

JULY 2025

VOLUME: 51 ISSUE: 7



Happy Independence Day!

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

CLOSED- Lunch 12:30-1 pm & Weds. 1-4:00pm
- **Holiday: Friday July 4**Address: 4703 Marine Parkway-Trailer in Parking Lot
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

OFFICE: rtaylor@resourcepropertymgmt.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 ghc.eshort@gmail.com
 Scott Langlo, Vice President ghc.slanglo@gmail.com
 Donna Hammel, Treasurer ghc.dhammel@yahoo.com
 Cathy Fortune, Secretary ghc.ccfortune@gmail.com
 Jim Bozzi, Director ghc.jbozzi@gmail.com
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 Susan Kirst-Millspaugh, Dir. ghc.skirstmillspaugh@gmail.com

C.A.M.

Billie Jo Laney – Community Association Manager

blaney@resourcepropertymgmt.com**THE COMET - Monthly Newsletter****COMET & WEBSITE Publisher:** Rhonda Brown, Owner
Volunteer: Email - ghc.webmaster2018@gmail.com**EDITOR:** Lynn Antle: cometer14@gmail.com**DISTRIBUTION:** Arrange pick-up copy in the Office**POSTAGE:** per issue \$1.73 (USA) / \$2.30 (Canada).Check payable to: GHC – COMET by **Sept. 13, 2023****DATE to submit - Aug. COMET items:**
Thursday July 24, 2025.**DISTRIBUTION:** The last Friday or close to, of each
month. Currently can View on GHC Websites.Send ALL correspondence to the **COMET** via email.**Subject Box: COMET.** Include 1) Event name 2) Date
3) Time 4) Location 5) Price 6) Additional Info./notes
7) Hosts and contact information.**The COMET** - goes to businesses that support it as well
as *all of us*. Leave name and address at the office - with
paid postage, **noted above** to receive your copy.
Active Military family members receive a free mailing!For Condo **Sales & Rentals:** E-mail Roseanne in office
rtaylor@resourcepropertymgmt.comFor **Advertising Sales:** Roseanne - email office at;
rtaylor@resourcepropertymgmt.com**JULY 1ST**
HAPPY CANADA DAY- Celebrate the unity and diversity
that makes Canada strong!**JULY 4TH**
HAPPY INDEPENDENCE DAY- Celebrate land of the free and
home of the brave!*From the Editor*



GHC OFFICE NEWS AND...

REGULAR OFFICE HOURS

The **GHC office** *is the trailer*, in the parking area of the temporary office location.


Regular office hours: Monday-Friday **8am - 12:30pm & 1-4pm**, *except Weds'.*

CLOSED weekdays for Lunch: **12:30-1PM** and **Weds. Afternoons', 1- 4:00pm.**

The GHC Office will be closed for **Independence Day - Friday July 4th.**

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:**



- Dashboard
- Payments
- Requests**
- Calendar & Events

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

See Full **GHC Committee Chart** posted on Owner websites'

- These Committees (below) **need** a Chairperson !

Fining - Need a Chairperson and 2 members. Members cannot be associated to the current Board Members.

Grounds - Chair: **Thank you Angela Savelli !!!**

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

Ad-Hoc Committees:

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

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

Please consider assisting the Board in making important decisions for our community by joining a committee!

Three (3) NEW Owners - JULY

I-205	Michael and Pippa Ibold	Formally owned by Honor Ritch
V7-204	Frank and Janet Johnson	Formally owned by Donald, Elizabeth, Diana,& J Kerr
V13-102	Joshua Strunk	Formally Owned by John and Gwendolyn Barros

Hurricane Season

Reminder:

HURRICANE SEASON activity has begun and *continues* through end of **November !**

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

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

Check **Vantaca & GHC Websites'** for more information and hurricane preparedness...

POOL RULES

GHC SOP - Rules and Regulations - *excerpt from section F. Pool Rules:*

4. Dress Code: Shirt/Top, Pants/Shorts and footwear are required to be worn to and from the pool areas. A bathing suit must be worn in the pools at all times.

16. No equipment allowed in pool area, except for Swimnastics and children's water wings and small baby carriers and noodles and exercise buoys.

For a full copy of Pool Rules and other GHC Rules, please see www.gulpharborscondos.com Website under **"GHC Rules"** or on **Vantaca** : under **Documents/ Rules & Regulations** - to know and understand our rules, *for all residents to enjoy the amenities at GHC.*

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

- **Email for COMET: events, activities or news,** to Lynn at email: cometer14@gmail.com
- If you have questions, please contact Committee Chair - **Bill Bourquin:** ghc.recreation@gmail.com
- No additional GHC Recreational activities / events will be held until further notice.



GHC Manager Message for *July ...*

Dear Residents,

Many residents are receiving notices from their lending institutions to provide an updated “**Certificate of Insurance (COI)**” for the 2025-2026 **GHC Flood Policy** that just renewed in June.

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

Wind Mitigation: Reports for **2025** are available on Vantaca for Buildings: A, B-18, K and D, Villas 1-8, 10-13 and Towers 3 & 4. To locate all reports, on Vantaca—Go to Documents/ (use the search bar— type in) **Insurance Wind Mitigation Reports**. It will show - Unit Owners.

TOILET Installation: First floor residents please inspect and check for ‘construction’ debris prior to re-installing your toilets or shower/ tub drains. By taking the time to do so before installing it can prevent clogs and back-ups, which means ‘overflows’...

Also, **electric service** to your unit must be on for ServPro to complete their inspections, including that your AC IS working. IF you advised DUKE Energy to disconnect your power, please contact Duke Energy to return service to your unit.

REMINDER: **HURRICANE SEASON**

- Although June is the beginning of **hurricane season**, we typically do not see any serious activity until August. This gives residents time to **prepare for storm season**. If you are leaving for a vacation or are going to be away from your unit for an extended period of time, be sure to remove any chairs, tables, potted plants, etc. that you may have on your patio so that it doesn’t become a projectile should a major storm pass through.
- Also, if you **require special assistance** in the event of an evacuation, please be sure to **register** with **Pasco County Emergency Services**!

UPCOMING Important Reminder Dates:

- **TBA: for July** - Board Meeting on Zoom
- **First Floor Condos** - AC payment due - by August 1st
- ServPro Electric panel (if upgrading) due prior to upgrade

Billie Laney, CAM



Gulf Harbors Condominium, Inc.

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

COMET – *July 2025* President's Message

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

This Month's Joke

An older man, living alone, decided he wanted to add a pet companion to his life.

After thinking long and hard about the decision, he buys a parrot and brings it home. However, the parrot almost immediately starts insulting the older man and gets really rude.

In a moment of frustration, the man picks up the parrot and tosses it into the freezer to teach it a lesson. But when the bird stops squawking, the man panics and opens the freezer.

The parrot walks out, looks up at the man, and says, "I apologize for offending you, and I humbly ask your forgiveness."

The man replies, "Well, thank you. I forgive you, and I'm sorry too."

The parrot then says, "If you don't mind my asking... what did the chicken do?"

Wow ... July already.

Two very important dates popping up very, very soon.

July 1st... Happy Canada Day to all the Canadian owners, renters, friends and neighbours.

July 4th... To all of our American owners, renters, friends and neighbors, wishing you a wonderful 4th of July filled with family, fun and fireworks. Happy Independence Day!

To everyone... Party hearty but be sure to be safe!

Titan is starting to make their presence known within our GHC complex. Their trailer has shown up. If you were at my last Saturday "Coffee with Eddie" ZOOM session, Titan had three of their project managers join us and answer any questions the audience had.

The plan is to have them on again **Saturday coming, July 5 at 10 AM EST**. During the ZOOM call they mentioned that with all the startup, paper work, and having to get permits, they are looking at starting work on or about August 1, 2025.

After going back and forth with the original "Colonial Claims" claims (which we know were incorrect), Strategic and SERVPRO have created templates for and have resubmitted the first three of 44 back to FEMA/NFIP/Colonial/Wright Flood, whatever you want to call them. They have been gone over with a fine tooth comb and everyone feels very confident that these supplemental claims are complete and accurate. As I understand, another batch went in late last week as well.

At our last Board Meeting, it was decided and voted upon that we hire and have fixed approximately 28 damaged soffit and gutter areas. So, you should start to see that work beginning shortly. We want to get at this very quickly as we are entering this year's hurricane season and left as is, these areas may suffer more costly damage.

Again, at our last Board Meeting we discussed the repair and replacement of carports. It was voted on and we will be hiring one of the bidders to proceed. We currently have three carports down or suffering damage. We have two that need replacement which will require permits and drawings before work can start (Tower 1 and Villa 4) and the other that requires repair and at this moment no permits and drawings (Villa 13).

By now, you may have heard we had an accident over by Villa 11. I believe everyone is OK, but the driver (non GHC) was taken away in an ambulance. They were allegedly speeding (not so sure about the allegedly if you saw the armor rock they moved 15-20 feet), careened off the back of an owners parked car parked in their spot under the carport then hit another owners van parked in their spot with that much force it drove the van against the carport post next to it and buckled it to the tune of a multi thousand dollar repair to the carport. The drivers insurance is handling the fix for that. I do hope everyone in the driver's car is OK. No owners, residents, bystanders or animals were hurt.

We have been asked by the company repairing/replacing the staircases in Tower 4 and Tower 6 to provide them with paint colors. It makes sense, as part of the replacement contract is to prime and paint the stairs and railings. It also makes sense to paint them with the voted on and approved colors from a Board Meeting that occurred a couple of years ago. We voted yet again at the Board Meeting to accept those suggested colors.

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

P.S. I purposely introduced an error (there are those who are old school and would argue it is correct), but based on today's writing, spelling or grammatical syntax standards or rules...did anyone catch it? Email me. Just an effort to keep you on your toes and to provide a brain tease.

Edward Short
President - Board of Directors,
Chairman - Building/Infrastructure Committee,
Gulf Harbors Condominium, Inc.

INQUIRING MINDS... on FLOOD related issues.

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

Titan - If **Titan** is your contractor, please ensure you provide them with access to your unit.

AC Units Replacement - AC Condensers being replaced with new AC units, is almost completed. The outside condenser units are covered under FEMA. The inside AC Handlers, are NOT compatible with *newly* installed condensers and **are not covered** under FEMA. Owners' **have received a bill** from RPM/GHC Association. How to pay, will be sent in an email.

Contractors - Ensure Contractors you hire are: FL Licensed, have Insurance, & carry Workers Compensation.

Hot Water Heaters - A **LIST** was emailed out, for *remaining Owners* to please complete **Consent** to replace your HWH Form - **Vantaca/ Documents– Folder/** Hurricane Helene Information/ Updates/ GH Owner Consent to Replacement of HWH.

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

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

Mortgage - For the Owners with a mortgage, the FEMA Reimbursement payment must list both the unit owner(s) and mortgage company. This requirement is per FEMA and GHC documents. By self-identifying your mortgage details, this will help aid this mandatory process prior to **any** Hurricane Helene funding being released. No date determined as of yet for release of funds.

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

POOLS - Pool 1 & 2 - OPEN. Follow Pasco Rules for enter/exit Pools: **30 mins AFTER** Sunrise, **30 mins before** DUSK. Please READ Pool Rules. **REMINDER: Flotation mattress - NOT** permitted in GHC Pools!

After hours PARTIES - NOT permitted in GHC Pools!

3-Month Minimum Rental lifted - Owners can for less than 3-months, **approved until Sept. 30, 2025**. This **does not apply** to “general GHC rentals”! Check with GHC office if interested.

GENERAL INFORMATION

GHC Residents on Blue Stream Fiber (BSF)



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

OWNERS ONLY - WEBSITE accessible via www.gulpharborscondos.com



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

What to read?

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

RPM WEBSITE - VANTACA

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

What can I Access?

Your personal account records, mailing address change option, approved minutes, GHC Financials, etc.
Hurricane Helene - information and daily work completed by ServPro, etc.

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

Saturday Morning Coffee with Eddie...

Zoom in Saturday - for updates as GHC rebuilds, voice concerns, share an idea!

This is an open meeting for all residents of Gulf Harbors Condos.

Log-in to **ZOOM** the same way you would for a Board meeting or, use this link:

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

Questions: Email Ed @ ghc.eshort@gmail.com



GHC COMMITTEE WORK

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



- ♦ **New installation request on floors 2 & 3, for appointment date - CALL 727-491-5550.**

Go to www.bluestreamfiber.com— and Set-up your profile. Then **select paperless billing** to **avoid** any “paper billing” charges. Paper bills “mailed” to you, carry an additional \$ charge.

Check out the Gulf Harbors—Blue Stream Website:

<https://www.bluestreamfiber.com/community/gulf-harbors-condominium/>

INFRASTRUCTURE COMMITTEE MESSAGE

For owners on second floor garden units, when you have your Hot Water Heater replaced...please ensure:

1. If on a shelf (second floor) a pan is required underneath it when it is replaced.
2. The electrical wire from the wall to the Hot Water Heater will need to be in a conduit.
3. There must be piping coming from the pressure relief valve down to approximately an inch, an inch & a half from the ground.

Have your licensed plumber follow these rules when installing your new Hot Water Heater and all should be OK.

Cheers and best regards!

Edward Short, President – Board of Directors,
Chairman Infrastructure / Building Committee, GHC, Inc.

PAINT COMMITTEE



UPDATE: **We've been busy!**

At the **June 26 Board meeting**, the Board of Directors voted unanimously to accept the color placement proposal from the Paint Committee. See below for the **Color Placement Chart**.

As background, at the AMM in April 2023 this was voted on by the Membership, and the new color palette of: **Alabaster, Sea Salt and Acacia Haze** from **Sherwin Williams**, was approved to replace the current cream and brown color scheme!

Phase One of painting will begin initially with **ONLY** on the stairways, railings and possibly the soffits and gutters of the three story buildings - **Towers 1 thru 6 and Villa 9**, as they are part of the **SIRS** restoration requirement.

Paint Bids - A Pre-Bid Meeting was held June 10th with 5 Paint Contractors, and we have requested that all bids be delivered to us by end of business on Friday, July 11th. These bids will be reviewed and a decision will be made at a future Board Meeting.

Walkway and Breezeway - Floors will be treated with a waterproof system, which will have a non-slip texture. While this is not in the scope of the Paint Committee, we were asked for our opinion on the color for this product. This material is pre-manufactured and cannot be tinted to match our new color pallet. The company providing the paint material will be providing color samples for the Board to select at the next Board meeting. There is a lighter grey option that the committee recommends which will complement our colors very well and "flecks" of varying hues can be added to further enhance the look.

Stay tuned for more updates from the **Paint Committee**.

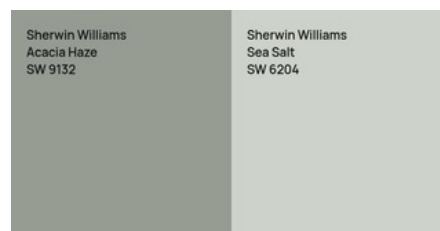
COLOR PLACEMENT CHART - for new color palette:

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



Check **9132** and **6204** - online to view colors shown above. Sea Salt was CH1 inside color.

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

- **Note:** watch for a **Board Meeting in JULY.**

There are no *regularly scheduled* Board meetings/workshops in July and August.

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

Check out **GHC Websites'** :

Owners ONLY & **VANTACA** at Home.ResourcePropertyMgmt.com

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

Resource Property Management - RPM on Vantaca:

Go to: home.resourcepropertymgmt.com

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

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

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

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

*

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

Friendly RULE Reminders...

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

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

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

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

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

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

GHC CONDOS for SALE - JULY

GHC is a 'NO PET' Community

- E 204** Move right into this beautifully updated, fully furnished **2-bedroom, 2-bathroom** condo on the second floor! The unit has **New Hurricane Windows, Central Air, and New Vinyl Flooring. \$110,000.**
Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- 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. **Call Nick 239-337-4977 \$94,000.**

GHC Condo RENTALS - JULY

- B 207** **2-bedroom** garden unit available for seasonal rental November to April. 3-month minimum. Fully furnished, includes a washer & dryer. Wonderful views of the sunset, overlooks Pool 1 and Clubhouse 1.
For information **call** Cathy: **705 307 5764** / **email** catherinebrumwell@hotmail.com
- E 204** Move right into this beautifully updated, fully furnished **2-bedroom, 2-bathroom** condo on the second floor! The unit has **New Hurricane Windows, Central Air, and New Vinyl Flooring. \$1,650/month – 3-month minimum**, ideal for seasonal stays.
Please **contact** Ian at **585-520-8763** and schedule a viewing today!
- S-204** 2nd Floor Rental 3-month's January 1st, 2026, to March 31st, 2026, **\$1,800.00 per month** Plus 1 month's security **\$1800.00**. Must pass GHC background check. **2 Bedrooms -2 Bathrooms** fully furnished, electric not included. **NO PETS**. **Call Pam 708-307-9921 or 708-369-1456.**
- T3-206** Furnished short-term rental available for a minimum of 3 months from June 1 through January 1. This charming, bright, and quiet **2 bedroom, 2 bath** fully furnished 1400 sf unit allows for stunning views overlooking the North Channel from your second floor air-conditioned Florida room complete with hurricane windows. This well maintained and practically furnished unit includes all kitchen appliances, cooking/eating utensils, towels and all bedding. Laundry facilities are available on the same floor. **\$1750 rent** includes ALL utilities (electric/ water/cable/trash/internet) PLUS state and local rental taxes (12%). Contact Michael Theisen at 585-309-7771 or via e-mail at theisen61@gmail.com for more info.
- T6-303** **2-bedroom, 2-bath, available for** seasonal and summer rental starting in July. Fully furnished with Canal View with new living room and dining room furniture. Kitchen has all pots, dishes, cutlery, etc. **Call Sharyn at cell 516-287-4184 or home 516-781-7256.**
- V9 207** Large **one bedroom** on the second floor. The building has both elevator and staircase access outside. The bathroom was remodeled recently, and it has new central air.
Call Ron at 937-609-0007.

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!

BEACH CLUB Pass:

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



GRILL CLEANING:

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

Parking & TOWING Service -

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

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

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

Electronic or E-voting FORM:

Check **Owners ONLY** website for **Various GHC Forms** - or Misc. Forms on **Vantaca** under 'Forms' to print & complete the electronic voting form, to ensure you receive via email the information sent out, to cast your vote.

GHC is a NO PET COMMUNITY:

Per **Gulf Harbors Official Rules and Regulations:** **PETS** are **not** permitted on Gulf Harbors Condos **property** at any time.

Wi-Fi:

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

GHC EOP - Emergency Operations Plan:

See the WEBSites to review this plan in case of an emergency, disaster, etc.

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.

Check the WEB-Sites, for GHC RULES, Amendments, etc. on;

Owners ONLY or **Vantaca/ RPM:**
Home.resourcepropertymgmt.com

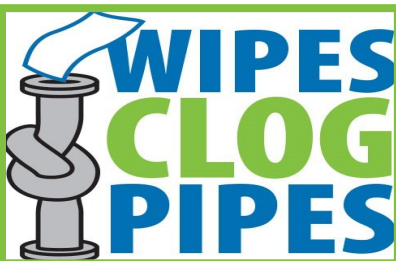
Know your
GHCI Association Rules!

Safety and Security

When you **See** something - **Report it !!**

EMERGENCIES call **911** **NON-Emergencies** call **727-847-8102 Press 7.**

Always - Call the **Police first** and then call the *office main number !*



PLEASE

DO NOT FLUSH Anything

Except **TOILET PAPER** - Down **your drains!**

COMET DISTRIBUTION

- * The COMET is available **ONLINE** @ www.gulfhARBORScondos.com
- * The COMET is distributed *via* **EMAIL** to owners, who have provided their address to GHC Office.
- * Please check our **website** to view the COMET along with **Our Sponsors !!**
- * **PLEASE** - **Let them know**, you found them in the **Gulf Harbors Condos COMET !**



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FOR COMPLIMENTARY CONSULTATION !

CALL: 727-717-2023

Email: WandaCox@Gmail.com

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HERE**

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JULY 4TH !!

HAPPY INDEPENDENCE DAY !!



JULY 1ST !!

HAPPY CANADA DAY !!

THE COMET - MONTHLY NEWSLETTER
for GULF HARBORS CONDOS.

Please **support** our COMET Advertisers.

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Check out our GHC Rules
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GHC Rules.

Owner information can be located under
Owners ONLY Site or
Vantaca: Resource Property Mgmt.

**Happy
Summer 2025**

Stay Safe!