

February 2026

VOLUME: 52 ISSUE: 2



Happy Valentine's!

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

CLOSED- Lunch 12:30-1 pm & Weds. 1-4:00pm

- Holidays - none for February.

Address: 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 ghec.eshort@gmail.com
 Scott Langlo, Vice President ghec.slanglo@gmail.com
 * Donna Hammel, Treasurer ghec.dhammel@yahoo.com
 Cathy Fortune, Secretary ghec.ccfortune@gmail.com
 Jim Bozzi, Director ghec.jbozzi@gmail.com
 * Ken Anstett, Director ghec.kanstett@gmail.com
 Susan Kirst-Millspaugh, Dir. ghec.skirstmillspaugh@gmail.com

* Denotes board seat open.

C.A.M.

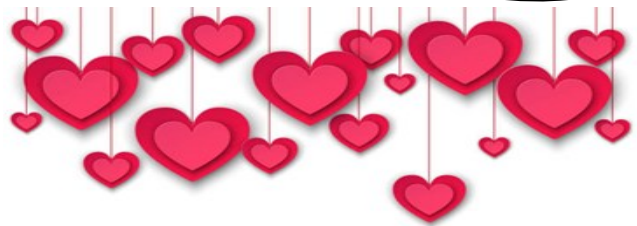
Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com**THE COMET - Monthly Newsletter**COMET & WEBSITE Publisher: Rhonda Brown, Owner
Volunteer: Email - ghec.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 12th each mon.

DATE to submit - MARCH COMET items:
Friday Feb. 20, 2026.**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*Happy Valentine's Day*Do you know the reason there is a leap year
every 4 years in **February?**It's to keep our calendar in sync with the
earth's movement around the sun. The next
leap year will be **2028!***From the Editor*



GHC OFFICE NEWS AND...

REGULAR OFFICE HOURS

The **GHC office** at **4703 Marine Parkway**.

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.**

Happy Valentine's Day to you and your families!

The Board of Directors meetings' : Watch for Notices.

Two (2) NEW Owners - February

J-107 Cotee Cabana LLC

- Formally owned by Lois Ziolkowski

I-103 Hudson Ricardo Leite Vieira & Carina Vidal Oliveira - Formally owned by Tadda Michele Revocable Trust

As efforts to **restore Clubhouse 1** start to wind down, **activities and events** are gearing up!
Watch for updates on GHC website **NewsFlash** and this publication **The COMET** as things get started.

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- **THANK YOU again**, to the dedicated folks who put their time & effort into getting CH1 operational!
- Notices for COMET Events, and Activities, **EMAIL Lynn @:** cometer14@gmail.com
- Have **questions**, please contact Committee Chair - **Bill Bourquin:** ghc.recreation@gmail.com

BOCCE BALL - 9:30am Tuesdays & Fridays Meet on the field just past the office. Chair: Bev Milo

SHUFFLEBOARD - 1:00pm Tues. & Thurs. Shuffleboard courts @ Pool 1. Chairs: Dan Olden & Don Everly.

Informational: - **Cornhole** - will not be played this 2026 season.

CHAIRPERSONS - Are **needed** for the following activities to continue. Please let Bill or Lynn know via email.



- **Cribbage** - CH1; played Tuesday nights 7pm
- **Euchre** - CH1; played Monday nights 7pm
- **Hold 'em Poker** - CH2; played Tuesday nights 6:30pm



GHC Recreation Committee Update:

The Recreation Committee met on Wednesday Jan 21st. Most of our activities will be up and running soon! If you have previously chaired an event and would like to continue or if you'd like to start a new event, please contact the Recreation Committee.

Our next meeting will be **Thursday February 5 at 10:00 am at CH 1**. New ideas are always welcome.

MEET AND GREET: **Sunday, February 1st at CH1 - 2:00 - 4:00 pm.** Refreshments will be served.

Come and see the newly renovated Club House and say hello...again!

VALENTINE'S DAY DANCE: **Saturday February 14th at CH1 - 8:00 - 11:00 pm.** *Regular* refreshments, soda, ice and 50/50 tickets: \$5.00. DJ by Doug Brown, Bartending by Ed Short. Tickets are \$6.00 - **US checks** only accepted. **TICKET SALES:** in CH-1 from **11am -12 noon Wednesday, February 4 & 11.**

Chairs Connie Short, Mabel Murray.

JULIETTE LUNCHEON: Please *join us for* a **Romeo/Juliette** luncheon.

Wednesday, February 25, 2026, 12:30 p.m.
Seafire Grill at 4927 US Highway 19.

Sign up at Clubhouse 1: Wednesday, **February 11, 2026 from 11 a.m. to noon &**
Wednesday, **February 18, 2026 from 11 a.m. to noon.**

Please come, sign up and bring a **\$20.00 deposit per person** to hold your spot/spots.

Wednesday, February 18 is the **last day** to sign up so we are able to give the restaurant an accurate count.

Come and enjoy a fun afternoon with other Gulf Harbors friends and neighbors!

Any questions, please e-mail Debbie Anstett at: Debbieanstett@gmail.com

GHC BOOK CLUB: **Thursday February 26th at 1:00 pm CH 1.** Hurray! Hurray! Our GCH Book Club will meet! Our first read will be "A Fall of Marigolds" by Susann Meissner. The story is interesting, informative and well written with a thoughtful ending. Please bring ideas for our March read. See you soon!

T.G.I.F: **Friday February 27th 3:00 - 6:00 pm - CH 1.** **BYOB & Snacks**, 50/50 and door prizes.

Chairs Judi Cleveland, Janet Olden & Mary Beth Gaulin.

Watch for the activities we love, to start up soon in Clubhouse 1:

- **Stretch & Flex** - 9:30am Mondays. Chair Barb Silva
- **Craft/ Sew** - 1:00pm Mondays. Chair Barb Silva & Friends
- **Mah Jong** - 2:00pm Mondays. Chair Barb Silva
- **Hand & Foot** - 6:30pm Wednesdays. Chair Diane Barkey
- **Bingo** - 7:00pm Thursdays. Doors open 6pm. Chairs Mark Cleveland
- **Tai Chi** - 9:30am Fridays. Chair Kevin Kavana

Future MARCH Events:

Pancake Breakfast: a Saturday in March, to be determined.

YARD Sale - Saturday **March 21, CH1.** Watch for dates to drop-off "small" décor items. Chair Mabel Murray



GHC Manager Message for *February ...*

Dear Residents,

Budget Meeting, Annual Membership Meeting:

For residents that are returning to Gulf Harbors this season, in the upcoming months **Annual & Budget Meeting** notices will be sent out. **First Notice** was mailed / emailed January 9th in preparation for Annual General Meeting in March. Watch in February, for Budget Notice for the upcoming **Budget Meeting** Scheduled for **February 19th at 1PM**.

January 30th was the deadline for candidates to submit their **Notice of Intent to be a Candidate** for the Board of Directors. A **Meet the Candidates** is *tentatively set* for **Tuesday, February 24th**, the **6** candidates are:

Kenneth Anstett, Cynthia Brockman, Douglas Decker, Donna Hammel, Vicky Roark and Edward Short.

Thank you all for your Intents to be a Candidate for the Board of Directors, additional information on the Meet the Candidates will be sent out via email.

Tenant Parking Stickers:

Owners please remind your Tenants that they are required to update their parking decals Annually. The **2026 GHC Tenant Vehicle Decal** stickers are now available at the office. Tenants, please bring a copy of your vehicle registration with you to pick-up your new 2026 GHC decal.

Doors:

Newly Replaced **First Floor Doors**- Servpro has advised our office that the **County Inspector** requires the screw holes to be visible, therefore please do not fill in the holes or paint the new front door.


Future Important Dates in 2026:

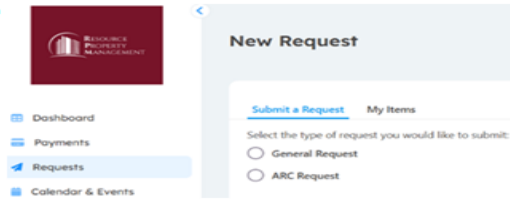
- **February 10,** Town Hall Meeting at 10AM Via Zoom
- **February 19,** Adopt Proposed Budget 2026-2027/ Board and Membership Meeting, 1PM.
- **February 24,** Meet the Candidates - Tentative date
- **March 12,** Annual Membership Meeting (AMM), 1PM.

Billie Laney, CAM

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**.

Reminder...

Please REMOVE sinks, countertops, etc. and condo debris outside your condo to avoid a “Notice to remove letter” and possible fine. Dispose of the materials you will not be using, at the landfill. Address on Page 16.

PLEASE keep **walkways clear of tables & chairs** due to **Fire Marshall requirements** for **fire and paramedic** access to GHC condos in case of an emergency!!

TOWN HALL

Tuesday **February 10th at 10:00am** : **on Zoom**, Moderator Chris Such, Notes Lynn Antle.

Meeting Purpose: To annually bring the GHC community together around a common goal. Town Hall meetings are an informal public meeting with an open forum. All residents in the community association, are invited to attend and share their ideas. Meeting is moderated and input is recorded & transcribed in the form of minutes and given to the new board. Speakers will be afforded 2 minutes in fairness to all.

BUDGET - BOARD MEETING to Adopt the Proposed Budget - sending February 4th

Meeting February 19, 1:00 PM —Watch the main bulletin boards, NewsFlash and RPM Distribution Email message for specific details.

PROPOSED BUDGET 2026-2027 available to view on Vantaca and Owners ONLY websites, as of **Feb.4th**.

MEET the CANDIDATES !!

Tentative date : Tuesday February 24

The current GHC **Committee Chart** is posted on Owner websites'

Consider **assisting the Board** in making important decisions for our community and join **a committee!**

Volunteer Committee Forms are located online: Vantaca and Owners ONLY websites.

Committee Chairpersons are appointed at the Organizational Meeting held in March.

All completed committee forms are shared with the Chairpersons.

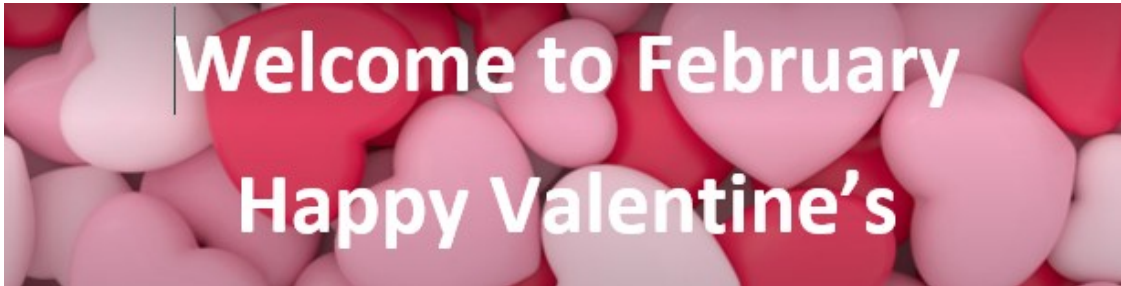


Gulf Harbors Condominium, Inc.

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

COMET – February 2026 President's Message

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



This month's joke:

I went to a job interview this week. The interviewer said to me that I had put on my CV that I was very quick at mental arithmetic.

"What's nineteen multiplied by seventeen?" he asked.

Quick as a flash I replied, "Thirty-four."

"That's wrong," he said.

"But it was very quick," I pointed out.

• Let's get right into it (short month – short letter):

- ◇ I know I mentioned in last month's letter that we "should" have Club House 1 open to the residents sometime during the month. We hit a minor snag. The cubicle walls in both bathrooms that we thought we could save are actually pressboard covered with laminate. They have to be replaced as they are water logged with God only knows what. New solid plastic ones have been ordered. There is still work to be done in the bathrooms.
- ◇ The carpet has been laid and glued down in the library and the area where card games are held.
- ◇ The baseboards have been installed. It is amazing how the look of the interior changed to the better just by having the baseboards installed.

- ◇ The stage with a ramp is being rebuilt as I type this letter. Again, I have to give mucho recognition to the team of volunteers who spent days of their time achieving this. It is well built.
- ◇ The 8' tables that we lost have been replaced, the chairs have been replaced and the 4' card tables have just arrived.
- ◇ We have had a refrigerator, stove and microwave donated to the kitchen from an owner. Thank you very much! Apparently, and I have been told this directly from the head Fire Marshall, they do not control whether or not we can have a stove in the Club House. It is (uh oh) Pasco County. We would have to submit the request and plans, including a fire suppression ability and it would be Pasco County signing off. That is being looked into and pursued.
- ◇ An all-out effort is being made to have our first soiree at Club House 1 in the form of a Valentine's Day dance/ party on, naturally, Saturday, February 14.
- ◇ We have some important dates coming up...the Annual Members Meeting, and there are three Board members whose terms are up. There will be an election if more than 3 offer to run, is received at the office.
- ◇ There are still quite a number of owners who owe the monthly condo fees, still some who owe last year's special assessment and owe for the air handlers that were replaced. Come on, we cannot operate this complex if these moneys are not paid.
- ◇ Finally, there are still a number of positions open on the Committee's chart. There are open spots for Chairs along with members. Please, if you feel you have the time and can give the effort to volunteer for these Committee's, please see the office or Vantaca for the proper form to complete and submit.

That's it for now.

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 -

FEMA funds of **\$12,000 & \$10,000** were allotted for each ground floor condo unit.

Note Owners signed-up to Titan, Titan will these receive funds. Owners with Mortgages, the check will be joint receivers with applicable bank. Owners who completed their own rebuild, receive funds mailed to the address RPM has on file. Check your account on Vantaca, for your mailing address.

Prior to the release of any funds: **Sign** the form: '**Acknowledgment of Receipt of Insurance Proceeds**'.

This form is 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 - FEMA covered All AC Condensers (outside unit under water). The **inside** unit: AC Handler, is NOT compatible with *new* condensers, and had to be replaced. These are **not covered under FEMA**. There are still (15) Owners yet to PAY their **bill** from RPM/GHC Association. Your Payment is **delinquent**. Please contact the office to arrange payment.

SERVPRO - Email address for questions is: info@servproteamgeorge.com

Breakers/AFCI Receptacles - **trip more easily**. Check your electrical panel for tripped breakers or plugs for tripped button, **prior to** calling Servpro. Did you have a power bump, or perhaps too many things plugged into the one circuit - check the breakers first. **NOTE:** a **\$25.00 Service Fee** will be applied for Breakers/AFCI receptacles - that have tripped.

See also Page 10: A Message from **SERVPRO !** - for more details.

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

Contractors - Ensure the Contractor you hired is: FL Licensed, has Insurance, & carries Workers Compensation. Advise your contractors - they are responsible for cleaning up, outside your unit and for removing debris from your condo. If not removed, GHC will contact the owners as it is ultimately your responsibility.

Exterior Doors - Continue to be replaced for EVERY First floor condo. The exterior doors were all touched by hurricane water, and **must be** replaced under FEMA. You will be contacted with a date.

Laundry - Washers & dryers on first floors have been installed by **Commercial Laundry**. **Hot Water Heater** tanks are installed in laundry rooms. The new machines use **CleanPay** Laundry Cards - available at the GHC office. Also consider also the **CleanPay mobile APP** on your phone, to use the laundry machines.

- **Tokens (black and gold)** are still available for 2nd & 3rd floor W/D's @ **V9 & Towers 1-6**.
- Turn them in (minimum of **8 tokens @ \$10.00.**) for reimbursement.

Permits – Owner PERMIT or Contractor PERMIT for all restoration work to rebuild of your first floor condo can be closed ONCE Pasco County Inspections have been completed. If your Permit lapsed, you can go to the County and complete a required form, to have it **reopened** to continue your work.

GENERAL INFORMATION

GHC Residents on Blue Stream Fiber (BSF)



- ♦ **Ground floor Owners** affected by the *Hurricane Helene* - Check for '**BSF Service Request: 1st Floor Condos**' located on the **GHC website**.
- ♦ More time is required for **Re-installation** of **Blue Stream Fiber services**, than typical repair requests! **Email** form or **provide** info. to **Doug** at: ghc.tvandinternet@gmail.com
 - And **Blue Stream** will **Call You** - to schedule a time for your re-install work!
- ♦ **New install requests** for floors 2 & 3, **CALL** 727-491-5550, & follow voice prompts. Go to www.bluestreamfiber.com Setup your Profile. Select paperless billing to avoid paper billing charges per month. If mailed to you, an additional \$fee is charged. See **link** below:
- ♦ <https://www.bluestreamfiber.com/community/gulf-harbors-condominium/>

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, approved minutes, Zoom Video of Board Meetings (since August 2025), GHC Financials, etc. Hurricane Helene - information completed by ServPro, etc. As well you can report an issue and receive status update(s) on your request. You can attach pictures to your report.

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**, **can 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.

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



A Message from **SERVPRO !**

Did you have a: **Loss of Power? Tripped Breaker or AFCI Receptacle?**

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

- ♦ Check your AFCI breakers (on your power panel) and/ or **reset** the breaker.
- ♦ Check and **reset** your AFCI / GFI receptacles - outlets, that have a reset button on them.
- ♦ 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 to trip. NOTE: *This is the same STEP Servpro will do and then charge You.*

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 outlet!

GHC COMMITTEE WORK

INFRASTRUCTURE COMMITTEE

For second floor garden unit owners, 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.



The GHC community grounds committee work continues!

- We still look for **construction debris to be removed** from common ground areas. If you still have materials outside your condo - Please remove as soon as possible!
- The Grounds Committee continues to clear dead bushes, plants from breezeways in common areas.
- Please **look after your personal belongings**, like planters & garden decorations by removing them from all common areas. This includes outside your condo unit which is condominium 'common area'.
- The Grounds Committee submitted a proposal to the Board for new "guidelines - rules" for keeping our grounds areas looking good. This topic has not been addressed nor updated since May 2002.

Thank you, for your understanding and support in keeping our grounds looking good!

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

Thank you!

Angela - Grounds Committee Chair



Progress continues along ...

The railings being worked on at the Towers for SIRS remediation are painted in the new color Sea Salt. They look great. This is the start of painting in the new colors' palette!

Please note, only the seven 3-storey buildings (Towers 1-6, Villa 9) will be painted as Phase 1 this year. The exterior of the unit doors for the 3-storey buildings WILL also be painted during this phase.

The holes, cracks, etc. on every building will need to be **repaired fully**, well prior to painting on the building's exterior.

There is a **LOT of preparation work** at GHC for painting in the future!

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

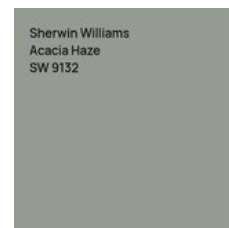
Lynn - Paint Committee Chair

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

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

Check **9132** and **6204** - online to view colors shown above. Sea Salt is CH1 main wall color.

OWNERS OF GHC - VOTING IN 2026

The **First Notice** was emailed and mailed out to every GHC condo unit January 9th.

This packet included a form to offer to serve on the GHC Board, and other included Forms:

Electronic Voting, Voting Certificate—if more than sole ownership of your unit.

Focus on the upcoming **Budgetary Vote**.

BACKGROUND - Every year a budget is prepared for the GHC Association. As Gulf Harbors Condos is managed by a management company our draft budget is prepared by Resource Property Management (RPM), based on actual figures from the previous year. This is then reviewed by the GHC Budget and Finance Committee, along with the Board Treasurer, to draft the **Proposed Budget** to present to the entire Board of Directors at the budget workshop.

- This posted meeting occurred *January 22, 2026*, on Zoom.

This is the meeting where the board along with committee discuss the draft budget and make any adjustments prior to sending the Proposed Budget to the members. GHC fiscal year runs from April 1 to March 31, each year.

The Proposed Budget is mailed to every owner and posted on the Owner accessible websites for preview, at a minimum of 14 days prior to the *Special Membership Budget* meeting and *Board of Directors* Meeting. This also includes two questions posed to the ownership for voting.

MEMBERSHIP “BUDGET” VOTE

This membership vote must be conducted every year with 2 proxy budgetary questions:

1. Do you want to rollover the ‘**2025**’s Surplus Operating Funds (if any) into the next fiscal year to **avoid taxable consequences by the IRS** of such remaining funds?

- The question about taxation, is important to ask the ownership to approve, so that the Association does not have to pay tax if an operational surplus should occur.

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.

- An important factor for the emergency use of Funds is the funds **MUST be** returned to the Reserves Association budget. This question, if approved, allows for repairs etc. to begin prior to insurance payments for repair or replacement as the insurance process can take longer for monies to be received.

UNFORTUNATELY – these 2 questions did **not achieve required quorum**, for the Budget Vote held February 2025. The membership is asked to vote **Yes** or **No** to these two questions. If not approved the Association may incur tax payments on any operational overage. The proxy questions approval is achieved if **135 of 271, owners vote Yes**. *However*, if the required quorum **271** is not achieved, the questions are not approved.

Important note: that the Owner membership does not vote on the Association Budget, only the **Board of Directors vote on the final budget!**

BUDGET: The **GHC Proposed Budget 2026-2027** to be mailed/emailed **Feb. 4**. Meeting to Adopt Budget: **Feb. 19, 2026**.

When you **do not** vote – it **still** affects you!

Election and Balloting Committee

RULE Reminders...

Please share with *your family and friends* - 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 **on any** sidewalks, breezeways and canal - seawalls at GHC. This is **excluding** medically necessary equipment and baby carriages wheeled by an adult.

WALKING your dog/ animal is **NOT permitted** on **CANAL, Seawall walkways**. **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 - FEBRUARY**

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 Vinyl Flooring. \$102,000.**
Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- L-107** True **2 Bedroom, 2 Bath** First Floor Condo. This Unit offers Upgraded central heat & air, electric panel & hot water heater. Professionally Remediated to "White Box" status & ready for your Licensed Contractor. High Impact Windows over-look the beautiful garden area. Complete to your own standards & taste. **Call : 586-854-4502.**
- O-208** Move Right In: Fully furnished **2-bedroom, 2-bathroom** condo on the second floor! Enjoy beautiful water views from the sunroom all day, especially stunning sunsets. Please **contact** Lorne @ **(905) 320-8445.**
- T2-303** Move into this highly desirable 3RD Floor, Waterfront Condo. Fully Furnished, **2 Bedrooms/2Bathrooms**, 13,88sq ft. This unit features a large attic with a pull-down stairway. White ceramic flooring in kitchen, hallways and bathrooms. Ceiling fans in every room. Updated electrical panel and new roof 2023. Enjoy life on the water breathtaking sunsets and sparkling daytime waters. **\$140,000.**
Call Karen 1-815-245-8367.
- 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. **\$94,000. Call Nick 239-337-4977.**
- V12-105** Villa 12 apt 105 Flr 1 canal front with all new appliances. Beautiful **one bedroom** for rent at **\$1,300.** or **For Sale \$89,900** with possible owner financing. Please **call Gabe 201-725-2214.**

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

- A-102** Nice/spacious **1 B/R, 1st Flr.-** garden condo-bldg. A. 5108 Amulet Dr. Gulf Harbors unit 102. Super ready move in! Live the Florida life! Every amenity you can imagine, plus water, sewer, trash. **\$1200. 727-410-6666.**
- AA-202** 2nd floor-**1 bed 1 bath** plus bonus room for Office or small guest room. **Seasonal rental \$1,500.** three month minimum available / Long term available (**\$1,300**). **Call 631-609-0026.** Close to all downtown New Port Richey shopping.

Continued... **GHC Condo RENTALS - FEBRUARY**

- B-206** **2Br/2Ba** Completely furnished 2nd floor unit. Next to the pool and the clubhouse. Seasonal rental available now until May. 3-months min. **\$1900.00** includes all utilities. Elect, cable, internet, water, & trash. Also available year-round. **Call** for the price: **630-688-5845**.
- 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 Vinyl Flooring. **\$1,650/month** – 3-month minimum, ideal for seasonal stays. Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- I-102** **2BD/BA 1st Floor** Unfurnished. Includes water, trash, cable, internet. Appliances include refrigerator, stove, oven, dishwasher. Shared laundry access. **\$1600. per month**. **Call** Nancy **727-692-1353** for more details.
- N-202** Waterfront **2 bedrooms, 2 baths**, central heat/air, two community pools, two community club houses, 1 covered parking space, new hurricane windows installed 2018, carpet and ceramic tile, updated bathrooms, dining area, refrigerator, OTR microwave, dishwasher, self-cleaning stove/oven, garbage disposal, 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 Wi-Fi 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. **\$1300.** includes cable and electric, for full time. **\$1500.** 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.**
- T-207** 2nd floor-**2 bed 2 bath** plus bonus room for Office or small guest room. **Seasonal rental \$1730.** 3-month minimum available/ Long term available (**\$1600**). **Call 631-609-0026**. Close to downtown NPR shopping.
- 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**.
- V12-105** Villa 12 apt 105 Flr 1 canal front with all new appliances. Beautiful **one bedroom** for rent at **\$1,300.** or for sale **\$89,900** with possible owner financing. Please **call** Gabe **201-725-2214**.
- V12-202** **1 bedroom 1 bath**, fully furnished 2nd floor condo with a canal view for rent. 3-Month minimum lease term. **Rent is \$1600.00 per month**, first, last and security due at lease signing. GHC Background check required, for a fee of \$150.00. Please text **John @ 727-847-6003** for additional 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.

Please **DO NOT PARK** your Vehicle bumper **OVER 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, as that attracts unwanted animals. BIN is located at SIDE parking lot of Maintenance Shop.

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 Club-houses 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!

Landfill Site - take construction **DEBRIS** to
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. **2026** Tags are available now.
- * Vehicles with **NO TAGs displayed**, may receive up to '**3**' - **Three Warnings**, then vehicles can be **Towed at Owner expense !**

Wi-Fi:

Is available @ CH1 & 2. The access details for BSF 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:

On **Owners ONLY** website **GHC Forms - Misc.** & on **Vantaca** - under 'Forms': Print & complete the electronic voting form, to ensure you receive via email, the information sent out to cast your vote, online - electronically.

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

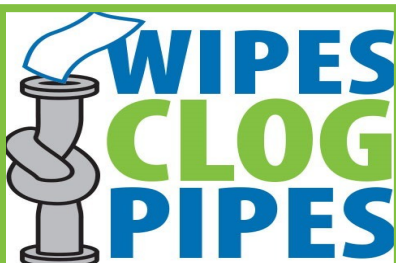
Know your
GHCI Association Rules!

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* !



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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OF CITRUS COUNTY

David G. Rosensteel M.B.A., C.P.A.
Office Manager / LPL Registered Principal

E-Mail: David.Rosensteel@LPL.com
Cell (727) 457-6086

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MEMBER FINRA / SIPC.



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Shawn Duggan
Project Coordinator

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Office: 813-749-6051
sduggan@stormprowindow-door.com

www.stormprowindow-door.com
40345 US-HWY 19 N
Tarpon Springs, FL, 34689

GHC Owners

Add the **Vantaca Home** APP to your mobile device for ease of access to Vantaca site for RPM—GHC info.



Vantaca Home
Vantaca, LLC
Member of the
Pine

Note: The APP is only available in U.S. App Store.



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THE COMET - MONTHLY NEWSLETTER
for GULF HARBORS CONDOS.

Please **support** our COMET Advertisers.

Tell them you found their AD in the
GHC COMET.

Thank you to Our Sponsors!

During the **Hurricane Helene** flooding many things were moved for safe keeping.
We have not yet located these GHC flags, created by our own Craft & Sew Group.

We are hoping someone has safely stored them for us!

If you have them please let us know...

