

March 2026

VOLUME: 52 ISSUE: 3

Happy St. Patrick's Day!

Office Hours: M-F **8 am-12:30/1-4 pm.**

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

- Holidays - none for March.

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

Phone: **727- 848 - 0198**

OFFICE: rtaylor@resourcepropertymgmt.com

Website: www.gulfharborscondos.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 12th each mon.

DATE to submit - APRIL COMET items:

Friday Mar. 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.com

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

BOARD OF DIRECTORS

* Ed Short, President ghc.eshort@gmail.com

Scott Langlo, Vice President ghc.slanglo@gmail.com

* Donna Hammel, Treasurer ghc.dhammel@yahoo.com

Cathy Fortune, Secretary ghc.ccfortune@gmail.com

Jim Bozzi, Director ghc.jbozzi@gmail.com

* Ken Anstett, Director ghc.kanstett@gmail.com

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

* Denotes board seat open.

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com

Welcome March.....

Happy St. Patrick's Day!



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 St. Patrick's Day to you and your families!

Four (4) NEW Owners - March

T-208	Ben Carter& Magdalena Grabowska	Formally owned by Alfred &Jame Mazzone
R-108	James Amoroso& Mary Riddell	Formally owned by Michael &Lisa Camera
V11-105	Covar Law Group	Formally owned by Mason Miles III
TW3-208	Susan Gonzalez	Formally owned by Gabriel Rohaldy

In Memoriam

Alan Lefebvre of Tower 1 - 204 passed away in early February. He is remembered by his family and friends at Gulf Harbors.

VOTER CERTIFICATE FORM

- We have received questions about this form, especially, do I need to fill it out each year?

No, this is not a requirement. As the FIRST NOTICE is official correspondence to association members every-year in early January, it is included in the mailout package. As an owner, you completed this form along with the signatures of all unit owners on the deed at the time of your condo purchase. If nothing has changed, the form remains on file.

If you make **changes to the condo deed**, to include or remove other owner names, an update to the form will ensure all owner by their signatures, have agreed to the **person designated to vote** on association matters.

As a sole ownership, this form is not required at all.

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- **Notices for COMET** Events, and Activities, **EMAIL** Lynn @: cometer14@gmail.com
- Have **questions**, please contact **Committee Chair** - Bill Bourquin: gbc.recreation@gmail.com

Meet & Greet Event - Thank you to all !!

February 1st marked the *first event* to be held at GHC since Hurricane Helene in 2024. A Meet and Greet was held to say **Hello, Welcome Back** and officially re-open Clubhouse 1 with over 100 people attending.

Many thanks to everyone who made this happen and to Ed Short, Bill Bourquin and Betty Brunner for taking part in the Ribbon Cutting Ceremony.

GHC Recreation Committee Update:

- Our next meeting will be **Thursday March 5 at 10:00 am at CH 1**. New ideas are always welcome. Weekly events are in full swing now. Please join-in with an activity that you would like to try.

Weekly Activities in Clubhouse 1:

- Mondays:**
- **Stretch & Flex** - 9:30am Wear comfortable clothing, bring water to hydrate.
 - **Craft/ Sew** - 1:00pm
 - **Mah Jong** - 2:00pm
 - **Euchre** - 7:00pm
- Tuesdays:**
- **Bocce** - 9:30am Meet on the field just past the office before 9:30 start.
 - **Shuffleboard** - 1:00pm– Courts next to Pool 1.
 - **Cribbage** - 7:00pm **
- Wednesdays:**
- **Hand & Foot** - 6:30pm Come at **6:20** to prepare for play at 6:30.
- Thursdays:**
- **Shuffleboard** - 1:00pm Courts next to Pool 1.
 - **Bingo** - Options for Bingo play continue to be reviewed. Stay tuned...
- Fridays:**
- **Bocce** - 9:30. Meet on the field just past the office before 9:30 start.
 - **Tai Chi** - 9:30am Fridays. Wear comfortable, & water to hydrate.
 - **Dink** - 7:00pm Come and play cards.
-

Recreation Events in Clubhouse 1:

St. Paddy's Kitchen Party: **Friday March 13th at CH1 - 7:00 - 10:00 pm.** *Regular* refreshments, soda, ice provided. 50/50 raffle. Bartending by Ed Short. Live entertainment by local GHC Residents. If you have an instrument, & want to join in, bring it with you. Tickets are **\$6.00 - US checks only**, accepted.

TICKET SALES: in CH #1 from **11am -12 noon Wednesday. March 4 & 11.**

Chairs: Angela Savelli, Debbie Anstett.

YARD SALE: Saturday **March 21, CH1 8:30-11:00.** You can **drop-off "small" décor items at CH#1 - Fri. March 6 & Weds. March 11 & Thurs. March 19** from 1:00-3:00pm. Chair Mabel Murray.

JULIETTE LUNCHEON: Please *join us for* a **Juliette** luncheon.
Wednesday, March 25, 2026, 12:30 p.m.
"Location" - to be determined.

Sign up at Clubhouse 1: Wednesday, **March 11, 2026 from 11 a.m. to noon &**
Wednesday, **March 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, March 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 **March 26th** at **1:00 pm CH 1**. Join our GHC Book Club meeting. Our reading for March will be - **The Life We Bury** by Allen Eskens. Hope to see you then!



Upcoming event in April:

Mark your calendar for the **T.G.I.F Margarita Party** Friday **April 10**.

Back by popular demand, this will be held at **Pool 2**, in the afternoon. **Ticket sales** for this event will be announced for the last week of March and first week of April. Watch for notices.

Please note: Watch for these events next season...

PANCAKE Breakfast: The Recreation Committee will not be able to sponsor a Pancake Breakfast this season.

BOCCE Game Day: This event will not be held this season.

Sewing Machines ...

Do you have a “working” sewing machine that you no longer want? The Craft and Sew group lost all the ones we had stored and are looking for machines for group sewing projects. Also - if you have material or other sewing type items, please contact Lynn Antle at cometer14@gmail.com

Calling for Committee Volunteers

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

Volunteer Committee Forms are located online: Vantaca / Owners ONLY websites & CH#1.

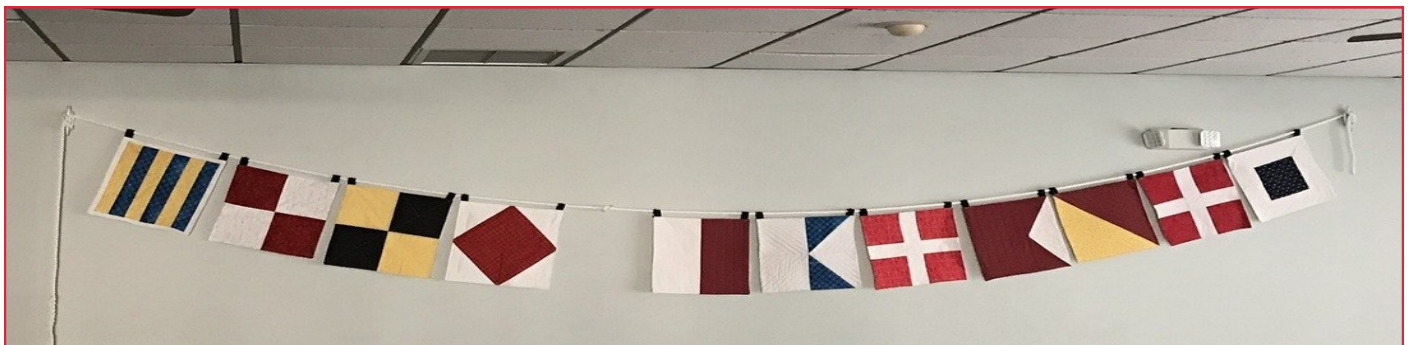
Committee Chairpersons are appointed at a Board meeting soon after the **March AMM**.

All completed committee forms are shared with the new Chairpersons.

During the **Hurricane Helene** flooding many things were moved for safe keeping.

We are still in search of 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 the office know... **Thank YOU !!**

Abandoned Spectrum Wiring

All **three story buildings: Villa 9, Towers 1-6;** are scheduled to be painted this upcoming year.

- Prior to painting, all non-operational Spectrum Coax wiring WILL be removed.
- If you still have working Spectrum services in your condo, you **MUST** advise the office so your external wiring does not get removed prior to painting.

All owners are encouraged to convert from Spectrum to BlueStream, as BlueStream costs for TV and Internet are included in your monthly condo fees.

All BlueStream fiber optic cables are encased in external molding and are safe from removal.

See **websites: Owners ONLY and Vantaca** - to complete **Spectrum Self-identifier** form & advise the office!

BICYCLES AT GHC



Calling on all bike owners. Please ensure you have a **GHC bicycle tag** on your bicycle so it can be identified as GHC resident owned.

Since Hurricane Helene, there are a number of bikes around the property without identification. They could be from anywhere... and at some point, will need to be removed from our property as abandoned.

Thank you for identifying your own property. See Roseanne in the office for a TAG.

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!!

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 Manager Message for March ...

Dear Residents,

Since Gulf Harbors *did not achieve a quorum* for the February 19th Special Membership Meeting, the two proxy questions that were included on the Special Members Meeting proxy, will be carried forward and placed on the proxy for the upcoming Annual Membership Meeting. This ensures all eligible members will still have the opportunity to vote on these items as part of the association's regular annual voting process.

Annual Inspections:

1. **Fire Inspection** completed on February 5th & 6th – Approximately 50-unit owner violation letters have been sent out. Approximately 28-unit owners have complied, thank you. Please note any fines incurred by the Fire Inspector for said violations will be sent to those owners for reimbursement.
2. **Fire Hydrant(s) Inspection** completed all three passed inspections, the new hydrant in front of Tower 5 has been painted to the required color, based on the flow capacity provided by the inspection. New blue reflectors have been placed on the roads with the hydrants.
3. Upcoming **Roof Inspections** - are scheduled for the week of March 9th.
4. Upcoming **Elevator Inspections** - Date to be determined.

Laundry Card Readers : for 2 & 3 floor machines- At the January 29th board meeting the Board approved the \$14,812.90 proposal for the card conversion for the 2 & 3 floor machines and one new washer for Villa 9 3rd floor. Dominic from Commercial Laundries completed an inspection of the machines for the conversion and determined that of the 28 machines only 13 are capable of accepting the new card readers. Therefore, a new proposal was received to include the purchase of additional machines so all the machines will have a card reader, and it was approved by the Board. We will keep you updated as to when the machines will be delivered and the remaining machines will be updated with the new card readers.

The Annual trimming of the **Mangroves & Palm Trees** - was approved by the Board; a message will be sent out when the trimming is scheduled.

Carport Replacement - Reconstruction work on the carports for Tower 1 and Villa 4 has begun. The contractor has confirmed they anticipate completion within the next two weeks, barring any weather delays or unforeseen conditions. You may receive notice to move your car to an alternate location during this work.

Future Important Dates in 2026:

- **March 12,** Annual Membership Meeting (AMM), 1PM.
- **March 26,** Board of Directors Meeting, 10AM

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – March 2026 President's Message

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

Beware the ides of March....

This month's joke:

A lady went to the bar on a cruise ship and ordered a Scotch with two drops of water.

The bartender gave her the drink, and she said, "I'm on this cruise to celebrate my 80th birthday, and it's today."

The bartender said, "Now that it's your birthday, this one's on me."

When the lady finished her drink, a woman to her right said, "I want to buy you a drink too." The lady said, "Thank you, how sweet of you. Okay, bartender, I'd like another Scotch with two drops of water. " "Coming up," said the bartender.

When she finished drinking, a man to her left said, "I want to buy you a drink too." The lady said, "Thank you very much, my dear. Bartender, I'll have another Scotch with two drops of water. " "Coming right up," the bartender said.

When he gave her the drink, this time, he said, "Ma'am, I'm dying of curiosity. Why the Scotch with only two drops of water?"

The elderly woman giggled, and replied, "Sonny when you're my age, you've learned how to hold your liquor. Water, however, is a whole other issue".

We have an election coming up (mentioned below as well) mid-month and regardless of whether or not I retain my position on the Board and subsequently as your President, **I wanted to take this opportunity to state that it was a pleasure serving as your President.** I thank you for placing your confidence in me, I enjoyed it and I hope I lived up to your expectations.

- ♦ I mentioned in last month's letter that we "should" have Club House 1 open to the residents sometime during the month. It did open.
 - ◇ We had a "Meet and greet" wine and cheese soiree.
 - ◇ We had a Valentine's Day dance.
 - ◇ We hosted a window manufacturer displaying their wares.
 - ◇ Various other recreation events have been held through the past weeks, stretch and flex exercises, crafts/sewing, mah jong, tai chi, euchre, hand and foot exercises, cribbage evenings, a Friday night sing along and...

So all-in-all, Club House 1 is getting good use out of the gate!

- SERVPRO did fail the overall building inspection at Club House 1 due to not having the plumbing completed in the kitchen area. Who knew? We are working on that as I type this letter. It should be addressed in the upcoming couple of weeks. Everything else mechanically, electrically and water/sewage wise was inspected and passed.
- We have started planning for the work on Pool House 2. The work should start in earnest in the next couple of weeks. We need to get rid of the expense of the two port-a-potties that we have over just outside the fence at Pool 2. These were meant to be used by the patrons of Pool 2, but it seems like everyone driving down Marine Parkway had a field day. Unfortunately, they had to be placed where they are as the truck housing the cleaning equipment would not reach if they were inside our fence. That is another expense that we will be happy to get rid of.
- We have some important dates coming up...there are three Board members whose terms are up and three new owners running as well, so there will be an election as well as the Annual Members Meeting.
- 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.

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.

Annual MEMBERSHIP Meeting

The **Annual Membership Meeting** scheduled for **March 12, 2026 at 1:00PM** in Clubhouse 1, will only be conducted, **if the quorum of 271 is achieved**. Without the specified quorum, the limited proxy questions being asked again - will not be approved! This is also when you *cast your vote* for **3** of the **6** candidates who are: Ken Anstett, Cindy Brockman, Douglas Decker, Donna Hammel, Vicky Roark, & Ed Short, to serve on our GHC Board of Directors. This vote requires 108 owners to vote; 20% of 537 owners.

NOTE: In-person voting scheduled March 12 in CH1 from 12:15-12:45pm.

Paper copy voting: If you PRINT ballot forms, the office has the special envelopes for: Director voting, as that vote is private and the proxy votes are not. These are counted separately.

- If you **opted-in to electronic voting (ezVote)**, you have received your email **link to vote** on Feb.25 for 3 directors and the 2 proxy questions. Check your spam and junk folders on all of your devices: android, iPhone, iPad, laptop, computer... for email from support@ezVoteOnline.com
- If you **signed up for RPM distribution emails**; email was sent to owners Feb. 25th with all details. This same packet is located on websites': Vantaca and Owners ONLY. Print/ complete the 2 separate voting ballots and return to the office for special separate envelopes, to cast each vote.
- **Mail-out package**; mailed Feb. 25th with all details/ envelopes included. Ensure you sign the outside gray envelope with blue envelope inside with your choice of 3 directors. IF you do not know the Voter Certificate holder for your UNIT, ensure ALL owners sign the external gray envelope, to be counted!

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

Budget Vote - February 19, 2026

The **Special Membership Meeting** of the **Budget** scheduled February 19 at 1:00pm, was not held due to the quorum was not achieved. What followed was the **Board of Directors Meeting to Adopt the Budget**. The Board of Director's approved the proposed budget, as mailed/ emailed to all GHC Owners.

These questions are posed to the GHC owners every year, hence we are being asked to answer again (see below) for **March 12 Annual Membership Meeting**, while also voting for 3 directors for the GHC Board.

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.

These 2 budget related questions are not connected to the approved budget nor condo fees that will now be processed for ACH payments or coupon books for physical check payments. This vote will be completed on March 12, in preparation of the next fiscal year 2026-2027.

INQUIRING MINDS... on FLOOD related items!

FEMA FUNDS -

FEMA funds of **\$12,000 & \$10,000** have been paid to ground floor condo owners. Further funding amount has not yet been determined.

AC Units Replacement - FEMA covered All AC Condensers (outside unit under water). The **inside** unit: *AC Handler*, is NOT compatible with *new* condensers, and was replaced. These are **not covered by FEMA**. There are still (12) Owners yet to PAY our GHC Association. *Please contact* the office to arrange payment.

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

- The NEW '**Breakers/AFCI Receptacles**' - **trip more easily**. Check your electrical panel for tripped breakers or plugs for tripped button. Did you have a power bump, or perhaps too many things plugged into the one circuit - check the breakers first, **before you** call Servpro. **NOTE:** a **\$25.00 Service Fee** will be applied for Breakers/AFCI receptacles - that have tripped. See A Message from **SERVPRO !** - for more details, Page 11.

TITAN - Email them for questions, at GHC@yourtitanteam.com

- If **Titan** is your contractor, ensure you provide them with access (keys) to your unit.
Please *Remind them to **clean up** after working outside your unit !*

Contractors - Contractors you hire should be: FL Licensed, have Insurance, & carry Workers Comp. Advise your contractors - they are responsible for **cleaning up outside your unit** and for removing debris from your condo and common area. As GHC owners, you are ultimately responsible.

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 are managed by **Commercial Laundry**.

Hot Water Heater tanks are installed in laundry rooms, and the *hot water should be working now*.

The 2nd & 3rd floor W/D's @ **V9 & Towers 1-6** will be converted with the new laundry card system as approved by the board.

These machines will also be using the **CleanPay** Laundry Cards - available at the GHC office. You can add the **CleanPay mobile APP** to your phone, to use the laundry machines.

NOTE Limited time:

- **Tokens (black and gold)** are available for a limited time on 2nd & 3rd floor W/D's @ **V9 & Towers 1-6**.
- Turn tokens in (minimum of **8 tokens @ \$10.00.**) for reimbursement BEFORE **March 31, 2026**.

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!

- There is less **construction debris around our grounds!** If you still have materials outside your condo, please remove as soon as you possibly can!
- The Grounds folks continue work clearing dead bushes, plants from breezeways/ 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 proposal with new "guidelines - rules" for keeping our grounds looking good was approved by the Board, to be reviewed by the Association Attorney.

Thank you, for your patience 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



The railings work at the Towers as part of the SIRS remediation, are painted in the new color Sea Salt. It's important to note that the painting of the railings and stairs is *not complete*. What we are seeing is the first step in a process. More work *will be done* to ensure a flawless finish.

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.

REMINDER: on each Building, holes, cracks, etc. need to be **repaired**, & old *Spectrum telephone wires* to be removed- well prior to painting the building's exterior. There is a **LOT of preparation work** at GHC for upcoming painting!

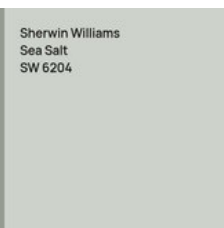
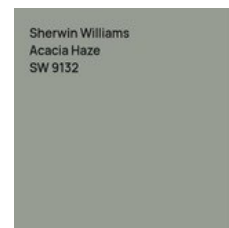
Again, Thank you for your continued patience and cooperation in this process.

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



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



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

GHC CONDOS for SALE - MARCH

GHC is a 'NO PET' Community

- C-101** Discover the potential of coastal living at this location in New Port Richey. This **2-bedroom, 2-bath**, 1,088 sq. ft. condo is currently being fully restored following recent hurricane impact, offering a fresh start with a focus on durability and sustainable rebuilding. Featuring a spacious Florida room and located in an active community with pool and recreational amenities, this is a unique opportunity to create your own tranquil retreat in a resilient, renewal-focused coastal setting. **Call Ohmaira for pricing: 813-520-2166.**
- 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.**
- R-104** This **1BR/ 1-1/2 BA** location presents a rare opportunity to create your ideal coastal retreat. Currently undergoing professional restoration following the recent hurricane, this condo offers a fresh canvas to customize to your style. Major appliances, including the A/C & hot water heater, remain under warranty for added peace of mind. Located in a resilient, welcoming community, this property blends security, renewal, & the chance to make it truly your own. **Call Ohmaira for pricing 813-520-2166.**
- 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' - MARCH

- 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.
- 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. **\$1700.00** includes all utilities. Elect, cable, internet, water, & trash. Also available year-round. **Call for the price: 630-688-5845.**

Continued... **GHC Condo RENTALS - MARCH**

- 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 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, 60/40 SS sink-faucet in 2021, storage room, washer and dryer in building, nice waterfront on North Channel in New Port Richey. Fiber optics TV service/ Wi-Fi included. **\$1850 security deposit and \$1850 rent on 1 year lease.** Shorter term lease available for extra cost. No pets, no smoking. Private beach membership available for addt'l charge. Credit & background check required. Condo Assoc. charges \$150 for background check (non-refundable). **Call 918.850.3092 or 918.481.0561** for more info.
- 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.
- T5-301** Waterfront, 1540sf. facing canal south-west, full of light, top corner unit with beautiful sunsets, **2 beds, 2 baths**, office, screened balcony, furnished, newly remodeled apartment on 3rd floor with elevator. Wi-Fi, cable TV, water included. Pay only electricity. 2 swimming pools (one heated) 2 club houses for entertainment. Paid access to guarded private beach with all accommodations. **\$1800 00 per month + 1 month** refundable security deposit. 6 months minimum. Background and credit check required by association.
Call Jerry 708-328-0928.
- 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** For rent **2 bed/ 2 bath.** 1400sq ft with canal view. Fully furnished with new living room and dining room furniture. TV In living room & master bedroom. Kitchen has all utensils, cutlery, pots, etc. Utilities included. Applicants must go through condo office for application of lease and background check.
Call Sharyn 516-781-7256 home. Cell 516-287-4184.
- V12-105** First Flr 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. **\$1400 per month plus \$1400 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

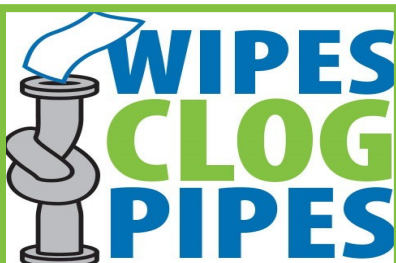
Know your
GHCI Association Rules!

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

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