



APRIL 2025

VOLUME: 51 ISSUE: 4

Happy Easter!

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

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

Phone: 727- 848 - 0198

OFFICE: rtaylor@resourcepropertymgmt.com

Website: www.gulpharborscondos.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 ccfortune@gmail.com
- Jim Bozzi, Director ghc.jbozzi@gmail.com
- Ken Anstett, Director ghc.kanstett@gmail.com
- Susan Kirst-Millspaugh, Dir. ghc.skisrtmillspaugh@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: 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 - MAY COMET items:

Thursday **April 24, 2025.**

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 Roseanne in office
rtaylor@resourcepropertymgmt.com

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

Hello ...



If we had no winter, the spring would not be so pleasant!

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.**

Need to reach **ServPro** with a question - email them at: info@servprowestpasco.com

Calling on all Garden and Villa Unit Owners !!

QUESTION on your OUTSIDE AC Unit:

If you would like to have your **AC unit raised** from the current ground level location, and you did not receive an email from RPM with your Opt-In form attached, contact the office ASAP.

Each owner has to sign-up for this personal owner decision. There is an associated fee incurred by you the owner if you decide to have your AC Condenser, raised up to potentially avoid future flood water. This is a time-sensitive request.

- **Return your signed form to the office by FRIDAY APRIL 4TH.**



Look for your letter to **Opt-in** for Contractor Services from Titan / RescomX - IF you need help rebuilding your condo damaged in the Hurricane Helene Flood.



Please see copy of Important Notice at the end of COMET.

Pasco County Compliance Notice - Permit Required by April 14, 2025.



Go to **Vantaca**, under **Documents/ Hurricane Helene** and **Contractors List:**

Lists for Electrical, Flooring, Handyman, Interior Doors, Misc. Painting, Trades-Cabinets.

See also "**Our Sponsors**" for more options for help in the rebuild or updating your condo.



Closing up your Condo - Tips for 2025 Season! See www.gulfharborscondos.com

Thank you!


Thank you, to all the candidates who put their name forward and to those individuals voted on our Board of Directors. Congratulations Jim Bozzi, Cathy Fortune, Susan Kirst-Millspaugh and Scott Langlo.

Also to the owners who participated by taking the time to vote. Thank you as well to the volunteers who helped with the in-person voting process, and the opening and counting of the paper ballots. As always, many hands make light work!

We have the *limited proxy* 'windows and doors vote' to complete. We still need 80 owners to reach quorum, on this important decision for a change of responsibility for windows and doors. Watch for details forthcoming.

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

New Request

Submit a Request My Items

Select the type of request you would like to submit:

General Request

ARC Request

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

Three (3) NEW Owners - APRIL

F-102	Tom & Tammy Doyal	Formerly owned by Marie & Maurice Holton
V2 A	Nedra Miller	Formerly owned by Robert & Dixie Piatt
V11-101	Sells & Jenna Sells	Formerly owned by David Rosenteel & Kathryn Bond

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.

Weekly Activity - outdoors !

9:30 am BOCCE Ball - Every Tuesday and Friday until further notice. Led by Bev Milo.

Walking group - The walking group is canceled for the rest of this season.



GHC Manager Message for **APRIL...**

Dear Residents,

SERVPRO is completing repairs, as examples, the air handler replacement and electrical code upgrades that are not part of the insurance claim. The cost associated with these items is the unit owner's responsibility. GHC Attorney, Anne Hathorn has advised GHC to bill unit owners directly through their ledgers. The Association will be sending out the invoices to the owners, as they are received from ServPro.

PASCO - Official Notification from Pasco County, Please see attached Final Notice that Pasco County has sent out with regards providing a Substantial Improvement Package, at the end of this publication. The important date is April 14, to have your permit application made and avoid potential penalties.

GHC STAFF - Our staff continue to work around the property. Starting April 1, the grounds will be addressed, ie: dead plants throughout the association, etc.

Staff member Nick, was able to replace the drive clutch, install new tires, do the oil change, and tune-up the gator in preparation for the grounds work and for the towability with the trailer.

Parking Stickers:

The **2025 GHC Tenant Vehicle Decal stickers** are now available at the office.

Tenants, please bring a copy of your vehicle registration with you to pick-up your new 2025 GHC decal. If you lost your car due to Hurricane Helene, you may also pick up a new parking decal for your vehicle. Bring your new vehicle registration with you.

UPCOMING Important Dates on Zoom:

- **April 15, Tuesday** - Board Workshop Meeting
- **April 29, Tuesday** - Board Meeting
- **May 15, Annual Membership Meeting (AMM)** - Rescheduled.

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – APRIL 2025 President's Message

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

I would like to start this message with "Congratulations!" to the newly elected Board members.

I would also like to thank the Board members for voting me in again this year as your President. It has been and continues to be an honor.

This Month's Fun Fact

- The first known prank was in 1698 in London when individuals were fooled into going to the Tower of London to witness "lions being washed."

Through centuries, this lighthearted tradition went global and developed into the contemporary celebration of harmless mischief.

This Month's Joke

Before celebrating a baptism, the priest approached the young father and said solemnly, "Baptism is a serious step. Are you sure you're prepared for it?"

"I think so," the man replied. "My wife has made appetizers and we have a caterer coming to provide plenty of cookies and cakes for our guests."

"I don't mean that," the deacon replied. "I mean, are you prepared spiritually?"

"Oh sure," came the reply. "I've got a keg of beer and a case of both rum and whiskey."

Welcome to the first Presidents letter of the fiscal year 2025-2026!

The "Flood Update ZOOM sessions" will be melding into the "Saturday Morning Coffee with Eddie" this month and going forward.

These are not only meant to be informative for you as the residents, but it also gives you a chance to voice an issue or vent a gripe. Updates to the schedule will be announced and posted on the GHC website.

Please continue to email Billie if there is an issue and you can copy me.

There is still a lot to do around GHC, both with the owners and their individual units and by the association with a myriad of jobs and projects to attend to.

As I write this letter, Pool 1 is on the threshold of reopening. We are currently waiting for the final cleaning after all the fiber glass work that was done and the word from our pool cleaning company that all the chemicals and their balancing are up to snuff. I am hoping in the next day or so.

I know you are tired of hearing this, Believe me, I am tired of repeating it over and over. There are still quite a number of owners who owe the monthly condo fees and there are still some who owe last year's special assessment. 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 is open for you.

Cheers...Ed

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

Hurricane Helene Flood Update Call - - -
- - - Saturday Morning Coffee with Eddie...

Zoom in Saturday - for Flood Updates as GHC is rebuilding!
This call will continue to be an opportunity to voice concerns,
as it transitions to "Coffee with Eddie"!

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

INQUIRING MINDS... on FLOOD related issues.

Vantaca - for Flood info. go to **Vantaca**, under: **Documents**, Hurricane Helene Info/Updates. Select folder for details on specific areas related to hurricane issues. Noted as **Van/Doc/HH** ... "various folders".

Have a question for ServPro - Email them at info.servprowestpasco.com

AC Units Replacement - AC Condensers are being replaced as new AC units as backorder equipment arrives. Outside units are covered under FEMA program. AC Handlers, inside the units' are NOT compatible with the new installed Condensers. These are replaced at owners' expense and **owners will receive a bill** from GHC Association. **Note** Units 'installed on roof' were not affected by the storm.

Contractors - See "list" of potential contractors Vantaca/Doc/Contractors List and on **Our Sponsors !!** page.

Hot Water Heaters - The majority of hot water heaters continue to be installed for owners who completed form. Form: see **Owners ONLY & Van/Doc/** Gulf Harbors OWNER CONSENT to replace HWH.

Mortgage - Advise the office if you have a Bank Mortgage. In order for Units affected by HH to receive FEMA funding, the Association receives Insurance Funds, then disbursed to owners/ bank as/ if applicable. This is required per FEMA and GHC documents. Reimbursement payments must list both the unit owner(s) and mortgage company. Help the process of verifying every unit, by self-identifying of mortgage details. This process must occur prior to any Hurricane Helene funding being released.

Pasco County Tax Refund - Owners who completed paperwork, prior to the deadline, watch for checks in the mail. Monies are being received from Property Appraiser's office. This was due to the inability to inhabit your home in 2024 due to Hurricane Helene. Deadline has now past.

Permits – First floor unit owners **must have** an Owner PERMIT or Contractor PERMIT to conduct restoration work to rebuild condo. APPLY for Owner/ Contractor Permit (OIC). Check on **Vantaca** for guidance. The White Box is being completed by ServPro, daily. Owner Permit application can still be done in-person or online. If you hire a Licensed Contractor, they pull the Contractor Permit (on your behalf) and complete this work. Owner permits are being approved by Pasco for rebuilding. *Note:* Owner Permits do impose a rent or sell restriction of: cannot rent or sell unit for one-year. Contractor Permits do not have the same restriction. Records show only **80 permits requested** to date. Penalties may be imposed by Pasco County Building Authority after **April 14, 2025**.

Pools - Pool 2 is OPEN. Pool 1, gutter work completed. Major pool cleaning & work required before opening.

Laundry - GHC purchased new washers/dryers. New machines will use 'cards' vs. tokens. Floors 2 & 3, will maintain current W/D units with tokens, allowing residents to "use up" pre-purchased tokens. Infrastructure Com. to research On-demand Hot Water tanks. Cost less & use less electricity, esp. when buildings have minimal wash usage during some seasons. This can save on overall electric bill - forever!

3-Month Minimum Rental lifted - **GHC** Ground floor owners can rent from owners on floors 2 and 3, for less than 3-months. List of Owners looking to rent are located under **Request a GHC Rental** on Page 12. This **does not apply** to "general rental" of GHC Units!

GHC COMMITTEE WORK

INFRASTRUCTURE COMMITTEE MESSAGE

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, GHC, Inc.

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/>

ELECTIONS & BALLOTING Committee

AMM – The Annual Membership Meeting is re-scheduled to **May 15 at 1:00pm ET.**

In-person voting - to be held in breezeway CH1, **12:00-12:45pm.** Zoom meeting at 1:00pm ET.

There will be more information to follow so you can make an informed decision. The various documents of reports, reserve studies, etc. are being reviewed as this is a complicated topic.

Owners also understand, you will be able to **change your vote** on this Amendment per FL Statutes. Should you choose to do so, we will communicate how to alter your previous decision.

For Electronic voters, please add support@ezvoteonline.com to your contacts. The link to vote comes from **ezVote Support.** This will help keep the email in your Inbox, and not in Spam or Junk folder.

- A Reminder email and mail-outs for May 15 vote, will be sent later in April. This is in regard to the **Proposed Amendment** question on Paragraph15(b), which wasn't decided due to not enough voters.

This question is “Responsibility of windows and doors, change **from** the Association **to Unit Owners!**

- Watch for more details coming. See repost of previous SIRS message, page 9.

**** Ask questions, do your research on this very important voting question. ****

Previous posted message regarding SIRS - on the Proposed Amendment Paragraph15(b)

This information was received from Brian J. Elliott, Project Engineer with Ray Engineering, regarding the SIRS questions the office is receiving on the Proposed Amendment to Paragraph 15(b) of the Amended and Restated Declaration of Condominium of Gulf Harbors Condominium.

This letter was received March 11, 2025 and is located on Vantaca: Documents/Reserve Study

If the **responsibility** of the unit windows/doors is **transferred from** common elements maintained by the **Association to the Unit Owners**, then **the following is true**:

- The line items for residential unit windows/doors should be removed from the SIRS;
- The financial responsibility is transferred to the unit owners;
- There is no mandate to replace/improve unit windows/doors in regard to the SIRS;
- The statutory requirements for the repair/replacement of unit windows/doors are to conform with the current local and Florida Building Code(s);
- The unit owners are responsible for ensuring proper permitting for repairs/replacement of unit windows/doors; and No mandate for capital improvement (replacement) of unit windows/doors unless deemed necessary for repairs/replacement by local ordinance or other governing entity.

Summary: If owners vote NO, our Association has no choice except **to impose** what the Reserve Studies have indicated and ALL owners will see a significant increase in condo fees next April.

If owners vote YES, owners can make their own decision when or if, you want to upgrade your windows to approved hurricane proof. Exception: Office, CH windows/doors still common element.

****Ensure you understand the consequences of the Association maintaining responsibility.****

VOLUNTEERISM - COMMITTEES

Volunteerism is essential for any community and committee to thrive!

GHC IS LOOKING FOR YOUR HELP !!

GHC Committees - Who still need a chairperson !

Fining -

Grounds -

Legal -

Ad-Hoc Committees:

- Kayak -

- Operations Analysis -

If you would like to share your talent and serve your community complete a committee form.

Take a pic & email or drop it off at the office to Roseanne at rtaylor@resourcepropertymgmt.com

COMMITTEE Forms: Please see the "Committee Form" included at the end of the COMET.

GENERAL INFORMATION

GHC Residents on Blue Stream Fiber (BSF)



- ◆ Owners affected by the **Hurricane Helene** water intrusion on ground floor condos;
*Please complete the 'Blue Stream Service Form Oct.3.24' located on the **GHC website**.*
- ◆ As your *wallboard/ texture* is installed at white-box completion, the form assists in more time required for 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.

2025 Meetings of The GHC Board of Directors: On Zoom ONLY.

- * April 15 - Board Workshop - Tuesday
- * April 29 - Board Meeting - Tuesday
- **May 15 - Annual Membership Meeting rescheduled date at 1:00PM ET**
- **In-person Vote:** 12-12:45pm ET breezeway CH#1.

Watch the [Websites & Bulletin Boards](#) - for additional Board meeting/ times, etc.

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** - information on Vantaca only.

Resource Property Management - RPM on Vantaca:

Go to: home.resourcepropertymgmt.com

Select - My Profile / Profile Settings - (see) **Contact Info.**

Update your mailing *address* as (New Address) for your alternate location.

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

Select to receive Email Notifications so you don't miss anything.

*

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.

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 - APRIL

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. \$125,000.**
Please **contact** Ian at **585-520-8763** and schedule a viewing today!

GHC Condo RENTALS - APRIL

- A 204** **2 bedrooms & 2 bathrooms.** Approximately 1,125 sq ft. **\$1,650.00 Monthly.**
Contact Rookmin Jawahir (Sandy) Cell **917-691-5832.**
- B 207** **2-bedroom** garden unit available for seasonal rental November to April. 3-month minimum. Fully furnished, includes a washer and dryer. Wonderful views of the sunset, overlooks pool 1 and clubhouse 1.
For information **call** Cathy at **705 307 5764** or **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, and New Vinyl Flooring. 2,000/month – 3-month minimum,** ideal for seasonal stays.
Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- T6-303** **2-bedroom, 2-bath,** seasonal rental and summer rentals starting in July available. Canal View fully furnished with new living room and dining room furniture. Kitchen fully stocked with all utensils and plates. **Call** Sharyn **516 287 4184** cell or **516 781 7257.**
- V9 207** Large **one bedroom** on the second floor. The building has both elevator and staircase access outside. The bathroom was remodeled recently, and it has new central air.
Call Ron at **937-609-0007.**

REQUEST A GHC RENTAL

The following **GHC owners** are looking to rent from another GHC owner, due to Hurricane Helene. If you have a condo available that they could rent, please contact them directly.

For **April**, there are no owners - identified through the office, looking to rent

GHC Management

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 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. Still available: check/money order- Only. **No Cash** accepted. Machines on floors 2 & 3 of Towers 1-6, Villa 9. *Limited time for tokens.*

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

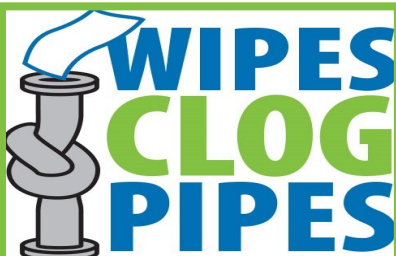
**Know your
GHCI Association Rules!**

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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COMMITTEE VOLUNTEER --- INTEREST TO SERVE FORM (revision 022825)

Thank you for your interest in volunteering your time and services for one or more of the various committees serving our community. Current and new interest volunteers are always appreciated for their service.

Available vacancies on committees will be filled as to a recommended number of members serving on each committee. Current practice has been for Committee Chairpersons to select their committee members from known resources of volunteers.

The following standing committees and Ad-Hoc committees are established and shall exist, with the Board of Directors designating the Chairperson and function(s) of such committees, as they deem necessary and appropriate from time to time (taken from Bylaws 5.16). The Board may authorize the President to appoint Committee Members and its Chairpersons.

Please indicate by placing a **check mark or "X"** to the left of the committee(s) desired to serve on, from the following list. If interested in **more than one committee**, please indicate by numeric numbers your desired preferences. Example: 1, 2, 3 beside the committee(s). **COMMITTEES (sub-committees are not listed)**

I am interested in volunteering as a committee member		I would also be interested in Chairperson, (leadership) if that position is available	
<input type="checkbox"/>	(A) Executive Committee	<input type="checkbox"/>	(H) Recreation Committee
<input type="checkbox"/>	(B) Legal Committee	<input type="checkbox"/>	(I) Security Committee
<input type="checkbox"/>	(C) Insurance Committee	<input type="checkbox"/>	(J) Kayaks (Ad-Hoc)
<input type="checkbox"/>	(D) Finance-Budget Committee	<input type="checkbox"/>	(K) Mangrove (Ad-Hoc)
<input type="checkbox"/>	(E) Infrastructure (Building) Committee	<input type="checkbox"/>	(L) Painting (Ad-Hoc)
<input type="checkbox"/>	(F) Grounds Committee	<input type="checkbox"/>	(M) Operations Analysis (Ad-Hoc)
<input type="checkbox"/>	(G) Election and Balloting Committee	<input type="checkbox"/>	OTHER:

Name: _____

Phone (best contact #) _____ Email Address: _____

Address: _____

Residency:	<input type="checkbox"/> All Year Round – OR If seasonal,	<input type="checkbox"/> Seasonal (Notes Dates at GHC)	From:	To:
------------	--	---	-------	-----

Although it does not exclude, please list any special skills, experience or knowledge you might have beneficial to the committee(s) you wish to serve on. You may use the back of form or add additional sheet if needed: _____

Thank you again for your interest in volunteering. After review, appointed volunteers will be notified as needed.



OFFICIAL NOTIFICATION

Notice — Compliance with the Florida Building Code (FBC), Pasco County Land Development Code (LDC), Federal Emergency Management Agency (FEMA) requirements for structures damaged by a hurricane.

Date: March 10, 2025

Re: Final Notice – Compliance with the Florida Building Code (FBC), Pasco County Land Development Code (LDC), Federal Emergency Management Agency (FEMA) for structures damaged by a hurricane.

Dear Sir or Madam:

Pasco County Building Construction Services has determined your property is in a Special Flood Hazard Area (SFHA), based on criteria established by the Federal Emergency Management Agency (FEMA). As of the date of this mailing, Pasco County records further indicate that no permit application has been submitted or issued for damage sustained from Hurricanes Helene or Milton during the 2024 Hurricane Season.

If you have not already provided a Substantial Improvement Package and applied for a RESALT permit, this is an official notification of your obligation to conform to the requirements of FBC, LDC, and FEMA.

Failure to comply with the referenced Codes and Ordinances could result in citations and fines up to \$500 daily. Pasco County will begin re-inspecting impacted areas April 14, 2025, to enforce these Codes and Ordinances.

To avoid potential enforcement action, the following steps must be taken:

- Complete and upload a Substantial Improvement Package.
 - Provide and upload a floor plan of the structure, labeling and identifying all rooms.
 - Provide and upload photographs of the interior rooms (i.e., kitchen, bathroom, living room, etc., and each exterior elevation of the structure).
 - Provide detailed estimates of repair, or use the Substantial Improvement and Damage Tool at [www.pasco.fl.gov/DamageTool](#)
- Apply for a RESALT Permit on Pasco Gateway.
- Complete an Owner Builder Affidavit form if applying as a homeowner.
- Complete a Notice of Commencement and have it recorded by the Pasco County Clerk's Office.
- If structural work will be performed, consult a design professional for signed and sealed drawings.

Follow the steps listed above. To obtain all required documents, scan the QR code below or visit: [www.pasco.fl.gov](#)



Building Construction Services
727-847-8126 / Citizens Center / 8661 Citizens Drive, Suite 100 / New Port Richey, FL 34654

