



Information on Budget Question 2; Emergency Powers!

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

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

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

The limited proxy question posed is this:

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

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

Key points about emergency powers:

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

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

Examples of emergency powers include:

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

Limitations:

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

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

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

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

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

Return Budget Proxy by Mail:

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

By Email Address to:
blaney@resourcepropertymgmt.com

We are **10 days** into our vote and of **537 condo** units, only **104**-unit owners have voted. We still need about **170** owners to vote to achieve our quorum of **271**.

Please exercise your right - cast your vote!



This WEEK – Feb. 16-22

POST 2.13.26

Valentine's Dance Feb. 14: 8-11pm. Pre-Sold. No ticket sales at the door.

ACTIVITIES are STARTING

Monday 16 : **Activities START UP - YAY !!**

9:30AM CH1 - STRETCH & FLEX – every Monday
1:00PM CH1 - CRAFT/SEW – every Monday
2:00PM CH1 - MAH JONG – every Monday

Tuesday 17 :

9:30AM BOCCE – On Bocce courts, 4703 Marine Pkwy. Every Tues. & Fri.
1:00PM SHUFFLEBOARD On courts at Pool 1. Every Tues. & Thurs.

Watch for **REMINDER** email from **ezVote Support- to VOTE on 2 questions:** Budget Meetings Feb.19th. See – **Budget Flyer** and COMET page **12**, for more info.

Wednesday 18 :

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

6:30PM HAND & FOOT – CH1

Thursday 19 : **REMINDER Budget Meetings' Feb.19th. 1:00PM CH#1**

12:15-12:45PM IN- Person Voting CH1 – Meeting if Quorum at 1:00PM.

1:00PM SHUFFLEBOARD – every Thursday

Friday 20 :

9:30AM BOCCE - every Friday on Bocce Courts

9:30AM TAI CHI - CH1

Saturday 21 :

10:00AM Coffee ☕ with Eddie!

10 – 1:00PM CH1: 'New' Windows - Presentation by **Vision Windows** – See flyer next page for details...



**VISION WINDOW
SOLUTIONS**

Hello Gulf Harbors Condominium Homeowners,

We're excited to invite you to a special on-site window event right here at Gulf Harbors!

 **Date:** Saturday February 21st, 2026, in Clubhouse 1.

 **Time:** 10:00 a.m. – 1:00 p.m.

Vision Window Solutions will be set up with **CWS Window manufacturer representatives on site**, along with **Truist Bank financing representatives** to answer questions and discuss available financing options.

During this event, homeowners can take advantage of:

- **Multiple exclusive homeowner discounts**
- **Window giveaways**
- **Additional event-only savings and promotions**

As an added bonus, **CWS Windows will be providing food and refreshments** for everyone attending.

This is an outstanding opportunity to learn about some of the best windows on the market, ask questions directly to the manufacturer, and take advantage of very attractive discounts - all in one place.

We hope to see you there and look forward to meeting everyone!



Gulf Harbors Condominium, Inc.

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

Coffee with Eddie

All Gulf Harbors Condo residents are welcome!

Zoom update calls conducted Sat.'s: 10AM

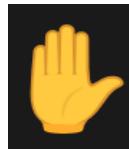
LOG into ZOOM APP > Download **Zoom** to your Computer, iPhone, iPad or Tablet:

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

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

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

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



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

Sincerely,

Ed Short

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

**PLEASE JOIN US AT
CLUBHOUSE 1 ON
TUESDAY, FEBRUARY
24th @ 10 AM**



**MEET THE
CANDIDATES**

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

**This is a great opportunity to meet
your candidates and ask questions
in an informal environment before
the March 12, 2026,
Board of Directors Election**

Moderator: Chris Such