



JUNE 2025

VOLUME: 51 ISSUE: 6

Happy June!

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

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

Phone: 727- 848 - 0198

OFFICE: rtaylor@resourcepropertymgmt.com

Website: www.gulpharborscondos.com

EMERGENCY NUMBERS:

Fire/Ambulance: **911**

For Suspicious Activities **CALL 911 first**, then call
OFFICE #: 727-848-0198.

Non-Emergency (Sheriff): 727-847-8102 - Press 7.

Pool #1 & Pool #2 each have a telephone for **911** and
Local Calls - Outgoing only.

BOARD OF DIRECTORS

Ed Short, President ghc.eshort@gmail.com
Scott Langlo, Vice President ghc.slanglo@gmail.com
Donna Hammel, Treasurer ghc.dhammel@yahoo.com
Cathy Fortune, Secretary ghc.ccfortune@gmail.com
Jim Bozzi, Director ghc.jbozzi@gmail.com
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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.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 - JULY COMET items:
Thursday June 19, 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

Welcome June! Hello Summer!



Here's a smile for you.....

"If the speed of light is faster
than the speed of sound,
that must be the reason why
so many people appear bright -
until they speak".

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.**

Titan Contracting

Titan Contracting continues to work with first floor owners regarding the rebuild of your condo.

For more information - see **Owners ONLY** or **Vantaca** website.

For questions - use their email address: ghc@yourtitanteam.com

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

Around the Grounds


* The **Dumpster** is **no longer located** at the end of Pool 1.

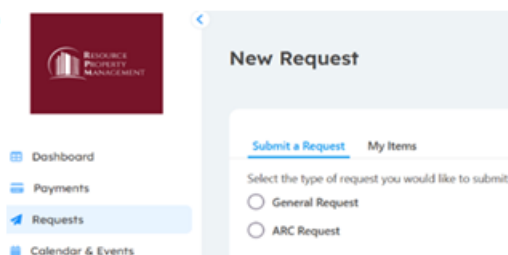
NOTE: Place **ONLY** cardboard in the "CARDBOARD" dumpster next to the temporary office (CH#3) at 4703 Marine Parkway.

Windward Cove, closed their sidewalk access and they advised our Association the seawall walkway is in need of major maintenance. Please do not cross the yellow tape that is across the seawall.

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:**



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

Seven (7) NEW Owners - JUNE

E 103	Carmelo & Carol Zisa	Formerly owned by Tim Mackin
M 101	Cassie Ziegler	Formerly owned by Jerry & Elba Spychalski
M 103	Brett Strunk & Ann Cooper	Formerly owned by Renyou Morgan
T3 302	Marisol & Edgar Granados	Formerly owned by Jennifer Shellhamer
V9 201	Robert Fausette PA	Formerly owned by Jonny D Huttelmayer
V10 102	Gabriel Rohaidy & Hamilton S Mendoza	Formerly owned by Nannette Figliuolo
V11 103	Gregory Maki II	Formerly owned by Patty & Authur Thivierge

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**" to know and understand our rules for all residents to enjoy the amenities at GHC.

Hurricane Season

Reminder: HURRICANE SEASON activity begins June 1st and *continues* through end of **November !**

Unfortunately Hurricane Season is upon us again. **PLEASE REMOVE any & all:** tables, chairs, plants, bikes, outdoor mats/ rugs, décor, hanging items, etc. that is outside of your condo.

Otherwise, don't be surprised if it is gone when you return!

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
- No additional GHC Recreational activities / events will be held until further notice.



GHC Manager Message for *June...*

Dear Friends, Guests, Family Members and Tenants,

Hurricane Season is Here!

It is never too early to be prepared for the Hurricane Season. Here are several things you need to do to prepare your property.

1. Remove all exterior items from your balcony, decks, or entrance way. This includes furniture, plants, outdoor mats, hanging décor, etc. These items may become projectiles that cause injury to others or damage to personal property. Note: If you have already left for the season, ask the person you have watching your unit, or a neighbor to please bring these items in.
2. Let the local fire and/or police department know if you are a special needs resident who require assistance in evacuating the building. This should be done prior to the predicted storm as the telephone and elevator service may be out.
3. Know your evacuation route.
4. Have your hurricane kits ready; please refer to the local news, newspapers, or the hurricane preparedness guide for specifics to be included in your kit.

Laundry Cards: are now available at the office, residents may also use the CleanPay Mobile App.

Air Handler Invoices:

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

Many Owners may have received their invoices via their ledgers on Vantaca, owners can make their reimbursement payments for the Air Handlers via their Vantaca Portal or by sending a check payable to Gulf Harbors Condominium, Inc. and mail to the lockbox- **P.O. Box 20270, Miami, FL 33102**. Please include your account number on the check.

UPCOMING Important Dates on Zoom:

- June 12, Thursday - Board Workshop Meeting
- June 26, Thursday - Board Meeting

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – *June 2025* President's Message

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

This Month's Joke(s)

A 75 year old walks into a bar with a parrot on his shoulder.

The barman asks, "Hey, where did you get him?"

The parrot answers, "At a nursing home, they're all over the place here!"

An elderly man and a 20 year old are paired together at a golf tournament. They're playing a long par 5 that dog legs around some tall trees.

As the 20 year old sets up his tee shot to hit onto the fairway the elderly man notes "When I was your age we used to hit over the trees - not around to the side."

So the 20 year old readjusts and tries to hit over the trees - but can't clear them and loses his ball. He tries again and loses that one too...

Then the elderly man says "Of course, when I was your age, the trees were only 6 foot tall."

Welcome to June...

I've always liked June...the first day of summer is in June, which happens to be the same day as our wedding anniversary (simple, easy to remember). I also recall when my wife and I were cohabitating and she wanted to get married in 1989, I said no and we got married in 1990 instead. Base 10. Remember, Canada is metric. It's simple. Imagine the math involved with 1989 and someone asked, "How long are you married?" Nope, I went for simple.

When I sit down to write these monthly letters, I try to interject humor and generally try to make everyone feel OK, inform everyone of what is happening and just try to give you a warm fuzzy feeling. Simple concept to follow and for the most part, I think it works. I also think about the past Boards, the current Board and how both, were and are, doing their best with what we have available to us to make things better at Gulf Harbors Condominium Inc. Again, I like simple.

This past month has been anything, but simple.

As I write this letter and in the last few weeks, our CAM, the Board and I have had to deal with several incidents and issues that no one should have to deal with, they have included:

- Our CAM being verbally assaulted on several occasions, the last of which was witnessed by another owner and afterwards, said to our CAM, “I don’t know how you do it?” Well, for starters, she shouldn’t have had to do it or even remotely be put in to that kind of situation.
- We have had an instance, where a unit had their power cut off for whatever reason and their meter removed. This person, then, through their infinite wisdom, decides to go and jam two wires between the clips where the meter had been removed. This event blew their unit’s electrical box along with the electrical boxes of the unit beside and below them in the main panel.
- We have had a person dumping window blinds in the cardboard dumpster on the first occurrence, a bathroom sink on the second occurrence and the finally a toilet on the third occurrence.
- We have had a group of unruly people jumping, running and diving into Pool 1, staying in the pool area far after sunset and closing hours. We cannot put any more signs up on our fence as you would not be able to see through it.
- We continue to have runners, bike riders, trespassers from outside our complex and dog walkers on the sidewalk of the seawall. The last thing we need is someone tripping and falling into that canal and bouncing off the coral on their way in.

This is just a sample of the more outlandish items that have been dealt with over the past month. I can’t make this up and I can’t fix ignorance. The above is also a further example of the continuing flagrant disregard of GHC’s rules and regulations.

Enough of the doom and gloom...

The “Flood Update ZOOM sessions” are continuing with the “Saturday Morning Coffee with Eddie” at 10AM EST every Saturday morning.

These are not only meant to be informative for you as the residents, but it also gives you a chance to voice an issue or vent a gripe. Updates to the schedule will be announced and posted on the GHC website. Please continue to email Billie if there is an issue and you can copy me.

There is a lot of activity happening at GHC, with the owners, their individual units and their contractors and subcontractors.

There is noise, debris and various items being delivered. Please be patient. These are members of our community trying to get their units and lives back to some degree of normalcy. Again, I ask, try to be patient.

By now you should have received an email blast indicating that Titan has severed their relationship with ResComX. This has no bearing on GHC, as our contract was directly with Titan (this is the one that asks GHC to payout to Titan if they had a contract with the owner). It should also have no effect on your individual contracts as they were directly with Titan as well.

We are moving forward in getting the stairs at Tower 4 and 6 repaired and open. We narrowed down our search, have selected the contractor, have received the contracts that our lawyer has reviewed and have told them to start as soon as physically possible.

At the latest Board meeting, a vote was taken to move forward with a contractor to fix the upper walkway and both stair cases on Villa 8.

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.

I will give kudos and thanks to the Security Committee as they have been reporting several infractions to the office and the Board and we are acting on them immediately where we can.

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.

INQUIRING MINDS... on FLOOD related issues.

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

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

AC Units Replacement - AC Condensers being replaced with new AC units, is almost complete. Note outside condenser units are covered under FEMA. The inside AC Handlers, are NOT compatible with *new* installed condensers and **are not covered** under FEMA. These are replaced at owners' expense and **owners will receive a bill** from RPM/GHC Association - in the next few weeks. How to pay, will be sent in an email.

Contractors - See 'list' of Contractors: Vantaca/Doc/Contractors List and on **COMET Our Sponsors !!** page. Ensure Contractors you hire are: FL Licensed, have Insurance, and carry Workers Compensation.

Hot Water Heaters - Most condo HWH are installed. **LIST** was emailed out, to please complete **Consent** to replace your HWH Form - See: Vantaca/ Documents/ HH/ GH Consent Replace HWH to be included.

Laundry - Commercial Laundry has almost all first floor washers/dryers installed. Servpro is completing the drywall/wallboard insulation, Maintenance is conducting cleaning of the vents, install of new water shut-off valves (as needed) and the painting. Hot Water Heaters will be installed later in the process. Cold wash is available. Do NOT turn off COLD water supply line. The new machines are set-up for **Laundry Cards now available** at the GHC office.

- Previously **purchased tokens can still be used in W/D's** on Floors 2 & 3, in **V9 & Towers 1-6**.
- Infrastructure Com. researching On-demand Hot Water tanks. These cost less, use less electricity. Buildings have minimal wash usage during some seasons. This can save on overall electric bill - forever!

Mortgage - The Association receives FEMA Insurance Funds, then to disburse to owners with a mortgage, the Reimbursement payment must list both the unit owner(s) and mortgage company. This is required per FEMA and GHC documents. By self-identifying your mortgage details, this helps aid the process which is mandatory prior to **any** Hurricane Helene funding being released. No date determined as of yet.

Permits – are **REQUIRED** as either an Owner PERMIT or Contractor PERMIT to conduct all restoration work to rebuild condo, following a flood event! APPLY for Owner/ Contractor Permit (OIC). See **Vantaca** for guidance. The White Box stage is close to completion by ServPro. Owner Permit application can be done in-person or online. If you hire a Licensed Contractor, they pull the Contractor Permit (on your behalf). Owner permits are approved by Pasco for any/ all rebuilding. *Note:* Owner Permits has a restriction of: you **cannot** rent or sell unit for 52 weeks, whereas the Contractor Permits issued, do not have this same restriction.

Pools - Pool 1 and 2 - OPEN. Follow the rules for enter/ exit Pools per Pasco Rules: 30 mins AFTER sunrise, 30 mins before DUSK. Please READ Pool Rules, Reminder: **flotation mattress - NOT** permitted in GHC Pools! After hours **PARTIES - NOT** permitted in Pools.

3-Month Minimum Rental lifted - Owners can for less than 3-months, **approved until Sept. 30, 2025**. This **does not apply** to "general GHC rentals"! See **Request a GHC Rental, Pg. 12** Owners advised GHC office.

GENERAL INFORMATION

GHC Residents on Blue Stream Fiber (BSF)



- ♦ Owners affected by the **Hurricane Helene** water intrusion on ground floor condos;
*Please check the 'BSF Service Request: 1st Floor Condos' located on the **GHC website**.*
- ♦ As your *wallboard/ texture* is completed at white-box step, the form assists in more time is required for installation of **Blue Stream Fiber services**, than typical repair requests.
- ♦ **Email** the form or **provide pertinent** info. to **Doug** at ghc.tvandinternet@gmail.com
- ♦ And **Blue Stream** will **Call You** - to schedule a time for your re-install work!

OWNERS ONLY - WEBSITE accessible via www.gulpharborscondos.com



- Press the **green button - Owners ONLY Site**
See - New to this site? Click "**Sign Up**" (not Log In)
- Enter the **email address** included on your form and create your own password.
- Your Request will then be **verified against your completed / signed form on file**, you will be approved to access the **Owners Only** private section of our website!
- *This may take a few days to process.*
- WAIT - Need a - Web Access Authorization Sign-Up **Form**? Check button **Web Forms**, then
- Return **to the office** or **email** to the office at rtaylor@resourcepropertymgmt.com

What to read?

- Approved Board meeting Minutes, **Various GHC Forms**, Owners' Directory, Financials, ETC.
- NOTE" All **Hurricane Helene** documents are located on **Vantaca** site only.

RPM WEBSite - VANTACA

- ♦ Check that you can access the website, at home.resourcepropertymgmt.com
Don't have your temporary login information? Contact the GHC office for your owner specific access.

What can I Access?

Your personal account records, mailing address change option, approved minutes, GHC Financials, etc.

Hurricane Helene - information and daily work completed by ServPro, etc.

Report an issue and receive status update(s) to your request. You can also attach pictures to your report.

Saturday Morning Coffee with Eddie...

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 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

Update following the **Annual Membership Meeting** re-scheduled from March 13 to **May 15, 2025**.

The required quorum of **270** votes was achieved and the May 15 - Annual Members Meeting was held. This agenda was for one order of business, the Amendment question on Paragraph 15(b);

- **Do you approve the proposed amendment to Paragraph 15(b) of the Amended and Restated Declaration of Condominium of Gulf Harbors Condominium, stating that unit owners are responsible for maintenance, repair and replacement of all windows and doors serving their units?**

The Amendment has passed. To be approved, 180 votes are required, in this case in the affirmative. It was approved by the ownership with **Yes: 190** votes and **No: 105** votes.

Please also understand the following information with regard to our Hurricane Helene situation:

- The Association is, by law, responsible for repairing/replacing “the condominium property as originally installed,” if damaged due to an “insurable event,” and windows/doors are not specifically excluded from that responsibility. (The amendment only changes responsibility in a NON-insurable event scenario.)

Rhonda Brown,
Chair Election and Balloting Committee

PAINT COMMITTEE



Update:

Bids for painting our complex are now being received and will be reviewed by the Board of Directors in the coming weeks. At this time, our focus will be on the **three story buildings** that have had repairs completed as a result of the SIRS report. **Towers 1 thru 6 and Villa 9** will be **phase one** of the project.

Full GHC [Committee Chart](#) posted on Owner websites - These need a Chairperson !

Fining - Need a Chairperson and 2 members.

Grounds - Need a chair person. Already have volunteers ready to help, they just need a leader to guide them.

Legal - You don't need to have legal background. An interest in law and reading/ staying informed on COA changes would be great.

Ad-Hoc Committees:

- **Kayak** - We have kayak storage, need a chairperson to help manage this service and space behind CH3/ Temporary Office: 4703 Marine Parkway.

- **Operations Analysis** - Need a Chairperson—someone interested in numbers & accounting and digging into process/ costs for GHC.

2025 Meetings of The GHC Board of Directors: Only on ZOOM.

- **June 12** - Board WORKSHOP Meeting - Thursday
- **June 26** - BOARD Meeting
- **Note:** There are no scheduled Board meetings/ workshops in July and August.

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

Check out **GHC Websites'** :

Owners ONLY & VANTACA at Home.ResourcePropertyMgmt.com

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

Resource Property Management - RPM on Vantaca:

Go to: home.resourcepropertymgmt.com

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

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

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

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

*

Please note that the **RPM 'distribution emails'** option is *different* from the **Phone-Blast** option to receive **text/voice messages, or email** - for **emergency notices**, i.e. the water is turned off *unexpectedly*, etc.

Friendly Rule Reminders...

Share with *your family and friends visiting GHC*, our **CONDOMINIUM RULES !!**

These help ensure everyone enjoys living and visiting Gulf Harbor's Condos.

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

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

DOG/ ANIMAL walking is **NOT** permitted on **CANAL - walkway/ seawall**. **Stop walking your dog!!**

- **NO feeding** of animals (nor Birds) is permitted outside of units or on canal. Food waste **attracts rats!**

GHC CONDOS for SALE - JUNE

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!

GHC Condo RENTALS - JUNE

- B 207** **2-bedroom** garden unit available for seasonal rental November to April. 3-month minimum. Fully furnished, includes a washer & dryer. Wonderful views of the sunset, overlooks Pool 1 and Clubhouse 1.
For information **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!
- S-204** 2nd Floor Rental 3-month's January 1st, 2026, to March 31st, 2026, **\$1,800.00 per month** Plus 1 month's security **\$1800.00**. Must pass GHC background check. **2 Bedrooms -2 Bathrooms** fully furnished, electric not included. **NO PETS**. **Call Pam 708-307-9921 or 708-369-1456.**
- T3-206** Furnished short-term rental available for a minimum of 3 months from June 1 through January 1. This charming, bright, and quiet **2 bedroom, 2 bath** fully furnished 1400 sf unit allows for stunning views overlooking the North Channel from your second floor air-conditioned Florida room complete with hurricane windows. This well maintained and practically furnished unit includes all kitchen appliances, cooking/eating utensils, towels and all bedding. Laundry facilities are available on the same floor. **\$1800 rent** includes ALL utilities (electric/water/cable/trash/internet) PLUS state and local rental taxes (12%). Contact Michael Theisen at 585-309-7771 or via e-mail at theisen61@gmail.com for more info.
- T6-303** **2-bedroom, 2-bath, available for** seasonal and summer rental starting in July. Fully furnished with Canal View with new living room and dining room furniture. Kitchen has all pots, dishes, cutlery, etc. **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 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 **JUNE**, 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** *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!

GRILL CLEANING:

Grill cleaning materials for grills at Pool 2, available for check-out in the office.

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

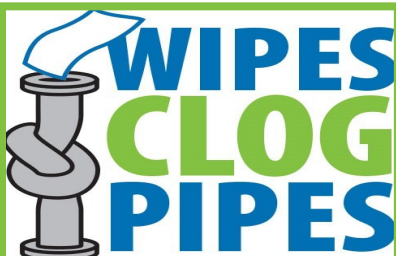
Know your
GHCI Association Rules!

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

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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