAIT - Need a - Web Access Authorization Sign-Up **Form**? Check button **Web Forms**, then
 - Return **to the office** or **email** to the office at 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.

RPM WEBSITE - VANTACA

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

What can I Access?

Your personal account records, mailing address change option, approved minutes, GHC Financials, etc.
Hurricane Helene - information and daily work completed by ServPro, etc.

Report an issue and receive status update(s) to your request. You can also attach pictures to your report.

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.

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



GHC COMMITTEE WORK

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



♦ **New installation request on floors 2 & 3, for appointment date - CALL 727-491-5550.**

Go to www.bluestreamfiber.com— and Set-up your profile. Then **select paperless billing** to **avoid** any “**paper billing**” charges. Paper bills “**mailed**” to you, carry an additional \$ charge.

Check out the Gulf Harbors—Blue Stream Website:

<https://www.bluestreamfiber.com/community/gulf-harbors-condominium/>

INFRASTRUCTURE COMMITTEE

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

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

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

Cheers and best regards!

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

GROUNDS COMMITTEE



We continue to get ready for the GHC community renovation!

- The Red Tree Crew is busy clearing bushes and shrubs around the buildings.
- The Grounds Committee is working clearing dead bushes, plants in beds, breezeways, and other common areas.
- Please take care of your personal belongings, like planters and garden decorations by removing them from all common areas, including outside your condo unit which is also condominium common area.
- We again ask everyone: Please do not replant anything in the common areas! Anything that's planted or any pots left, will have to be removed.
- This effort is one of many steps in preparation for the re-painting of GHC new colors - in the future.

Thank you for your understanding and support!

If you would like to volunteer and help in making GHC beautiful again, please fill out an application and drop it off at the office. Thank you!

Angela - Grounds Committee Chair

PAINT COMMITTEE



Progress continuing.....

The Board has Paint Bids for review and discussion at a future meeting. This was reviewed by Sherwin Williams Paint Rep. to ensure specifications were followed. As previously mentioned, the stairways, railings and possibly soffits will be the first items to be addressed on the 7 three story buildings, as per the SIRS restoration requirements.

Residents of Towers 1 thru 6 and Villa 9, we especially ask that you REMOVE ALL personal belongings or outdoor décor including everything that is hanging - now, to be ready well prior to any painting. Holes, cracks, etc. will all need to be **fully repaired at every GHC building** as the first step of many, before any painting work happens. There is a lot preparation work to happen at GHC for painting in the future.

Lynn - Paint Committee Chair

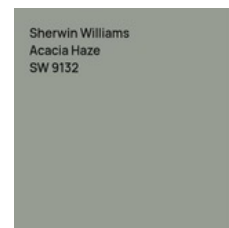
COLOR PLACEMENT CHART - for new color palette:

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

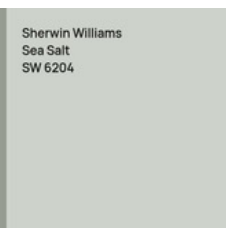
Color Samples (online version is not exact)



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.

2025 Meetings of The GHC Board of Directors: Only on ZOOM at 10AM ET

• **Board Meeting date : SEPTEMBER 25.**

Watch for email, websites and main bulletin boards for meetings posted.

Check out **GHC Websites'** :

Owners ONLY & **VANTACA** at Home.ResourcePropertyMgmt.com

- * **Agenda** – for upcoming meetings (posted 48 hours in advance per FL statutes).
- * **Board Minutes** - Approved Board Minutes are posted.
- * **Rules & Regulations**, and other **GHC Documents...** Etc.
- * **Forms - GHC Forms - Misc.** available to print.
- **Hurricane Helene** - detailed information is located on **Vantaca** only under Documents.

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 section: N, and Animal Rules 9 & 11.

SEAWALL: There is NO riding of 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 at GHC.

DOG/ ANIMAL walking is **NOT** permitted on **CANAL - walkway/ seawall**. **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 - SEPTEMBER

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 New Vinyl Flooring. \$110,000. Please contact Ian at 585-520-8763 and schedule a viewing today! |
| 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' - SEPTEMBER

- B-207** **2-bedroom** garden unit available for seasonal rental November to April. 3-month minimum. Furnished, **includes a washer & dryer**. Wonderful views of the sunset, overlooks Pool 1 and Clubhouse 1. For info. **Call** Cathy: **705 307 5764** / **email** catherinebrumwell@hotmail.com
- 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, & New 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**.
- S-204** 2nd Floor Rental 3-month's January 1st, 2026, to March 31st, 2026, **\$1,800.00 per month** Plus 1 month's security **\$1800.00**. Must pass GHC background check. **2 Bedrooms -2 Bathrooms** fully furnished, electric not included. **NO PETS**. **Call** Pam **708-307-9921** or **708-369-1456**.
- T3-206** Furnished short-term rental available for a minimum of 3 months from June 1 through January 1. This charming, bright, and quiet **2 bedroom, 2 bath** fully furnished 1400sf unit allows for stunning views overlooking the North Channel from your second floor air-conditioned Florida room complete with hurricane windows. This well maintained and practically furnished unit includes all kitchen appliances, cooking/eating utensils, towels and all bedding. Laundry facilities are available on the same floor. **\$1750 rent** includes ALL utilities (electric/water/cable/trash/internet) PLUS state and local rental taxes (12%). For more info.: **Contact** Michael Theisen at **585-309-7771** or via e-mail at theisen61@gmail.com
- T3-208** Corner canal-front unit **2-bedroom 2 bath** approx. 1600sf to rent year round or shorter term. furnished or unfurnished, if it's with a one-year lease. **\$1,900 per month**. Every window faces the Canal and the pool is across the street. Please **call** Charles **727-259-3988** for information.
- T5-204** 1400sf, **2 bedroom / 2 bath** fully furnished and available as a short-term rental (3 month 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** **2-bedroom, 2-bath, available for** seasonal and summer rental starting in July. Fully furnished with Canal View with new living room and dining room furniture. Kitchen has all pots, dishes, cutlery, etc. **Call** Sharyn at cell **516-287-4184** or home **516-781-7256**.
- V7-104** 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 for more information.
- 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** A canal-front **one-bedroom one-bath** on the ground floor. **\$1,500 per month**. All the appliances are new as well as the A/C. Please **call** Charles at **727-259-3988** for information.
- 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 for more info.

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.

YOUR Bumper, is NOT over the sidewalk?

Please **DO NOT PARK** your Vehicle with the bumper **across the Sidewalk...**

Our Residents who need to use *Walkers, Wheelchairs* **AND** *Scoters 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.

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 & '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

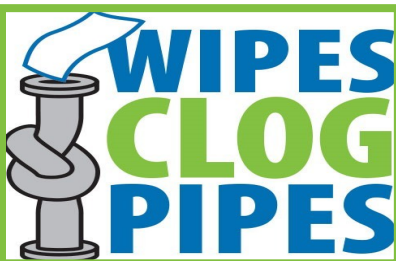
Know your
GHCI Association Rules!

Safety and Security

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

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

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



PLEASE

DO NOT FLUSH Anything

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

COMET DISTRIBUTION

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



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GHC Owners

Add the **Vantaca Home** APP to your mobile device for ease of access to Vantaca site for RPM—GHC info.



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

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FOR COMPLIMENTARY CONSULTATION !

CALL: 727-717-2023

Email: WandaCox@Gmail.com

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September 1st!

HAPPY LABOR DAY !



September 1st !

HAPPY LABOUR DAY !

THE COMET - MONTHLY NEWSLETTER
 for GULF HARBORS CONDOS.

Please **support** our COMET Advertisers.

Tell them you found their **AD** in the
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Thank you to Our Sponsors!

Check out our GHC Rules
 For our Community under
 GHC Rules.

Owner information can be located under
Owners ONLY Site or
Vantaca: Resource Property Mgmt.

**Enjoy the return to your
fall schedule...**

Keep Safe!