



MARCH 2025

VOLUME: 51 ISSUE: 3

Happy St. Patrick's !!

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 ghe.eshort@gmail.com
 - * Steve Urlass, Vice President ghe.surlass@gmail.com
 - Donna Hammel, Treasurer ghe.dhammel@yahoo.com
 - * Chris Such, Secretary csuch1955@gmail.com
 - * Jim Bozzi, Director ghe.jbozzi@gmail.com
 - * Ralph Linton, Director ghe.rlinton23@gmail.com
 - Ken Anstett, Director ghe.kanstett@gmail.com
- * = Up for election term this 2025 season.

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com

THE COMET - Monthly Newsletter

COMET & WEBSITE Publisher: Rhonda Brown, Owner
Volunteer: Email - ghe.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 - APRIL COMET items:

Thursday **March 20, 2025.**

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

Send ALL correspondence to the *Comet* via email.

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

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

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

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

If you want to see a fistfight between Winter and Spring, take a look at March!!



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 for Lunch: 12:30-1PM and **CLOSED on Weds. Afternoons', * 1- 4:00pm.**

We wish *Erica Wilson* all the best as she leaves us to return to her home state of Michigan.

We welcome *Roseanne Taylor* to our Community as the GHC Office Administrator. Roseanne can be reached at her new email address: rtaylor@resourcepropertymgmt.com

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

GHC Garbage Drop-Off

Owners are responsible to dispose of our own unwanted items as we rebuild our condo units. Contractors are responsible to dispose of the garbage they produce while working at GHC.

Pasco County Landfill located at 14606 Hays Rd, Spring Hill.

Mark your Calendar - Board and Ownership Meetings'

Scheduled on **Zoom Only.**

March 13: Annual Membership Meeting (AMM)

- Watch for *E-Mail/ Mail-out, sent Feb. 27.*

Vote for 4 Board Directors and one proxy question to Owner Membership:

Windows and Doors: Change responsibility to Owners from Association.

Important: Note that Associations' *mandated* to upgrade to hurricane windows and doors for 3-story Buildings, under SIRS, does **not apply** to/ when individuals such as unit owners have responsibility of the windows and doors, hence the mandate would not apply.

Note: Proxy question(s) can continue after AMM . This mean your Proxy vote is valid for 90 days following March 13, to achieve the quorum.


Proxyholder: If you identify an alternate GHC owner as your proxyholder, please know they **MUST ATTEND** the AMM for your vote to be counted!

In Memoriam

Very sad to inform all, that Bob and Marge Lawson, long time active winter residents of Gulf Harbors have passed. Bob died in December and Marge in January. Daughter Cindy Stone is now a winter resident in their Villa 13.

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 - MARCH

T5 206	Jeffrey & Paula Spivey	Formerly owned by Michael & Pippa Ibold
F 101	Gamma 2 LLC	Formerly owned by Patricia Ambruso
V11 102	Bernard Gushue	Formerly owned by Phyllis Maass

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- **Recreation - Event Information for COMET**, send to **Lynn** at email: cometer14@gmail.com
- If you have questions, please contact Committee Chair - **Bill Bourquin**: ghc.recreation@gmail.com
- All previously scheduled GHC Recreational activities / events are cancelled until further notice.

Weekly Activity - outdoors !

9:30 am BOCCE Ball— Let's get outside and play!!

Starts **March 4th** at **9:30**. Will continue every Tuesday and Friday until further notice. Organized by Bev Milo.

10:00 am Walking group for all of our GHC residents. Led by Barbara Silva

*Meet outside at **Club House 1 on Monday, and Wednesday @ 10:00**. **Let's try Bocce on Fridays!**

*Just join any day you wish, and walk for as long as you like. *Remember to wear a good pair of walking shoes, apply sunscreen and bring water to maintain your hydration level.



GHC Manager Message for *March...*

Dear Residents,

I want to share the below information that was received from Brian J. Elliott, Project Engineer with Ray Engineering, with regards to 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.

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.

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 Date:

- **March 13,** Annual Membership Meeting (AMM).

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – MARCH 2025 President's Message

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

Welcome to my last "Presidents Letter" for this fiscal year.

This Month's Fun Facts

- Considered the luckiest month – **Writers Note:** I sure hope it will be. It can't get any worse than what we have endured these past months at GHC
- March is the beginning of Spring whereas it is the beginning of Fall in the Southern Hemisphere (below the equator).
- One of the most beloved games of family game night, Monopoly, was invented on March 7th, 1933, Coca-Cola was invented in March 1886.

This Month's Joke

An elderly gentleman, well dressed, hair well-groomed, great looking suit, flower in his lapel, smelling slightly of a good aftershave, presenting a well-looked-after image, walks into an upscale cocktail lounge.

Seated at the bar is an elderly looking lady.

The gentleman walks over, sits alongside her, orders a drink, takes a sip, turns to her, and says, "So tell me, do I come here often?"

Continuing on, at least during the first couple of weeks in March, **the "Flood Update ZOOM sessions" will be on Tuesday, Thursday and Saturday's at 10 AM EST unless otherwise stated during the session.**

These are meant to be informative for you as the residents. 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.

Again, this past month we have seen action around Gulf Harbors. The wall board has started to be put up. I know everyone is saying, "It's about time!" As I write this letter, there are multiple teams out wall boarding, mudding and taping and a few units have had the texture started and finished. We had some issues with the early team wall boarders but they have been let go and new teams have arrived. As we had been waiting for permits and inspections, the wall boarder guys had no fixed date to start and had taken on other jobs and we had to wait until they finished those before starting at GHC. They are moving quite efficiently and quickly and that is a good thing!

We had been fighting an uphill battle with Pasco County Permitting. We have jumped through all the hoops, we have cut through all the red tape and they still have issues with up to 5 buildings and their appraisals.

The good news is that we have a Pasco approved real Estate Appraiser hired to give us new appraisals for those buildings. We will see what Pasco has in store for us next.

There is still a lot to do around GHC.

For the beginning of the month we have elections for four new Board Members, the winners to be announced on March 13. I wish all the candidates the best.

With the new election of the new Board, the new Board will have to vote a new President, Vice President, Secretary and Treasurer amongst themselves.

As I write this letter, Pool 1 continues to be closed. The work is now scheduled for March 10 with another day to clean and replace one pump and then Pool 1 can be opened to the residents. We have arranged to have two Port-o-Potty's and a wash station to be delivered to Pool 2 on March 4 so we can open that pool.

If you remember, those affected by Hurricane Helene had the opportunity to apply for Tax Relief from Pasco for not being able to use their units for over 30 days. This originally had a close out date of March 1. We have now been told, point blank, that this is NOT a solid end date and if you still have not applied, DO SO...they will still accept your application.

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 Update Calls

Starting Saturday March 8 flood update call will be held

only on Saturdays as we follow the rebuild of GHC!

This is an open meeting for all residents of Gulf Harbors Condos.

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>

Questions: Email Ed @ ghc.eshort@gmail.com

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

- At Board Meeting Feb. 27, 2025, Ken Anstett was appointed to replace Kevin Kavana, who has resigned. Thank you both for your commitment to share your time and talents at GHC.
- **Annual Membership Meeting : March 13 - 1:00PM ET**
- **Organizational Meeting (to follow)** - Board of Director Officers, chosen by new Board, and Committee chairs also selected. Complete Committee form for your interest to serve.

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.

Resource Property Management - RPM on Vantaca:

Check **your mailing address, on** Vantaca to ensure you receive all mailings.

Go to: home.resourcepropertymgmt.com

Then: **My Profile / Contact Info** - Add your *alternate address* as (New Address)

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

Second Notice mailed and emailed Feb.27. Important materials to vote on Board of Director (4) open seats.

Also the **Limited Proxy question to ownership** in the same distribution.

*

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: **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.**

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!**

INQUIRING MINDS...

Answers or direction on questions for Permits, Tax relief, etc. as we rebuild GHC.

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

AC Units Replacement - Ground level AC Condensers continue to be replaced with new AC units. The outside units are covered under the FEMA program, AC Handler, located inside the units' are NOT compatible with the *newly* installed Condensers. These will need to be replaced at owners' expense. Note that units' installed on roofs' were not affected by storm.

Hot Water Heaters - The hot water heaters continue to be installed, for owners who filled-out the form. It is located online on the **Owners ONLY Website & Vantaca**, under: Documents, Hurricane Helene Info/ Updates. Form allows the GHC Assoc. to act as an agent on behalf of the owner for this installation work.

Mortgage - For units affected by Hurricane Helene flood ONLY - Advise the office if you have a bank mortgage. This information is required before insurance funds can be disbursed. This is per both FEMA and GHC documents; the reimbursement checks must list both the unit owner(s) and mortgage company. We appreciate this is private and confidential information and will remain so. This ask is to help in the process of verifying every unit, on mortgage details, before any Hurricane Helene funding will be released.

Pasco County Tax Refund - Owners to complete a form advising the Property Appraiser's office you were unable to inhabit your home in 2024 due to Hurricane Helene. Form, located on **Vantaca**, under **Documents**, under **Hurricane Helene Info/Update**. Click the **Pasco County Tax Refund**, explanation on the steps YOU as the owner must take to claim tax rebate, will be applied in 2025. Don't delay, short extension past March 1.

Permits – Owners who want to rebuild need to apply for Owner/ Contractor Permit (OIC), copy available on **Vantaca**. **Every first floor unit owner** must have this to conduct restoration work, after the White Box is completed by ServPro. ServPro's Permit per building is only for the work they perform. Permit can still be done in-person or online. If you select a Contractor to complete this work, they require a Contractor Permit. GHC Owner permits are now being approved by Pasco for rebuilding. *Please note:* the Owner Permits impose a rent or sell restriction of: cannot rent or sell unit for one-year.

Pools - Pool 1, work on the "gutters" has been re-scheduled for March 10. Then one pump will be replaced, prior to opening Pool 1. Pool 2: Two port-a-potty's to be placed March 4, and it will be opened!

Laundry - The Board approved purchasing new washers/dryers with 'cards' to purchase vs. tokens. Floors 2 & 3, will maintain current W/D units with tokens, to allow residents time to "use up" already purchased tokens. Discussion ensued regarding Hot Water tanks, are they necessary? *Idea:* New Board should consider "on-demand" style HWH. Cost is less than previous model, which keeps water hot ALL the time. Months when owners are not onsite, condo building has minimal washing usage, would save on overall electric bill.

3-Month Minimum Rental - GHC waived 3-month minimal rental (until Sept. 30.25) to allow ground floor owners to rent from owners on floors 2 and 3. 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.

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 located on the **GHC website**.*
*This information is used to arrange for repair of your **Blue Stream Fiber services**.*
- ◆ As your *wallboard/ then texture* is installed for white-box completion, please **fill out** this form for installation of your TV/ Internet services.
Send completed form to email: ghc.tvandinternet@gmail.com

OWNERS ONLY - WEBSITE accessible via www.gulfharborscondos.com



- Press the green **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.

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.

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.

ELECTIONS & BALLOTING Committee

AMM – The Annual Membership Meeting, is **March 13 at 1:00pm ET**.

In-person voting - in breezeway CH1, 12:00-12:45pm.

Please **CAST your vote for 4 Board** members from the 7 candidates who are running.

Thank you all, for offering to serve our Community!

VOTING: Check your mailbox for the voting package mailed Feb. 27, or check GHC websites for a copy.

On *the lines*, of the “gray” Election Return envelope, consider having *all unit owners sign* under your Condo building/ unit No. to ensure the unit authorized voter has signed and your vote will be counted. DO not mark/ sign the blue BALLOT envelope that contains your private vote for Directors. Use other envelope for proxy vote question.

For electronic voting Owners, the email from **ezVote Support** sent Feb.27 at 6pm ET, contains your voting buttons. Check your Inbox, or Spam or Junk folders for the email. On email invitation: Select **Blue** button—Vote for Directors. Select **Yellow** button— **Proposed Amendment** Vote, question on Paragraph 15(b). This is regarding responsibility change of windows and doors from Association to Unit Owners.

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

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/>

VOLUNTEERISM - COMMITTEES

Volunteerism is essential for any community and committee to thrive!

GHC IS LOOKING FOR YOUR HELP !!

GHC Committees

Security -

Legal -

Infrastructure -

Budget & Finance -

Executive -

Grounds -

Fining -

Recreation -

Insurance -

Elections & Balloting -

Electronic:

In-Person Voting:

Ad-Hoc Committees:

Kayak -

Painting -

Operations Analysis -

Other (Have a new idea?) -

COMMITTEE Forms: Please see the "Committee Form" included with the COMET.

Please check it out and complete, if you would like to share your talent and serve your community.

Are you a Committee Chair now and still willing to volunteer? Complete a form to advise!

Committee Chairs are Board appointed following the AMM, at the **Organizational Meeting**.

Fill it out, take a pic & email it or drop it off at the office.

Please **complete by March 11**, so forms are ready to be shared at the organizational meeting.

VOLUNTEERISM

Usually by this time of year, we have conducted *numerous* recreational Activities and Events.

That has been one of our biggest attractions for new owners, the number of activities we have.

- ◆ Many people don't realize that **all of our recreational activities** are completely organized and run by a large group of volunteers, without any funding from the association.
- ◆ In the past, we have seen volunteers working on our grounds, transplanting bushes and shrubs, and giving many hours of their free time.
- ◆ We need committee volunteers, to share your experience, & time to benefit owners & the Board.
- ◆ Our websites and this monthly newsletter The COMET, is managed by volunteers, with no expense to the association other than printing and a minimal yearly host domain fee.

We have been fortunate to have a **great group of volunteers**, donating their time, talent and energy to make GHC such a great place to live. We can always use more assistance.

Please consider volunteering your time and take an opportunity to thank those that do!

And ask yourself: BEFORE I COMPLAIN ... Have I VOLUNTEERED yet?

GHC CONDOS for SALE - MARCH

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!
- T1 305** **\$210,900** 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 Kelly at 315-436-7347.

GHC Condo RENTALS - MARCH

- 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!
- V9 207** Large **one bedroom** on the second floor. No flooring issues and has both elevator and stair-case 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 **March**, 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

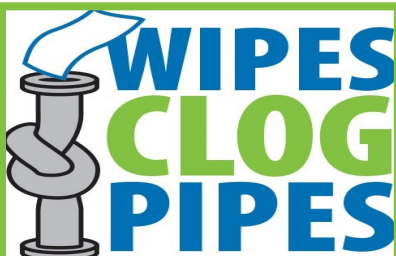
Know your
GHCI Association Rules!

Safety and Security

When you **See** something - **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 !*



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)**

<input type="checkbox"/> I am interested in volunteering as a committee member		<input type="checkbox"/> 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		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:
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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.