

November 2025

VOLUME: 51 ISSUE: 11



Happy Veterans Day!

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

CLOSED- Lunch 12:30-1 pm & Weds. 1-4:00pm- **Holidays:** Nov. 27&28, Thurs./ FridayAddress: 4703 Marine Parkway-Trailer in Parking Lot
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

OFFICE: rtaylor@resourcepropertymgmt.comWebsite: 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 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.comEDITOR: 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 Nov. 14, 2025

DATE to submit - December COMET items:Thursday **Nov. 20, 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.comFor **Advertising Sales:** Roseanne - email office at;
rtaylor@resourcepropertymgmt.com

November..... Thank a Veteran.



....and the truth is that all veterans pay with
their lives. Some pay all at once,
while others pay over a lifetime.

-JM Storm

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 Board of Directors meeting scheduled: WEDNESDAY **November 26.**

The **GHC Office** will be **closed** Thursday **November 27** and Friday **November 28** for Thanksgiving. **Happy Thanksgiving to you and your families!**

VANTACA - Reporting issues you see GHC

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

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



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

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

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

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

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

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

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

Security - Need a Chairperson for committee.

Ad-Hoc Committees:

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

IN MEMORIAM

To those who may not have heard, my husband of 67 years, passed away on August 30th. He was active in Golf, always part of the Veterans Day celebration, the Block Parties, and was always willing to volunteer for all activities. Bingo with Don Everly was so much fun! He will be missed. -Diane Ross

One (1) NEW Owner - November

V9 201 JC Money Investments Formerly owned by Robert Michael Fausette PA

Hurricane Season

Reminder:

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

PLEASE REMOVE ALL: Tables, chairs, plants, bikes, outdoor mats/ rugs, décor, hanging items, and on railings and posts. **This 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, address on Page 15.

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

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

TOYS FOR TOTS:

Donations accepted Monday November 3 - Thursday December 18 !!

Last year Gulf Harbors went through frightening times after Hurricane Helene and Milton. This Christmas Season, let's remember the children...they have been affected too.

Please drop off your new, unwrapped toys at **4678 Marine Parkway - Tower 1**

Mondays and Wednesdays. No Cash donations. Thank you! Bev Milo Chair.

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

Starting January 12 – until TBD / on Tuesdays and Fridays.



GHC Manager Message for *November ...*

Dear Residents,

In accordance with F.S. Section 718.112(g) within forty-five (45) days after receiving the structural integrity reserve study, the Association must distribute a copy of the study to each unit owner or deliver to each unit owner a notice that the completed study is available upon written request.

This notice is to inform you that the **Structural Integrity Reserve Study** for the Association is now available for viewing through the Association's web portal at home.resourcepropertymgmt.com (log-in credentials required) under "Documents" and then "Reserve Study". If you need assistance with your log in credentials for accessing the website, please contact Roseanne Taylor at rtaylor@resourcepropertymgmt.com

Air Handler Invoices - There are approximately **34 residents** who have not paid their Air Handler invoices.

Please note per Florida Statutes Section 718.303(4), allows for suspensions for delinquency in paying a "fee, fine, or other monetary obligation due to the association," So **once those delinquencies hit 90 days**, the Board could put suspension of use rights to those owners on a meeting agenda, vote on it, and the office would send written notice to the owners. The suspension would remain in effect until "the . . . **monetary obligation is paid in full.**"

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.

A Message from Servpro -

Loss of Power? Tripped Breaker or AFCI Receptacle?

Before reaching out to Servpro or the HOA, please take a moment to **check the basics**:

- Have you checked your AFCI breakers and switched them back on?
- Have you checked and reset your AFCI receptacles?

These are the most common causes of power loss. There's nothing Servpro or AAA can do to fix this, as these devices are designed to trip easily. Things like vacuums, hair dryers, or small appliances can trigger them.

We've seen an increase in service calls for simple resets, so going forward, **Servpro will apply a \$25 service fee** if the loss of power is due to a tripped breaker or AFCI receptacle.

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 therefrom or visibility thereof.

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – *November 2025* President's Message

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

Welcome to November. A time when a vast majority of our snowbirds start to head south.
I know my wife and I are. See you all soon.

Happy Thanksgiving!

This month's joke:

A cowboy who just moved to Montana from Texas walks into a bar and orders three mugs of Bud. He sits at the back of the room, drinking a sip out of each one in turn. When he finishes them he comes back to the bar and orders three more.

The bartender approaches and tells the cowboy, "You know, a mug goes flat after I draw it, it would taste better if you bought one at a time."

The cowboy replies, "Well, you see I have two brothers, one is in Arizona and the other is in Colorado."

"When we all left our home in Texas, we promised that we would drink this way to remember the days when we drank together. So I am drinking one beer for each of my brothers and one for myself."

The bartender admits this is a nice custom and leaves it there.

The cowboy becomes a regular in the bar and always drinks the same way. He orders three mugs and drinks them in turn.

One day he comes in and only orders two mugs. All the regulars take notice and fall silent.

When he comes back to the bar for the second round, the bartender says, "I don't want to intrude on your grief but

I wanted to offer my condolence's on your loss."

The cowboy looks quite puzzled for a moment. Then a light dawns in his eyes and he laughs.

"Oh no, everybody's just fine," he explains, "It's just that my wife and I joined the church and I had to quit drinking."

"It hasn't affected my brothers though."

As I start to put together thoughts to write this letter (it is 10 17) I am hearing that owners have started to receive the second cheque that GHC released from the FEMA/NFIP money. (Yes, I know “check” is the norm spelling these days, but I was brought up with spelling it as “cheque.”)

It is now 10 24 2025, we received FEMA/NFIP cheques yesterday for 26 buildings. For those following my “Saturday Morning Coffee sessions with Eddie”, I have explained that even the new cheques are not complete with our requests for additional payments (RAP’s). FEMA/NFIP have paid for the difference in pricing on most items, but have still omitted a lot of the items that they omitted the first time through. Our Public Adjuster will be working with SERVPRO, again, to create yet another addendum and RAP claim to submit. **It is not over yet.**

Once the GHC Association claims are exhausted and complete, it will open up for the GHC Owners to make their own individual claims...for their own personal items and other stuff that they were not compensated for. As example - You have receipts, pictures etc. for the \$4,000 fridge that was destroyed in Hurricane Helene and received ‘general’ compensation for a \$1,200 fridge. You can submit this as a claim. I am told Strategic Claims will guide us down that path as well.

As you all know, I am not averse to begging...

WE NEED VOLUNTEERS FOR OUR COMMITTEES!

Check Vantaca and the GHC website for a list of the Committees to see where we desperately need volunteers. 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 all having work done. CH2 and CH3 have had their interiors painted. We are starting to paint CH1 bathrooms in the coming week.

Flooring is next, then the bathroom fixtures.

Munyan Construction continues their work on the Towers and Villa 9 stairways, walkways and breezeways and as they dive deeper they are issuing “Change Orders” with additional work required that they could not initially see.

From everything I hear from residents, it is looking good after the work in each area is complete and painted. As it is now being painted a light color, it makes the area brighter in the evenings. When painting, we are using the new colors suggested by the Painting Committee and voted to accept by the Board.

The carports that fell down with the hurricanes are expected to be replaced soon.

Home-ResQ has been contracted to fix the vast myriad of missing soffit, damaged soffit, missing downspouts and other various aluminum/metal work around GHC. They should start that work soon.

Last month, I asked those unit owners that have turned off their power with Duke Energy, to please get it turned back on. SERVPRO and Pasco County are in their final round of inspections and simply cannot pass the unit and/or building (as a whole) without power.

This does not mean those who have turned off circuits at their electrical panel inside their unit. They can be easily turned on and off during the inspection. This message is to alert those who has Duke Energy out to physically drop power to their unit.

This could lead to mold and mildew issues by not having your air conditioning on with air movement. In this case the association would not be responsible for the mediation if that was to occur.

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 ghe.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.

INQUIRING MINDS... on FLOOD related items.

FEMA FUNDS:

The Board approved additional funds of \$12,000 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 rebuild, 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 2025.10.01 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 **PAST DUE as of October 1st**. Contact the office, if you missed the payment dates.

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

NOTE: a **\$25.00 Service Fee** will be applied for Breakers/ AFCI receptacle - that have tripped. Ensure you check your electrical panel prior to calling ServPro. See **COMET Page 4**, for more details.

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. Please advise your contractors that they are responsible for cleaning up and removing their debris.

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 Heater** tanks have been started to be installed in laundry rooms. 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**.

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.

GENERAL INFORMATION

GHC Residents on Blue Stream Fiber (BSF)



- ♦ **Ground floor Owners** affected by the *Hurricane Helene* - Please check '*BSF Service Request: 1st Floor Condos*' located on the *GHC website*.
- ♦ As *wallboard/ texture* is completed, this form assists in time allotment 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 you will be using** or the address on your completed form and
 - create your own password.
- Your Request will be **verified against your completed / signed form on file**, you will be approved to access the **Owners Only** private section of our website!
 - *This may take a few days to process.*
- If you don't have a completed form, a Web Access Authorization **Form**, will be emailed to you.
- Return form **to the office** or **email**: Roseanne 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.



We continue our work on GHC community grounds renovation!

- **Please - PLEASE remove construction materials and debris** from common areas - which is the outdoor area around your condo - so Red Tree can perform their job. The work to clear bushes, and shrubs from around the buildings, continues.
- The Grounds Committee is still clearing dead bushes, plants in breezeways, and common areas.
- Please **look after your personal belongings**, like planters & garden decorations by removing them from all common areas, including outside your condo unit which is 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 from GHC.
- 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 !!

And - consider volunteering on the Grounds Committee! Fill out a volunteer application and drop it off at the office.
 Thank you! **Angela - Grounds Committee Chair**



Previously, we asked: **Residents of Towers 1 thru 6 and Villa 9**, to please REMOVE ALL personal belongings or outdoor décor including everything that is hanging, due to SIRS work.

In pre-preparation for painting of all buildings, we now ask **ALL GHC residents to please remove** outdoor items - including plants, décor items, hanging or displayed on retaining walls and all construction debris!

Any holes, cracks, etc. all need to be **repaired fully on every GHC building** as the first step of many, before any painting work happens. There is a **LOT of preparation work** to happen at GHC for painting in the future.

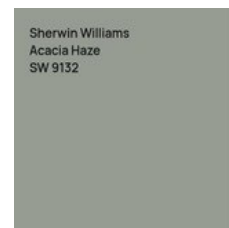
We - Thank you, for your patience and cooperation in this process.

Lynn - Paint Committee Chair

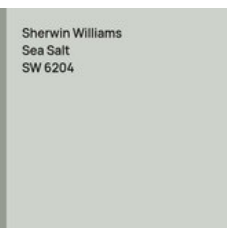
Main Color	Alabaster
Car Port Facia and Posts	Alabaster
Wooden and painted metal railings	Sea Salt
Inserts under windows	Sea Salt
Fish Cleaning Hut	Acacia Haze
Laundry Areas (exterior only)	Sea Salt (Alabaster Doors)
Lamp Posts	Acacia Haze
Abandoned Spectrum Terminals	Alabaster
Widows Walk on Towers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



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.

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 - NOVEMBER

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!
- T1-305** **\$179,000** Nicely updated throughout. 2bd / 2bath 1388 sq.ft condo, furniture negotiable, everything is new since 2020. Call Kelly to view or with any questions: **(315) 436-7347.**
- V6-205** Move right into this Fully Furnished **1 Bedroom 1 Bathroom** Condo on the second floor! The unit has one of best views in Gulf Harbors, schedule a viewing today. **Call Nick 239-337-4977 \$94,000.**

GHC Condo RENTALS '3-month minimum' - **NOVEMBER**

- B-206** **2Br/2Ba** Completely furnished 2nd floor unit. Next to the pool and the clubhouse. Seasonal rental available from the middle of Nov. - May. 3 months minimum **\$1900.00** includes all utilities. Elect, cable, internet, water, & trash. Also available year-round. **Call for the price: 630-688-5845.**
- B-207** **2-bedroom** garden unit available for seasonal rental November to April. 3-month minimum. Furnished, **includes a washer & dryer.** Wonderful views of the sunset, overlooks Pool 1 and Club house 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, and 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!

GHC Condo RENTALS - NOVEMBER - continued...

- G-206** Available immediately - Minimum 3-Month Rental. **\$1800 per Month. 1 bedroom** fully furnished and fully equipped. Includes Cable, wi-fi and Electric. Background Check Required Per Gulf Harbors Condos. Please call Elizabeth Blunden **613-295-3293**.
- I-102** **2BD/BA 1st Floor** Unfurnished. Includes water, trash, cable, internet. Appliances include refrigerator, stove, oven, dishwasher. Shared laundry access. **\$1500. per month. Call Nancy 727-692-1353** for more details.
- N-202** Waterfront **2 bedrooms, 2 baths**, central heat and air, two community pools, three community club houses, 1 covered parking space, security guard, new hurricane windows installed 2018, carpet and ceramic tile, updated bathrooms, dining area, refrigerator, OTR microwave, dishwasher, self-cleaning stove/oven, garbage disposer, new granite counter tops and 60/40 SS sink and faucet in 2021, storage room, washer and dryer in building, nice waterfront on North Channel in New Port Richey. Fiber optics TV service and WiFi included. **\$1850 security deposit and \$1850 rent on 1 year lease.** Shorter term lease available for extra cost. No pets and no smoking. Private beach membership is available for additional charge. Credit and background check required. Condo Association charges \$150 for background check (non-refundable). **Call 918.850.3092 or 918.481.0561** for more information.
- N-206** **1 bedroom/ 1-1/2 half bath** located on beautiful canal. 2nd Flr. Beautiful sunsets. Furnished/unfurnished. 4 months minimum. **\$1500.** includes cable and electric, for full time. **\$1800.** for short term winter months also includes cable and electric. No pets or smoking. Near shopping and parks. **Call or text - Julie - 516-437-7813.**
- 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.
- T5-101** **2 bdrm, 2 ba** 1600sf 1st fl corner unit. Completely renovated, new appliances and furnished. **\$1,900** includes all utilities (electric, internet, cable, water, trash). Available now 3 month minimum. No pets. Please contact Colleen at **(703) 434-0652**.
- T5-204** 1400sf, **2 bedroom/ 2 bath** fully furnished and available as a short-term rental (3-mon. minimum). Available dates: 9/1/15 – 12/15/25 and again 4/1/26 -12/15/26. Overlooks canal, A/C. **\$1800/month includes utilities.** **Call or Text Scott Fershleiser (503) 459-2232.**
- T6-303** **Two-bedroom, two-baths**, fully furnished. New living room and dining room furniture. New carpeting in both bedrooms. Kitchen has all utensils, dishes, pots. Utilities are included. **Call Sharyn at cell 516-287-4184 or home 516-781-7256.**
- V9-207** Large **one bedroom** on the second floor. The building has both elevator and staircase access outside. The bathroom was remodeled, and has new central air. **Call Ron at 937-609-0007.**
- V12-102** **1 bed/ 1 bath** Unit available for short term lease, rent to own option. Canal view, new appliances, tile floor. Water/ cable incld. **Email shereejonson@gmail.com \$1450.00 per month** plus security deposit.
- V12-105** A canal-front **one-bedroom one-bath** on the ground floor. **\$1,300 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 information.

THINGS TO KNOW AT GHC

ASSOCIATION DUES:

Regular Monthly Payments Please Mail to:
PO BOX 20270, Miami, FL 33102-0270.

- * **POSTED DATED** checks, MAIL them to:
Resource Property Management - Corporate Headquarters **7300 Park Street, Seminole, FL 33777**. Include **\$25.00 fee** for processing of post-dated checks. Credit card & E-payments are available. Check **RPM** website:
www.resourcepropertymgmt.com
- * **Login:** **home.resourcepropertymgmt.com** to access your GHC account, view payments, etc.

ALARM:

A **Defibrillator** is located at **CH1**. IF the **ALARM SOUNDS** – CALL the OFFICE.

ELECTRICAL & HOT WATER TANK ROOMS:

Ensure clutter and any personal belongings are re-moved from the electrical, laundry and hot water tank rooms. Access to the roofs' via new hatches, is required.
Each owner/unit has a storage locker or room and that is to be used for your individual storage of personal items.

SALES/LEASE:

- **Rentals** require GHC application to be completed and signed by the owner and sent to the office, along with a copy of the lease, to be processed as there are several steps.
- All Applications **are processed** in the office on the **2nd and 4th Tuesday** of each month. This ensures timely processing and so all paperwork is completed.

DIRECTORIES:

For alphabetical or by building, are located on the Owners ONLY and Vantaca websites. Owners must authorize to have address, telephone, email listed as part of your published address per FL Statutes.

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!

Construction DEBRIS: Go to Landfill Site -
14606 Hays Rd, Spring Hill, FL 34610

Parking & TOWING Service -

- * **Tow** signage is posted to designate the Towing Rules for vehicles parked without authorization.
- * **Please ensure your **GHC Parking Tag**** is clearly displayed. **Rental Tags** are updated each year. **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

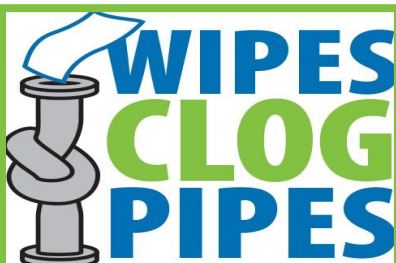
Know your
GHCI Association Rules!

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, 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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859-229-3713 Cell
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kathybond@remax.net
kathybondsellsouthern.com

8915 Mitchell Blvd
Trinity, FL 34655



5006 Trouble Creek Rd. # 106
New Port Richey, FL 34652
Broker | Owner: Wanda Cox | BK #330282

CONTACT OUR OFFICE TODAY

FOR COMPLIMENTARY CONSULTATION !

CALL: 727-717-2023

Email: WandaCox@Gmail.com

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rtaylor@resourcepropertymgmt.com



November 11.

VETERANS DAY !



November 11

REMEMBRANCE 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.

November 27

**Happy
Thanksgiving Day!**