



## Information on Budget Question 2; Emergency Powers!

***There have been several inquiries on budget question 2, around the Emergency Powers granted to Condo Association Boards and how that is determined.***

An **explanation summary** of **Key Points** is noted below, for the full language/outline please see **Section 718.1265**, Florida Statutes, accessible from Owners ONLY Website.

**IMPORTANT:** **Emergency powers** are not a **decision** that can be made by any Association Board.

The limited proxy question posed is this:

2. Do you want to authorize the Board of Directors to use any and all available reserve funds in the event of a disaster or catastrophic event that causes damage to the common elements of your association? Such uses may include funding the insurance deductible, securing common property, etc.

In the context of community associations (such as condominiums and HOAs) in Florida, "emergency powers" refer to special legal authorities granted to the board of directors during certain emergency situations - most commonly after a natural disaster (like a hurricane), a public health crisis, or other events that significantly disrupt normal operations.

**Key points about emergency powers:**

**Source:** These powers are outlined in the Florida Condominium Act (**Section 718.1265, Florida Statutes**) and similar provisions exist for HOAs.

**Purpose:** They allow the board to act quickly and decisively to protect residents, property, and association interests when normal procedures may be too slow or impractical.

**Examples of emergency powers include:**

- Canceling or rescheduling meetings with less notice than usual.
- Implementing emergency repairs or securing the property without prior owner approval.
- Entering units to mitigate damage or address safety concerns.
- Contracting for debris removal, security, or restoration services.
- Adopting temporary rules to address the emergency (such as restricting access to amenities).
- Relocating association records if the office is inaccessible.

### **Limitations:**

- These powers are **only in effect during a declared state of emergency** (by the Governor or local authorities) and must be used in good faith for the safety and welfare of the community.
- Once the emergency ends, the board must return to normal procedures and governance.

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It is also important to share that any reserve funds used for state declared disaster purposes must be returned to reserves once i.e. insurance or other payments have been made.

Please **cast your vote** on the 2 budgetary questions **prior** to the **Budget Meeting** scheduled **Thursday February 19<sup>th</sup>** at 1:00 P.M. in CH #1 and on Zoom.

You can cast your vote using one of several options listed below:

- **ELECTRONIC:**  
If you have signed the **Opt-In Voting form**, for the ability to vote electronically, you are receiving this via a secure Link from **ezVote**, our electronic voting partner.  
If you have provided your email address for communications to GHC Office, you are receiving this via a secure Link from **ezVote**, our electronic voting partner, as an option to vote electronically.
- **Regular MAIL:**  
If you are receiving this by **Mail**, please complete the Proxy in full and return to the office in the return envelope via mail or drop it off.
- **IN PERSON:**  
If you want to vote IN-Person, that will be available on Thursday February 19, 2026, from 12:15PM- 12:45PM ET at Clubhouse 1.
- **NOTE:** If you would like to have the paper copy of the material/ Proxy & return envelope, please contact the office to pick up directly if you are on property at Gulf Harbors. If not on property you can opt to have it emailed to you, so you can print your copy. Check the websites: Owners ONLY/ or Vantaca for online copies.

### **Return Budget Proxy by Mail:**

Gulf Harbors Condominium, Inc.  
**4703 Marine Parkway**  
New Port Richey, FL 34652

**By Email Address to:**  
[blaney@resourcepropertymgmt.com](mailto:blaney@resourcepropertymgmt.com)

We are **7 days** into our vote and of our **537 condo** units, only **84**-unit owners have voted. We need close to **200** more owners to vote to achieve our quorum of **271**.

**Please exercise your right - cast your vote!**



**This WEEK – Feb. 11-15**

**Re-Posted 2.11.26**

**WATCH for weekly notices to be posted for **February**.**

**WATERPROOF SCHEDULE :**

**VILLA 9 – Last 5 DAYS - 206-210 & 306-310 02/09/26-02/13/26**

**Tuesday 10 :** ~~**TOWN HALL on Zoom @ 10AM**~~ All Residents welcome!

**9:30AM** ~~BOCCE~~ – On courts past 4703 Marine Pkwy. Every Tues. & Fri.

**1:00PM** ~~SHUFFLEBOARD~~ On courts at Pool 1. Every Tues. & Thurs.

**Wednesday 11:**

~~**11-12 Noon CH#1 Buy Tickets for Valentines Dance on Feb.14. \$6./person. Checks Only**~~

~~**11-12 Noon CH1 Sign up (\$20) to reserve your seat for Romeo/Juliette Luncheon Feb.25 !**~~

Watch for **REMINDER** email from **RPM Email distribution**, for **Budget Meeting Feb.19th**. Vote on 2 budget questions. See **Budget Notice** - for more details on the 2 questions.

**Thursday 12**

**1:00PM** ~~SHUFFLEBOARD~~ – every Thursday

**Friday 13 :**

**9:30AM** ~~BOCCE~~ - every Friday.

**Watch here for This WEEKS Activities !! Starting up soon...**

**Saturday 14 :**

**10:00AM** ~~Coffee ☕ with Eddie!~~

**8-11PM** ~~VALENTINES DANCE ! CH1 with pre-purchased tickets.  
Doors open at 7:30pm.~~

**Sunday 15 :**

**Monday 16 :** **Watch here for This WEEKS Activities !! Starting up.**

Watch for **REMINDER** email from **ezVote Support**, for Budget Meeting Feb.19th. Vote on 2 budget questions. See COMET page 12, more information. If you receive reminder, you have not yet Voted.



# Gulf Harbors Condominium, Inc.

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

## Coffee with Eddie

*All Gulf Harbors Condo residents are welcome!*

**Zoom update calls conducted Sat.'s: 10AM**

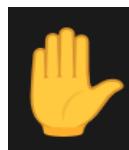
**LOG into ZOOM APP** > Download **Zoom** to your Computer, iPhone, iPad or Tablet:

Select - **JOIN a Meeting**' and enter **Meeting ID: 452 293 5282**

**Or** enter the meeting with the following information into your web browser:

<https://us02web.zoom.us/j/4522935282>

- On the **Join / Meeting ID** screen, before you Join - please include your **Personal name** and **Unit number** for ease of identification!
- **How to - Raise your Hand** (*not your actual hand*) - Ask a question, move to top of screen:  
**Computer:** While watching zoom screen **move** computer mouse to see *options* on your Laptop/PC screen to pop up: Select **Reactions** then click **Raise Hand**.  
**iPad/ iPhone/ Android:** *Touch* device screen, while on Zoom: Select **Reactions**, then click **Hand** symbol to raise hand. (May see 'circle with 3 dots', click that) then select – **Reactions**, click **Hand** symbol to raise hand.
  - **PHONE:** If you want to **Call in**, (NOT on zoom) dial **Tel. phone number**, & enter **ID**.  
Dial: **1-312-626-6799**, US (Chicago #) enter >> **Meeting ID: 452 293 5282**  
**on-Phone:** dial **\*9** - to **Raise Hand** / **\*6** – to **Mute-Unmute**.  
Dial-in Phone callers are **identified by their Telephone No.**



When you **JOIN ZOOM** – The Host will open the meeting to start the session.

Sincerely,

*Ed Short*

President – Board of Directors, Infrastructure Committee Chair, Executive Committee