

October 2025

VOLUME: 51 ISSUE: 10



Happy Hallowe'en !!

Office Hours: M-F 8 am-12:30/_1-4 pm.
CLOSED- Lunch 12:30-1 pm & Weds.1-4:00pm
 - **Holiday: none in October**

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.

THE COMET - Monthly Newsletter

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

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Arrange pick-up copy in the Office

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

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

DATE to submit - November COMET items:
 Thursday **Oct 23, 2025.**

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

Send ALL correspondence to the *COMET* via email.

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

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

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

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

BOARD OF DIRECTORS

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 Susan Kirst-Millspaugh, Dir. ghc.skirstmillspaugh@gmail.com

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com

Hello October ...

Happy Halloween



Happy Columbus Day to our American Friends
 Happy Thanksgiving to our Canadian Friends.

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.**

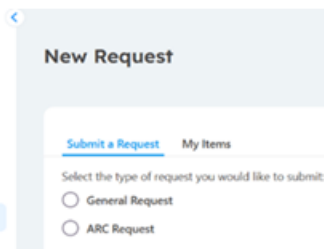
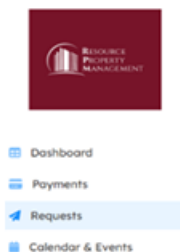
The Board of Directors meeting is scheduled for Thursday **October 30.**

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

VANTACA - Reporting issues you see at GHC

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

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



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

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

- These 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.

Four (4) NEW Owners - October

T6 302	Barbara Tadda	Formerly owned by Richard and Cecelia Harris
T5 201	Allison and Brooke Dalton	Formerly owned by Richard R Nolden
T6 101	Philomena Zamora	Formerly owned by Barara Tadda Trustee
V10 102	Rohaidy & Mendoza	Formerly owned by Nannette Figliuolo

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...*

POOL RULES

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

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

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

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

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

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



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

Dear Residents,

The 2024/2025 Financial Audit Report is now available for viewing through your Vantaca homeowner portal at home.resourcepropertymgmt.com or at the community website www.gulfhARBORScondos.com/ Owners ONLY access. If you do not have log-in information, or internet access please request a hard copy by mail.

- For a hard copy by mail, all requests must be in writing;

Mail to: Gulf Harbors Condominium
4703 Marine Pkwy
New Port Richey, FL 34652

Email Request: rtaylor@resourcepropertymgmt.com

Air Handler Invoices- The first set of unit owner Air Handler invoices were **due by August 1, 2025**, and reminder notices have been sent to approximately thirty residents, who have not paid.

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."

The second set of Air Handler invoices were sent out to those owners, their payments are **due October 1, 2025**.

Owners may submit payment through your portal account or by sending a check, payable to Gulf Harbors Condominium
- **P.O. Box 20270, Miami, FL 33102**. Please add your Association Account number to your check.

Gulf Harbors Board of Directors voted at their September 22nd Board meeting to disburse \$12,000 per owner.

Both the August 1st (\$10,000) and October 1st (\$12,000) Acknowledgement of Receipt of Insurance Proceed Forms are located on Vantaca under Documents-Hurricane Helene-FEMA Payment.

Unit owners will need to sign an **Acknowledgment of Receipt of Insurance Proceeds** form prior to receiving their checks.

Please **remove all outdoor 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, including ring cameras.

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.

UPCOMING Important Reminder Dates:

- **October 1** - Due Date for payment of AC Air Handler invoices
- **October 30** - Board Meeting

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – *October 2025* President's Message

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

It's October. **Happy Halloween...Boo!**

Fun Facts (about where I happen to have been born, my home province of Newfoundland, Canada):

WE WERE...

- The first province to respond to Titanic distress signal.
- The first to vaccinate for smallpox.
- The first to host a transatlantic flight.
- The first to have wireless communication in the world.
- The first place to discover proof of the theory of continental drift.

WE HAVE...

- The oldest street in North America.
- The oldest city in North America.
- The oldest rock in the world.
- The oldest continuous sporting event (Regatta Day).
- The largest university in Atlantic Canada.
- The most pubs per square foot in Canada (George Street).
- The longest running radio program in North America.
- We caught the world's largest invertebrate (giant squid).

WE ARE...

- The funniest people in Canada (ask anybody).
- The sexiest people in Canada (MacLean's magazine survey).
- The only Province that has four identifiable flags.
- The only Province able to land the space shuttle (Stephenville).
- The most giving people in Canada (Stats Canada).
- The most sexually active people in all of Canada (what else are we going to do!).

A NEWFOUNDLANDER...

- Built the world's first artificial ice arena.
- Invented the gas mask.

- Was once the governor of northern Rhodesia.
- Was with Abraham Lincoln at Gettysburg.

WE ARE THE ONLY PROVINCE TO HAVE ITS OWN...

- Encyclopedia, dictionary, pony, dog(s), cultural publication.

My father is a Newfoundlander in the truest sense of the word. My father was born in 1930, when Newfoundland was its own country within the Commonwealth. Newfoundland joined Canada in 1949 and I was born after that. I am a Canadian, born in Newfoundland.

By reading this you now know more about Newfoundland and Newfoundlanders than well...almost everyone!

First, I want to thank everyone who reached out and sent me emails after the last Board Meeting. Reading them was a humbling experience and I appreciate all the positive comments and accolades. Thank you. Thank you very much.

This month I am happy to announce that GHC will be releasing an additional \$12,000 to the unit owners affected by Hurricane Helene. The total released to the unit owners now sits at \$22,000.

The reason for the new release is FEMA/NFIP have told our Public Adjuster and GHC that they would release no more money – which includes our newly submitted RAPs (Request for Additional Payment), until the money that they initially released in the past has been exhausted. The Board voted unanimously to exhaust the current funds between the owners and our largest creditor, SERVPRO.

GHC will be following the same procedure as it did with releasing the first \$10,000.

I am pleased to announce that **Mr. Chris Such** has stepped up and has volunteered to be the **Fining Committee Chair**.

I am not adverse to begging and after giving my spiel during our last Board Meeting, we had another owner step up and volunteer to be on the Fining Committee. We need one more person there.

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 so they can be used and utilized once more. We are actively pursuing quotations and waiting on just a few.

We are hurting with no venues available for owner activities. The first work needed is painting, then new floors (or floor coverings) and then the bathroom facilities, then comes the kitchen in Clubhouse 1.

I think everyone longs for the pancake breakfast. I know I do. It is always delicious and a great start to the day.

I think everyone knows (and at one time, I would not have believed it myself) that I enjoy a good BINGO game. The comradery and

banter at the tables (some of which, has made even me blush – ladies, you know who you are) brought everyone together, if only for an evening. We need that back.

Munyan Construction is well under way with their work on the Towers and Villa 9 stairways, walkways and breezeways. During the latest Board Meeting the Board voted and chose to have the walkways finished in a gray non slip surface.

Munyan has submitted a few “Change Orders” that the Board voted unanimously to accept. Some added to the job cost, some saved the association money and took away cost. In the end, the “Change Orders” saved the association more than what they cost the association.

The Notice of Commencement for the work on Villa 8 has been signed and once that happens, it is usually a short time before the work actually begins. RL James has been contracted to do this work and they have been asked to bid on work needed on Villa 7 (right next door) as well.

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.

I ask 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 ghc.eshort@gmail.com is open for you.

Cheers...Ed

Edward Short

President - Board of Directors,

Chairman - Building/Infrastructure Committee and Executive Committee,

Gulf Harbors Condominium, Inc.

INQUIRING MINDS... on FLOOD related items.

FEMA FUNDS: **NEW News !!!**

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 DUE **as of October 1st**. Contact the office, if you missed the first installation payment date of August 1st.

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

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

Contractors - Ensure Contractors you hire directly yourself are: FL Licensed, have Insurance, & that they carry Workers Compensation. 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. The Board of Directors approved the **Hot Water Heater** tanks at their Sept. 25th meeting, for laundry rooms. ServPro has been notified, the office is waiting on an installation date. 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.

3-Month Minimum Rental lifted - This was Board **approved until Sept. 30, 2025**. This is no longer in effect.

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.

GROUND S COMMITTEE



We continue our work for the GHC community renovation!

- **Please remove construction materials and debris** from common areas - which is the outdoor areas around your condo - so Red Tree can perform their job. They continue to clear bushes, and shrubs from around the buildings.
- The Grounds Committee continues clearing dead bushes, plants in breezeways, and common areas.
- Please look after your personal belongings, like planters and garden decorations by removing them from all common areas, including outside your condo unit which is the condominium 'common area'.
- We again ask everyone: Please **do not replant anything in the common areas!** Anything that's planted or any pots left, will have to be removed.
- This effort is one of many steps in preparation for the re-painting of GHC new colors - in the future.

Thank you for your understanding and support !!

If you would like to volunteer on the Grounds Committee, please fill out a volunteer application and drop it off at the office. Thank you!

Angela - Grounds Committee Chair

PAINT COMMITTEE



Progress continues.....

Last month, 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 preparation for painting of the buildings, we ask **ALL GHC residents to please remove** outdoor articles including plants, décor items, hanging or displayed on retaining walls and all construction debris!

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

Lynn - Paint Committee Chair

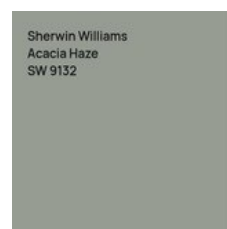
COLOR PLACEMENT CHART - for new color palette:

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

Color Samples (online version is not exact)



Sherwin Williams
See online website:
Enter 4-digit color number to view.
Offwhite -ish color:
7008 Alabaster



Sherwin Williams
Sea Salt
SW 6204

Sherwin Williams
Sea Salt
SW 6204

Check **9132** and **6204** - online to view colors shown above. Sea Salt was CH1 inside color.

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

• **Board Meeting date : OCTOBER 30.**

Watch for email, websites and main bulletin boards for meeting postings'.

Check out **GHC Websites'** :

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

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

Friendly RULE Reminders...

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

GHC Rules & Regulations: - Excerpts from section: N, and Animal Rules 9 & 11.

SEAWALL: There is NO riding of bicycles, tricycles, skateboards, motorbikes, or any other wheeled transportation, **excluding** medically necessary equipment and baby carriages wheeled by an adult, **on any** sidewalks, breezeways and canal - seawalls at GHC.

DOG/ ANIMAL walking is **NOT** permitted on **CANAL - walkway/ seawall**. **Stop walking your dog!!**
- **NO feeding** of animals (nor Birds) is permitted outside of units or on canal. Food waste **attracts rats!**

GHC CONDOS for SALE - OCTOBER

GHC is a 'NO PET' Community

- | | |
|---------------|---|
| E 204 | Move right into this beautifully updated, fully furnished 2-bedroom, 2-bathroom condo on the second floor! The unit has New Hurricane Windows, Central Air, and New Vinyl Flooring. \$110,000. Please contact Ian at 585-520-8763 and schedule a viewing today! |
| V6-205 | Move right into this Fully Furnished 1 Bedroom 1 Bathroom Condo on the second floor! The unit has one of best views in Gulf Harbors, schedule a viewing today. Call Nick 239-337-4977 \$94,000. |

GHC Condo RENTALS '3-month minimum' - OCTOBER

- B-207** **2-bedroom** garden unit available for seasonal rental November to April. 3-month minimum. Furnished, **includes a washer & dryer**. Wonderful views of the sunset, overlooks Pool 1 and Clubhouse 1. For info. Call Cathy: **705 307 5764** / email catherinebrumwell@hotmail.com
- E-204** Move right into this beautifully updated, fully furnished **2-bedroom, 2-bathroom** condo on the second floor! The unit has **New** Hurricane Windows, Central Air, & New Vinyl flooring. **\$1,650/month – 3-month minimum**, ideal for seasonal stays. Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- G-206** Available immediately - Minimum 3-Month Rental. **\$1800 per Month. 1 bedroom** fully furnished and fully equipped. Includes Cable, wi-fi and Electric. Background Check Required Per Gulf Harbors Condos. - Please **call** Elizabeth Blunden **613-295-3293**.
- I-102** **2BD/BA 1st Floor Unfurnished**. Includes water, trash, cable, internet. Appliances include re refrigerator, stove, oven, dishwasher. Shared laundry access. **\$1500. per month**. Call Nancy **727-692-1353** for more details.
- N-206** **1 bedroom/ 1-1/2 half bath** located on beautiful canal. 2nd Flr. Beautiful sunsets. Furnished/ unfurnished. 4 months minimum. **\$1600.** 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** 1600 sf 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 month minimum). Available dates: 9/1/15 – 12/15/25 and again 4/1/26 -12/15/26. Overlooks canal, A/C. **\$1800/month includes utilities**. **Call or Text** Scott Fershleiser **(503) 459-2232**.
- T6-303** **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**.
- V7-104** Beautifully decorated and fully furnished canal view **1Bedroom 1Bathroom** condo. Move in ready and includes electric, water, cable. **\$1600 per month plus \$1600 security deposit**. Available now. Please **email** lorimrozowski@yahoo.com for more information.
- V9-207** Large **one bedroom** on the second floor. The building has both elevator and staircase access outside. The bathroom was remodeled, and has new central air. **Call** Ron at **937-609-0007**.
- V12-105** A canal-front **one-bedroom one-bath** on the ground floor. **\$1,500 per month**. All the appliances are new as well as the A/C. Please **call** Charles at **727-259-3988** for information.
- V13-203** Beautifully decorated and fully furnished canal view **1Bedroom / 1Bathroom** condo. Move in ready and includes electric, water, cable. **\$1600 per month plus \$1600 security deposit**. Available now. Please **email** lorimrozowski@yahoo.com for more info.

THINGS TO KNOW AT GHC

ASSOCIATION DUES:

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

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

ALARM:

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

ELECTRICAL & HOT WATER TANK ROOMS:

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

SALES/LEASE:

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

DIRECTORIES:

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

YOUR Bumper, is NOT over the sidewalk?

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

Our Residents who need to use *Walkers, Wheelchairs AND 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!

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

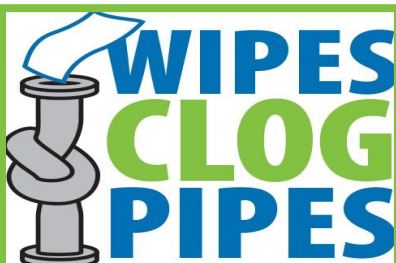
Know your
GHCI Association Rules!

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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RE/MAX

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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

Whether buying, selling or “both” we’ll help you navigate and negotiate through the entire process.

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HERE**

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rtaylor@resourcepropertymgmt.com



October 13

HAPPY COLUMBUS DAY !



October 13

HAPPY THANKSGIVING DAY !

THE COMET - MONTHLY NEWSLETTER
for GULF HARBORS CONDOS.

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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.



Keep Safe !