

SEPTEMBER 2024

VOLUME: 50 ISSUE: 9



Happy **THE COMET** Labor Day!

Office Hours: M-F 8 am-12:30/_1-4 pm.
CLOSED: Lunch 12:30-1 pm & **Weds.12-4:00pm**
Closed for Labor Day Mon. Sept. 2.

Address: 4703 Marine Parkway
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

OFFICE: ewilson@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.

BOARD OF DIRECTORS

Ed Short, Presidentghc.eshort@gmail.com
Steve Urlass, Vice President ghc.surlass@gmail.com
Donna Hammel, Treasurer ghc.dhammel@yahoo.com
Chris Such, Secretarycsuch1955@gmail.com
Jim Bozzi, Director ghc.jbozzi@gmail.com
Ralph Linton, Director ghc.rlinton23@gmail.com
Kevin Kavana, Director..... ghc.kkavana@gmail.com

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com

THE COMET - Monthly Newsletter

COMET & WEBSITE Publisher: Rhonda Brown, Owner
Volunteer: Email - ghc.webmaster2018@gmail.com

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Pick up a copy in the Office

POSTAGE: per issue \$1.73 (USA) / \$2.30 (Canada).

Check payable to: GHC – COMET by **Sept. 13, 2023**

DATE to submit - Oct. Comet items:
Thursday Sept. 19, 2024.

DISTRIBUTION: The last Friday or close to, of each
month. Pickup at the Office or view on Website.

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 Erica in the office at
ewilson@resourcepropertymgmt.com

For **Advertising Sales:** Temporary - email office at;
ewilson@resourcepropertymgmt.com

Welcome Fall!

This year, the autumnal equinox
arrives on **Sunday, September 22.**

Not only do temperatures drop, but
plant life slows down, and so do we...



From the Editor

GHC OFFICE

The GHC office is **OPEN** weekdays Monday- Friday **8am - 12:30pm** and **1-4 pm**, **except Weds.**

CLOSED for Lunch: 12:30-1PM Weekdays & on Weds. Afternoons, 12-4pm.

The office will be **CLOSED Monday September 2**, in observance of **Labor Day**.

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- **Recreation - Event Information for COMET**, send to **Lynn** at email: Cometer14@gmail.com
- Please note: If you have suggestions for other recreation events/activities, please contact me, Committee Chair - **Bill Bourquin** email at: gbc.recreation@gmail.com

WEEKLY ACTIVITIES

Weekly events will commence in the 2024 fall season.

Labor Day Party - Mon. September 2nd at Pool 2 from 2-5pm

Music & 50/50! And – *Hot dogs, bratwurst, chips and usual refreshments!*



Donation Drop-off Begins: **Oct. 28 thru Dec. 12**

Children are the essence of Christmas.

Please donate!

- * **Drop off NEW, unwrapped toys** in the front section of GHC office:
- **Mon. thru Fri. 8 -12 & 1- 4.** Please NO cash or gift cards. Chair: Bev Milo

GHC Book Club: We meet in **CH 1 Library**, the 3rd Thursday of the month at 1:00pm.

This year we enjoyed snacks and beverages as we shared ideas and thoughts about the books we read.

Our January, 2025 books are:

The Wedding Dress Sewing Circle by Jennifer Ryan and **West With Giraffes** by Lynda Rutledge.

Please check out our book club readings' and join us for a fun afternoon each month!

Thank you...

Nothing to share...

In Memoriam

Nothing to share...

FIVE (5) NEW Owners - SEPTEMBER

V5 103	William & Ellen Connors	Formerly Owned by	Harlan Thompson
K 203	Mohamad Alhabbal	Formerly Owned by	Mark Riskosky
G 208	Atanas Iltchev & Guitchka Iltcheva	Formerly Owned by	Opendoor Property Trust I
V13 105	Catherine Fortune	Formerly Owned by	Stephen & Sandra Stabenfeldt
T3 102	GFV Family Irrevocable Trust	Formerly Owned by	Elizabeth Quick

NOTES FROM THE BOARD

2024 Meetings of The GHC Board of Directors: CH # 1 & on Zoom.

Regular Board Meeting Scheduled: **Thurs. September 19 - 10:00AM ET/ Zoom**

Watch the *Websites & Bulletin Boards* - for additional Board meeting/ times, etc.

Check out the **GHC WEBSites: **Owners ONLY** & **Home.ResourcePropertyMgmt.com**** for:

- * **Agenda** – for upcoming meetings (posted 48 hours in advance per FL statutes).
 - * **Board Minutes** - Recently approved minutes are posted.
 - * **Rules & Regulations**, and other **GHC Documents...** Etc.
 - * **Forms** - with various GHC Forms available to print.
-
- * **IF you do not have **your Sign-up** access for **Resource Property Mgmt** website, check with the office.**
 - * You will need your **Email address**, and to **create a password**, to Log-in/Sign-up.
- *A temporary password* is assigned with the initial access.
 - * You will want to change the password once you log-on to the site the first time.
 - * **To access the RPM site for *GHC Owners*, go to:**
Home.resourcepropertymgmt.com



Gulf Harbors Condominium, Inc.

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

COMET – SEPTEMBER 2024 President's Message

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

Welcome September!

This Month's Fun Fact: While many people are aware of Labor Day in September, the month also includes a few obscure holidays that you might not know about, such as National Grandparent Day, National Cheese Pizza Day, and National Drink-a-Beer Day.

Somehow, I think the last two get celebrated more often than not, both separately and together.

We have had a lot of action around the GHC complex and work completed this past month and we will continue on the best we can with completing future jobs and projects.

For those residents who are there at GHC full time, you have probably noticed the new fence around Pool 1 and the shuffleboard courts. From the pictures I have been sent, it looks great and should do a lot to keep the fence hoppers at bay. I look forward to seeing it first hand.

There has also been many repairs/replacement of concrete sidewalk sections. There were a couple of elevation differences when walking between concrete slab sections and they have been removed and re-poured. We had two sections of sidewalks that had plastic boxes that covered various valve and sprinkler diverters that posed a tripping hazard. They have been removed from the walking area of the sidewalks and repositioned off to one side out of the way.

Keep your eye out this month where curbing will be replaced over at the corner of Onyx and Amulet. As well there will be some asphalt work being done on a section of Jasper.

Another notable item that has been and is currently being worked on is replacing the brown timbers that hold back mulch and rock from escaping onto our walkways and other areas. Slowly, but surely, progress is being made.

In order for this progress and upkeep to continue, we **must** collect the monthly dues and fees that GHC is owed. It is our ONLY income revenue stream! We have a lot of outstanding monies that are still owed to GHC and are making progress in their collection.

This past month we received the copy of the bid package that Ray's Engineering had been working on for the closed stairways and the shored up areas. They will be providing this to the potential contractors. When we receive the completed bid copies, the Infrastructure Committee will evaluate and make recommendation(s) to the Board, at which point the Board will vote on/for the successful candidates offering.

We are still on top of the "Save my Florida Home" potential grant money. I just checked and the website still does not have the application, nor the list of government approved inspectors to choose from. I am monitoring it daily.

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,
Gulf Harbors Condominium, Inc.

Mark your Calendar - Tentative Board Meeting Dates 2024

Scheduled for 10:00am ET in CH#1 and on Zoom!

Scheduled Thursdays' - September 19, October 24, November 21, December 19.

Hurricane Season

Reminder: HURRICANE SEASON activity *continues* into **September !**

If you are going to an alternate location for a week or more, **PLEASE** be sure to **REMOVE ALL** tables, chairs, plants, bikes, décor, etc. that you have outdoors around your condo.

CLICK here at [ghc condos](http://ghccondos.com) website for more information.



GHC General Rules and Regulations section "J".

Owners/renters **may have a table/chairs and small objects outside their units if:**

- 1) They are small enough to be easily moved for cleaning purposes.
- 2) They do not infringe on any individuals use of and GHC common area including walkway, stairs, landings, railings, and walls.
- 3) They must be removed if the owner/renter leaves the unit during the Hurricane Season.
- 4) They do not create a safety hazard in any way. (In other words, they cannot and do not block egress for **ambulance and fire services**)!
- 5) Any items left outside, **is NOT the responsibility of GHC.**
- 6) **In the event of a storm**, and items left outside become projectiles, **the owner is responsible for ALL damages.**

Please be sure to **register** with Pasco County Emergency Services, if you have a handicap or require special assistance in the event of an evacuation, order.

You can pick up the form in our office or request it via e-mail at ewilson@resourcepropertymgmt.com

GHC Manager Message for *September*

Dear Residents,

Year-End AUDIT 2024:

The 2023-2024 Year End Audit has been completed and is available for your review online on GHC Websites. For a hard copy by mail, all requests must be in writing;

Mail to: Gulf Harbors Condominium 4703 Marine Pkwy. New Port Richey, FL 34652.

Email request: ewilson@resourcepropertymgmt.com.

- All homeowners will be notified in accordance with FL Statues 718.111 (13).

Another way to access GHC - RPM Condo Association information:

Owners may now access your community portal via the mobile app and via the community portal website through your desktop or mobile device. Owners can type in VANTACA HOME in their app store and this icon will appear. **APP:** - It looks like a little HOME ➡



Note: The APP is not available outside of U.S.

Coupon Books - ACH:

Members who are not on ACH received coupon books for their 2024-2025 monthly assessment, which was *printed and mailed prior* to the Annual Membership Meeting where the members voted to **reduce the grace period from 30 days to 10 days**. Therefore, your coupon book may show/indicate a 30-day grace period. The grace period is no longer 30 days, the Amendment change to a 10-day grace period was recorded on April 23, 2024, and is now in effect.

We understand that some residents have encountered payments being delayed due to the postal service. Residents can sign up to ACH, for your payments to be automatically deducted or utilize the Vantaca Portal for payment options.

Flood Insurance Reminder:

Many residents are receiving notices from their lending institutions to provide an updated Certificate of Insurance (COI) for the 2024-2025 GHC Flood Policy that just renewed on June 25, 2024.

To receive an updated Flood COI, please email direct to Josh Aukema at Brown & Brown Insurance, Josh's email address is Joshua.aukema@bbrown.com

Next Board of Directors Meeting: September 19, 2024

Billie Laney, CAM

Please see next page for friendly reminders of the GHC Rules.

Friendly Rule Reminders...

Share with *your family and friends visiting GHC*, our **CONDOMINIUM RULES !!**
These help ensure everyone enjoys living and visiting Gulf Harbor's Condos.

GHC Rules & Regulations: - Excerpts from sections: G, N, P, Q:

- SEAWALL:** Riding bicycles, tricycles, skateboards, motorbikes, or any other wheeled transportation, *excluding* medically necessary equipment and baby carriages wheeled by an adult, **on any** sidewalks, breezeways and canal / seawalls **is prohibited**.
- SIGNAGE:** No signs, such as **“for sale or for rent”**, personal statements, or advertisements shall be exhibited or affixed to GHC condo units, common areas, walkways or to vehicles. *This includes realtor signs*. The only exception will be to allow unit owners to post a security sign (no larger than 5" X 5") on their windows or doors for any security system.
- STORAGE:** **No storage** is permitted in any of the common utility rooms or extending outside your personal storage area. *Hot Water Heater & electrical rooms fall under this rule*. Please remove belongings!!
- DRESS CODE:** **Cover-up or shirt** is required to always be worn on condominium property. This **includes walking** to and from **the pool** areas and **along the seawall** at the canal.
- ANIMAL/ DOG walking** is **not permitted** on canal - walkway/ seawall. See Animal (Service/emotional) & Rules: **NO feeding** of animals is permitted outside of units or on canal. This includes **BIRDS...**

PARKING AND VEHICLE - RULES AND REGULATIONS

Excerpts have been taken from Sections: A, B, C, F, G.

The office is enforcing parking violations and vehicles will be ticketed.

- Covered parking space is for the **owner's / renter's use only**. To use another owner's/renter's parking space **written permission from that owner/renter to do so**, must be filed at the office.
- Owners/renters having **more than one car must use uncovered guest parking**, as available.
- Owners / Renters vehicle **must have a GHC parking sticker displayed** on the rear window or rear bumper.
- **Guests must obtain temporary parking passes** from the office to hang from their vehicle mirror.
- **Car washing** with a hose and nozzle is **permitted on Fridays** only in carports/ open parking, except in the pool & clubhouse areas.
- No major vehicle repairs are permitted anywhere within the complex.
- Vehicles must not be **left idling**, at any time **nor be backed into** any parking space. Vehicles must **NOT BE parked over the sidewalks!**
- **Short-term & Emergency parking** areas identified are for loading and unloading vehicles, which should not exceed 30 minutes. Also, for use/ **access by ambulance or fire services**, with no time limit.

For Full Review of Parking & Vehicle Rules and Regulations - see A. to J.



Coffee with Eddie...

SATURDAY mornings', 9:00 AM ET.

Participate in discussions revolving around anything dealing with Gulf Harbors. Treat this gathering as a "Mini Town Hall" event. Get up-to-date information on the happenings, issues and problems relating to Gulf Harbors Condominium. It is an open floor structured event, if you have something to say that will improve our community, feel free to say it!

We can't say the issue will be fixed right away, but you will have an ear.

We'll take note of the issue(s) and work to have them addressed.

Log-in to **ZOOM** the same way you would for a Board of Directors meeting.

Or, use this link: <https://us02web.zoom.us/j/4522935282>

Would you like to **receive a copy** of the **Saturday morning Notes**?

Email Ed @ ghc.eshort@gmail.com

Still going strong since January 2, 2021.



Resource Property Management - RPM:

Don't forget: you have the **ability to change your mailing address**, to change locations seasonally.

Add your **second address** under **My Contact Info**

Go to: home.resourcepropertymgmt.com

Your **Login** will allow access to your personal Account records, including condo dues, Association forms, Agendas, Approved Minutes, other often used forms, and view the Owner Directory, etc.

*

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

GHC COMMITTEE WORK

INFRASTRUCTURE COMMITTEE MESSAGE

When you go to have your Hot Water Heater replaced...please ensure:

1. If it is on a shelf or on the second floor, it will **need a pan 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 and 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, Gulf Harbors Condominium, Inc.

Safety and Security

When you **See** something - **Please**, 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* !

ELECTIONS & BALLOTING

Other Owner questions Asked at the annual meetings...

1. Why are we able to hold over the Annual Members Meeting (AMM) vote on Limited Proxy Questions longer, until the quorum is reached?
2. Why can't we hold the Budget vote longer, the same as the Limited Proxy Vote at the AMM – Annual Members Meeting?

These questions require additional background for understanding.

Budget ...

The Budget has a very specific timeline. A preliminary budget is created by RPM and reviewed by the GHC Finance Committee as explained in June message. This proposed budget is mailed/ emailed to all Owners within a timeframe (14 days prior) that also ensures the Budget can be approved by the BOD prior to the Association year end. Hence at GHC the **Fiscal year runs April 1 to March 31**. These are not dates that can be delayed or missed.

The GHC Owners for the Budget Special Members Meeting, are asked each year about (1) Taxation, if an overage occurs and (2) Emergency use of reserve funds, if a catastrophic event occurs. This vote allows the GHC Directors the approval to act on behalf of the entire ownership based on the outcome of the vote.

When the Proposed Budget changes are board approved, the Approved Budget is posted and new Association condo dues are adjusted for the **April 1 payment date each year**. Budget changes are reflected in the coupon books that have to be printed for condo owners that pay by check. This approved change is mailed/ emailed to all owners.

This budget process starts in January and is concluded before the end of February with the Budget Special Meeting posted 14-days prior. The budget quorum is different than for a change to association documentation. The achieved **budget quorum is 135** approval. This vote is the first of two membership voting processes presented to the owners.

90 Days to achieve quorum:

Condo law allows for Associations to ask the members questions on areas of change, where a vote by the membership is required. These questions have to be approved for certain policies whereby the vote by the Board of Directors is not legally permitted. As explained in previous messaging, the Board prior to the AMM may ask owners specific questions (drafted by an attorney) for review and possible approval. This approval is achieved only if 1. a quorum is reached and 2. the required minimum agrees. The condo laws also allow 'extra time' (up to 90 days) for the Association to present these changes/ questions to the ownership so that it can be fully explained. A recent example of this is, *when the membership was asked about reducing the grace period from 30 to 10 days*.

The GHC quorum figure is a previously determined value. We have **537 condos** and a **quorum is achieved when 271** owners cast their vote. Of that figure, **183** must give their **approval** for a change to be made.

Watch for the **October COMET** edition for the next E&B message around voting at GHC...

GENERAL INFORMATION

OWNERS ONLY - WEBSITE accessible from Public WEBSITE



- Complete the - **Web Access Authorization Sign-Up Form**
- Return **to the office** or **email** to the office at ewilson@resourcepropertymgmt.com
- GO TO: www.gulfharborscondos.com and Press the green **Owners Only Site**—button and see;
 - New to this site? Click “**Sign Up**” (not Log In)
- Enter the **email address you included on your form** and create your own password.
- Your Request will then be **verified against your completed / signed form on file**, you will be approved to access the **Owners Only** private section of our website!
 - *This may take a few days to process.*

What to read?

- Approved Board meeting Minutes, Owners’ Directory, Financials, ETC.

RPM WEBSITE - VANTACA

Check that you can access the website, at home.resourcepropertymgmt.com

Don’t have your temporary login access? Contact the office for access, then change your password.

Access: your personal account records, mailing address, approved minutes, financials, etc.

GHC contracts Bulk TV & Internet Services-Wi-Fi
with **Blue Stream Fiber (BSF)**, included in your fees.



- ◆ To arrange your **BSF installation appointment date** - **CALL 727-491-5550**.
- ◆ We encourage Owners to go to www.bluestreamfiber.com— and Set-up your profile.
Important: When online, **select paperless billing** to avoid any “paper billing” charges.
When a paper bill is “**mailed**” to you, there is an additional charge.
- ◆ **Call Blue Stream for any and all service issues** you may have at: **727-491-5550**.
- ◆ Check out the Gulf Harbors—Blue Stream Website:
<https://www.bluestreamfiber.com/community/gulf-harbors-condominium/>
- ◆ **FORM:**
If you keep **Spectrum service**, please NOTIFY the office and complete a Form.
 - All **non-working exterior Spectrum wiring** will be removed before painting.
 - You may pick-up a form in the office. Please **Return completed form** to the office.

THINGS TO KNOW AT GHC

ASSOCIATION DUES:

Regular Monthly Payments Please Mail to:
PO BOX 20270, Miami, FL 33102-0270.

- * **POSTED DATED** checks, MAIL them to:
Resource Property Management - Corporate Headquarters **7300 Park Street, Seminole, FL 33777**. Include **\$25.00 fee** for processing of post-dated checks. Credit card & E-payments are available. Check **RPM** website:
www.resourcepropertymgmt.com
- * **LOGIN:** home.resourcepropertymgmt.com to access your GHC account, view payments, etc.

ALARM:

A **Defibrillator** is located at **CH1**. IF the **ALARM SOUNDS** – CALL the OFFICE.

ELECTRICAL & HOT WATER TANK ROOMS:

Ensure clutter and any personal belongings are removed from the electrical, laundry and hot water tank rooms. Access to the roofs' via new hatches, is required.

Each owner/unit has a storage locker or room and that is to be used for your individual storage of personal items.

SALES/LEASE:

- Rentals require GHC application to be completed and signed by the owner and sent to the office, along with a copy of the lease, to be processed as there are several steps.
- All applications **are processed** in the office on the **2nd and 4th Tuesday** of each month. This ensures timely processing and so all paperwork is completed.

DIRECTORIES:

For alphabetical or by building, are located on the Owners ONLY and Vantaca websites. Owners must authorize to have address, telephone, email listed as part of your published address per FL Statutes.

Check YOUR Bumper, is over the sidewalk?

Please **DO NOT PARK** your Vehicle with the bumper across the Sidewalk...

Our Residents who need to use *Walkers, Wheelchairs AND 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 - that attracts unwanted animals. BIN is located at SIDE Parking Lot of CH3.

WATER CONSERVATION:

PLEASE - Repair leaky faucets and toilets...
HELP Lower **OUR** water bills!

VEHICLE (Car/ Van/ Truck) WASHING:

On Fridays Only! Use your carport or open parking areas. Do not wash cars at the Clubhouses or near the pools.

RESIDENTS SUNSHINE REPORT !!



If you know of anyone who has been ill or has passed away, *please notify* Denise @ 630-251-7337 or contact the office.

SUGGESTION Emails:

Have an idea for the Association?

Send an email, with your name & address - with your suggestions' or ideas to the Board. **Note:** *Unsigned emails'* received, are **not** answered!

GRILL CLEANING:

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

CARD TABLE AND CHAIRS:

A *limited number* are available in the office, for residents to use. A refundable deposit of \$10 for a table and \$10 for 4 chairs, while quantities last...

Parking & TOWING Service -

Tow signage is posted to designate the Towing Rules for vehicles parked without authorization.

Please ensure your GHC Parking Tag is clearly displayed. **Rental Tags** are updated each year. **Brown for 2024.**

Vehicles with **NO TAGs displayed**, may receive up to '**3**' - **Three Warnings**, then vehicles can be **Towed at Owner expense !**

Wi-Fi:

At CH1 and CH2 is available. The access details for BSF Wi-Fi is located in CH 1 bulletin board.

LAUNDRY TOKENS - TOKETTES:

20 for \$25. available at the Office by "check or money order" Only. **No Cash** transactions. Please **remove** laundry from machines in a timely manner. **Remove LINT from lint trap.**

BEACH CLUB Pass:

For information about GHC private Beach access: Call 727-848-1598.



CLOSING UP YOUR CONDO

Check out the 'button' **Condo Close Up** - on the GHC website, for steps-to-do before you close up your condo for an extended time. Keep your condo and others, safe from unexpected issues...

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 **RPM:**

Home.resourcepropertymgmt.com

Know your

GHCI Association Rules!

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 !!**
 - * **CHECK "Our Sponsors"** button on our Public Website www.gulfhARBORScondos.com
- PLEASE - Let them know**, you found them in the **Gulf Harbors Condos COMET !**

PLEASE

DO NOT FLUSH Anything
Except TOILET PAPER - Down **your drains!**



GHC CONDOS for SALE - SEPTEMBER

GHC is a 'NO PET' Community

- B 102** **2 Bed/2 Bath First Floor Condo** Move-in ready end unit with 1088 hsf & 1296 total sq. ft. including Florida Room w/wall unit AC. Furnishings, decor, & fully equipped kitchen optional. 1 assigned carport space & guest parking. Newer hurricane impact windows & exterior door, many updates. Shared laundry nearby. Near Clubhouse 1, heated pool, & amenities. HOA fee covers everything except electric. List Price: **\$129,900**. Call Elise at **847-571-4335** for more info.
- E103** **2 Bed/2 Bath** - first floor fully renovated condo. New windows, new electrical panel with new electric throughout. Updated kitchen with granite countertops, Updated bathrooms, Tile flooring. Has hookup for washer/dryer in master closet. Lanai has been divided by wall, with door, to make third bedroom or office. Front patio. Next to clubhouse #1. Partially furnished. **\$159,000**. For more information, Call **614-203-4333** or email cindymackin@att.net
- G 105** **1BR/1 ½ BA. \$135,000**. Call Zofia at **727-807-9825**.
- O 203** **1BR 1.5 Ba. \$85K** Newly remodeled. New roof. Pictures available upon request or may view FB Marketplace. Second floor. Street view. Building O sits on North Channel. Contact Frances Childress **804-677-1831**.
- T1 305** **\$229,900** 1388 sq. ft **2bd/2ba** Updated throughout. Luxury vinyl plank floors, brand new kitchen and one bath is new. New stainless-steel appliances. New HVAC 2023, on demand hot water. Must see to appreciate. Most furnishings are negotiable. Call Don @ **(727)514-0784**.
- T4 201** **2BR/2BA. \$240,000**. Call Zofia at **727-807-9825**.
- V9 102** **1 bedroom/1 bathroom**. New outside patio. Furnished, HOA includes everything except electric. **\$109,909** Call Barb **989-709-0886**.
- V9 201** **2 bed / 2 bath** condo for sale, corner unit located on second floor. Private bathroom in primary bedroom with large walk-in closet! **\$115,000**. Call for your private tour. **317-523-8715**.

GHC RENTALS - SEPTEMBER

GHC is a 'NO PET' Community

- E 202** **2 Bed/ 2 bath**, 1 year old PGT windows for hurricanes up to 150 miles. Near pool # 1. Includes water, trash, cable, internet, refrigerator, stove, oven dishwasher, microwave, shared laundry access. Deposit \$1650 USD, and \$ 1650 USD per month and first month paid at lease signing. Please contact Juan Lopera at **352-436-7580**.
- I 102** **2BD/2BA 1st Floor**, Fully Furnished. Three-month minimum rental. Includes water, trash, cable, internet, & electric. Appliances include refrigerator, stove, oven, dishwasher, microwave. Shared Laundry access. Available May through November 2024, May through November 2025. Call Nancy **727-692-1353** for more details.

- O 203** Fully furnished turnkey **1 Bedroom 1.5 Bath second floor condo** for lease directly adjacent to Tower 1. Street View. Building O sits on North Channel. Available as of October 1, 2024. \$1,400/month (minimum 4-month lease) subject to application approval of GHCA. Security deposit of \$800.00 and first months' rent to secure. Please contact Frances Childress at **804-677-1831**.
- O 204** Spend the winter in Paradise! Fully furnished turnkey **1 Bedroom 1.5 Bath second floor** waterfront condo for lease on the North Channel with outdoor terrace directly adjacent to Tower 1. Available as of Dec. 1, 2024. \$1,450/month (minimum 4-month lease) subject to application approval of GHCA. Security deposit of \$800.00 and first months' rent to secure. Please contact Rebeca G. Breslin at **774-581-6429**.
- S 103** **2BR/2BA**, lower back, new windows. Including trash, cable, Electric & water. Three months minimum. Furnished. \$1850 a month & Wi- fi included. \$800 deposit and first month rent. Call Rich at **716-345-7674**.
- S 204** 3-Month Rental. Jan 1st, 2025-March 31st, 2025. \$1,500.00 Per Month. **2 Bedroom/ 2 Bath**. Fully Equip. Includes Cable and Electric. 2 Pools. 1st Month Rent plus 1 Month Deposit (\$3,000.00) Background Check Required Per Gulf Harbors. Please call Pamela Fulgencio **708-307-9921**.
- T 107** **1 bed/2 bath** 1200 sq ft furnished 1st floor non-smoking garden unit. New air conditioner. \$1550 per mo. (plus FL taxes, electric & GHC rental security check) (3 mo. min) \$1000 security deposit. Call Carolyn **724-899-3569**.
- T3 208** Corner Unit 1,560 square ft. **2 bed / 2 bath** with sweeping canal views from all windows. \$2,200 per month with a 6-month or 12-month lease. Tower 3 is across the street from the pool. Please call Mary Jayne **727-514-1955**.
- T5 306** WATERFRONT **2/2** in Gulf Harbors Condos. Tower 5. Top floor end unit. \$1950 per month on a one-year lease with \$1950 security deposit. Or a 6 month plus 1 day lease for \$2000 with \$2000 security deposit. Can partially furnish on non-1-year lease. Large unit with 1,550 sq ft with 48 sq ft private screened lanai. Updated bathrooms, wooden blinds, luxury vinyl floors, carpeted bedrooms and tile bathrooms. Blue Stream Wi-Fi and TV service provided. Available September 1, 2024. NO PETS and NO SMOKING. Credit and background check required. Call **918-481-0561** or **918-850-3092** for more information.
- V2B** **1BR/Convertible Flex Room/2BA** 1,000 sq ft unfurnished custom villa. One story, private laundry, attached carport, and private enclosed courtyard. New appliances. \$1,800 a month, 6-month minimum lease. Call **813-610-3001**.
- V6 101** **2BR/1BA** \$1800/month, Minimum lease of 6 months with \$1800 security deposit. First floor unit with covered parking space. Includes all utilities except for electric. Cable and internet also included. New water heater and microwave. All-in-One Washer/Dryer. Partially furnished or unfurnished. Fully enclosed patio with large windows and beautiful view of mangroves and estuary. No smoking inside of the unit. Responsive owners who live nearby. Please call Gabriel at **304-685-6972** for more information.
- V10 101** \$1800/month including all utilities. Unfurnished. Beautiful view of a quiet canal. Updated bathrooms and kitchen. Tile and vinyl plank flooring in bedrooms, bathrooms, and kitchen. No pets. No smoking inside of the unit. Minimum lease of 6 months. Responsive owners who live nearby. Please email 4609mpnewportrichey@gmail.com for more information.



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