



May 2026

VOLUME: 52 ISSUE: 5

Happy Memorial Day!

Office Hours: M-F **8 am-12:30/1-4 pm.**
CLOSED- Lunch **12:30-1 pm** & **Weds.1-4:00pm**
- **Holiday: May 25th** Memorial Day.

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

Phone: **727- 848 - 0198**

OFFICE: rtaylor@resourcepropertymgmt.com

Website: 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 ghe.eshort@gmail.com
Susan Kirst-Millspaugh, VP ghe.skirstmillspaugh@gmail.com
Donna Hammel, Treasurerghe.dhammel@yahoo.com
Cathy Fortune, Secretary ghe.ccfortune@gmail.com
Ken Anstett, Director ghe.kanstett@gmail.com
Jim Bozzi, Director ghe.jbozzi@gmail.com
Scott Langlo, Director ghe.slanglo@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 - ghe.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 - June COMET items:
Friday May 22, 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



Happy Mothers Day - May 10

Happy Victoria Day - May 18
(Canada)

Happy Memorial Day - May 25
(USA)

**Be kind, be happy, choose your words carefully,
and do a secret act of kindness!**

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**.

GHC Office will be closed in observance of Memorial Day Monday May 25th

Welcome to our One (1) NEW Owner - MAY

A-206

William Moppert

Formally owned by Jose Luque Sr.

Are you leaving GHC for an extended timeframe...

You may want to update your **Address / Contact** information so you don't miss any mailings from Resource Property Management over the summer months.

Better yet, sign up for email services and receive all notices - messages via email and save mailing postage cost.

Did you know if you have a renter, you can include their email address so they will **also receive** water shut off email notices, etc. for timely notification.

Contact Roseanne in the office on how to do this.

Gulf Harbors Flags

Thank you to **Diane Barkey** for her time and talent in making the new set of *GHC Flags for Clubhouse 1*.



ATTENTION TOWERS 1-6 & VILLA 9

The 3-story buildings scheduled to be painted this summer, have been reviewed by Spectrum for working TV/ Internet services. Unused exterior wiring has been disconnected.

Spectrum have concealed all working coax in wire molding.

Thank you to PFC April (Delozier) Bitner, and her parents Steve and Vicky Delozier of Tower 3, for this incredible donation.

Certificate of Presentation



Presented to Gulf Harbors

This United States flag was flown over Kandahar Air Field, Afghanistan, in 2003 by the 1st Battalion, 58th Aviation Regiment, United States Army, in support of Operation Enduring Freedom.

This flag is presented as a symbol of honor, sacrifice, and unwavering dedication to the United States of America and all who have served.

“Greater love has no one than this, that one lay down his life for his friends.”

- John 15:13

Proudly donated by PFC April (Delozier) Bitner

Check just inside the main entrance to Clubhouse 1, for a very special donation made to Gulf Harbors Condominium, Inc.



GHC Manager Message for MAY ...

Dear Residents,

Community Updates & Notices

Laundry Card Readers – 2nd & 3rd Floor Machines

Commercial Laundries has completed the conversion of all machines that were eligible for conversion and has installed new machines in locations where replacements were required.

The new kiosk for **Clubhouse 1** has **not yet been installed**. Our office will notify residents as soon as installation is completed.

A **Special Board Meeting** will be held on **May 20, 2026, at 10:00 a.m. EST** for the purpose of discussing the potential adoption of a **Special Assessment in the amount of \$889,435.50**. This assessment relates to **GHCI Hurricane Helene flood insurance deductibles and non-covered insurance expenses**.

A **14-day statutory notice** will be distributed to all unit owners and will include a **detailed per-unit breakdown** of the proposed Special Assessment payment allocation.

1st Floor Units – Doors & Door Locks

Our office receives notifications from **SERVPRO** when door replacements are scheduled. These notices are then relayed to unit owners.

Lock Replacement Details:

SERVPRO has graciously donated **new locksets for all doors**. The locksets will be:

- Button-controlled
- Supplied with **two (2) keys-(for unit owners & office)**



Unit owners who wish to retain their existing locks must:

- Contact our office in advance, and
- Place a note on their door for the installer.

Two sets of locks are provided; however, the contractor will **not install locks on lanai doors** until all lanai door issues have been resolved. (unit owners need to make a decision if they would like solid doors or window door for the lanai door only- please send your decision to Ed Short at ghc.eshort@gmail.com)

Hurricane Season is Almost Here!

It is never too early to prepare for the upcoming Hurricane Season.
Here are several things you need to do to prepare your property.

1. Remove all exterior items from your balcony, decks, or entrance way. This includes furniture, plants, outdoor mats, hanging décor, etc. These items may become projectiles that cause injury to others or damage to personal property. Note: If you have already left for the season, ask the person you have watching your unit, or a neighbor to please bring these items in.
2. Let the local fire and/or police department know if you are a special needs resident who requires assistance in evacuating the building. This should be done **prior** to the predicted storm as telephone and elevator service may be out.
3. Know your evacuation route.
4. Have your hurricane kits ready; please refer to the local news, newspapers, or hurricane preparedness guide for specifics to be included in your kit. Checkout the **2026 Pasco County Disaster Preparedness Guide**, located on Vantaca and our GHC website:

You may also use this link below to access Pasco County Emergency Management website:

https://www.pascocountyfl.gov/services/emergency_management/index.php

Future Important Dates in 2026:

- **May 20,** **Special** Board Meeting, 10AM
- **May 28,** Board of Directors Meeting, 10AM
- **June 25,** Board of Directors Meeting, 10AM
- **July,** **No Board Meeting Scheduled**

Billie Laney, CAM

RECREATION SPONSORED ACTIVITY AND EVENT NOTES

The Recreation Committee Executive have **new email** addresses:

- Notices for COMET Activities & Events - **EMAIL Lynn:** GHC.RecSecretary@gmail.com
- Have a new recreation idea or question - **EMAIL Debbie:** GHC.RecChair@gmail.com
- **EMAIL Angela:** GHC.RecCoChair@gmail.com
- **EMAIL Ralph:** GHC.RecTreasurer@gmail.com

GHC Recreation Committee Update:

- The **Recreation Committee** scheduled the **Calendar of Activities & Events for the 2026-2027 season**.
Check GHC Website under the button: **Calendar**, for a full list.

Weekly Activities for 2026-2027 Fall-Winter

Scheduled for Clubhouse 1, Bocce & Shuffleboard Courts:

- Mondays:**
- **Tai Chi** - 10:00am - START November 16 - January 4.
 - **Stretch & Flex** - 10:00am, START January 11.
 - **Craft/ Sew** - 1:00pm - **Tentative...**
 - **Mah Jong** - 2:00pm - START January 11.
 - **Euchre** - 7:00pm - START Unknown.
- Tuesdays:**
- **Bocce** - 9:30am - START January 12.
 - **Shuffleboard** - 1:00pm – START Unknown.
 - **Cribbage** - 7:00pm - START January 19.
- Wednesdays:**
- **Hand & Foot** - 6:30pm- **Will continue throughout summer months.**
Come at **6:20** to prepare for play at 6:30.
- Thursdays:**
- **Shuffleboard** - 1:00pm - START Unknown.
- Fridays:**
- **Tai Chi** - 10:00am - START January 8.
 - **Dink** - 7:00pm - Start Unknown.

Hand and Foot: Will continue on Wednesday evenings throughout the summer months.
Thank you Bev Milo and Vicky Delozier.

TGIF Fiesta

Another successful and fun *Margarita Party* at Gulf Harbors!!

Thank you to all of the volunteers from "set up" to "take down" for all your hard work. Events like this can't happen without you, and you are so appreciated.

A special shout out to **Jancie Armstrong** for her amazing skill with paint for our decorations!

Library News:

The Library is open! For Book donations, we are **ONLY** accepting books with a copyright of **2015 and newer. Please check the date** before you drop off books. Thank you.

- If you have any questions please contact Bev Milo at [615-525-0134](tel:615-525-0134).



GHC BOOK CLUB: Thursday January 28, 2027 1:00 pm CH 1 - Library

Our Book Club meeting will start off in January with the reading of:
BECOMING MADAM SECRETARY, by Stephanie Dray. *Hope to see you then!*

BINGO : We plan to play Bingo, starting in January 2027.
Watch for more news as we get closer.

BINGO				
4	18	37	59	51
34	68	12	63	8
28	54	FREE	26	15
43	72	46	25	40
57	74	3	61	37

Planning ahead...

A Ladies Afternoon Tea Party is planned for February 2027.



Appropriate dress for a tea party is required especially a hat! While home check your closet or thrift store for these items. Help will be provided to decorate your hat in January. Also, tea will be served in china teacups. If you have any cups in your cabinet that you would like to use or donate, please bring them. It should be a fun time.

Hosted by Mabel Murray, Pat Bourquin and Barbara Silva.

VOLUNTEERISM = COMMITTEES

The Committee Chart is posted on Vantaca and the Owners Only Website (OOW).

Do you have a skill or talent that you would like to share with our Community?

Consider filling out a **volunteer form** or reach out to a Committee Chair - if you are interested in becoming a Committee Member. Many hands—make for lighter work! Thank you for your consideration.



Gulf Harbors Condominium, Inc.

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

COMET – May 2026 President's Message

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

The planets and the stars are back in alignment...my wife is again, older than me.

By the time everyone reads this edition of the Comet, those who are seasonal are either left to head north or are about to head north for the summer months. My wife and I are probably on the seven hour ferry ride that brings us from Sydney, Nova Scotia to our home province of Newfoundland and Labrador. Once on the island, we still have an eight hour drive to our hometown of St. John's. Time certainly flies and I am already thinking of my list of things to do at the condo next year.

This month's joke:

"Doctor, my left eye hurts when I drink coffee!"

"Have you tried taking the spoon out of your cup first?"

There was a baby shower hosted to the new mother by the senior ladies of the church.

The new mother had identical twin boys and the older ladies were cooing over how identical they were. One lady asks "How do you tell them apart?"

The new mother said "I tell them apart by their balls."

All the ladies gasped, clutching at their pearls.

Then the new mom points and says "That one bawls all night, and that one bawls all day."

A grasshopper walks into a bar, and asks the bartender for a beer.

The bartender gasps and says, "We have a drink named after you!"

The grasshopper then inquires, "Why do you have a drink called Larry?"

Wow! The Margarita Party was a blast.

This is one of my favorite events of the season. I love bartending for all of you guys and gals. I would also like to thank my trusty co-bartender Mr. Doug Brown....as well, make a shout out for Ms. Lynn Antle who is a driving force behind this event and I certainly thank all those volunteers who put the time and effort into making this year's Tequila Fest a memorable one.

I have been in contact with our insurance guy and he has been working with Wright Flood and Colonial Claims to get the release of the excel files our current Public Adjuster Al lamunno requires to quicken the process of divvying out the FEMA/NFIP money to everyone.

I have been told that Colonial will not release the files that Al needs to quicken this process. I am dumbfounded.

They claim that the files are proprietary, but, will work with our Public Adjuster to speed up the process. I am sorry... there is nothing else I can do on this matter. It is what it is and we are at their mercy.

We have ordered the countertop for the kitchen area of Clubhouse 1.

It should be at the clubhouse either the last week of April or the first week of May. Then the necessary sinks and plumbing can be reattached and we "should" be good to go with Pasco.

Every time I look at the account receivables in Vantaca, I cringe.

There are still quite a number of owners who owe the monthly condo fees, still 5 accounts who owe last year's special assessment and 9 accounts who owe for the air handlers that were replaced.

I know I sound like a broken record but we cannot operate this complex if these moneys are not paid.

Finally, there are still a few positions open on the Committee's chart.

I will say, people have stepped up and have joined Committees to either Chair them or be a participant in them. That is great!

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.

Take Care!

Cheers...Ed

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

Understanding the outdoor floor finish on 3-story buildings...

The newly finished floor coating at **Towers 1-6 and Villa 9**, forms an actual “**membrane**”, once the polyurethane coating cures. The product used is **Pecora-Deck 806**.

Product Description: Pecora 806 Top Coat is a one-part polyurethane coating that cures to form a flexible, resilient, seamless waterproofing membrane. This coating is specially formulated to act as a UV resistant, wearing surface, top coat for application over Pecora-Deck base and intermediate coats.

Basic Uses - 806 is part of a multi-coat system designed to protect wearing surfaces, concrete or plywood from vehicular and pedestrian traffic abrasion.

While completed for the 3-story - 2nd and 3rd floor walkways, the same or similar coating will be used for second floor walkways at garden and villa buildings at GHC. **This product however is not impervious!**

MUNYAN, the contractor chosen to apply this coating, *shared this with GHC:*

- As with any item such as carpet, plant, furniture it can cause staining of the coating in areas of excessive sun, causing fade variation. The items can also cause dirt build up and can prevent proper drainage of storm water.
- It's always recommended that no items be stored, placed or permanently placed on any deck coating... the system in place is very durable, should be washed or rinsed periodically to keep best appearance.
- If the coating is physically punctured, a maintenance program should be considered to patch and touch up. Punctures if they happen normally are from severe abuse.



INQUIRING MINDS... on FLOOD related items!

FEMA FUNDS - **Additional FEMA funding** for ground floor condos is stalled as Colonial Claims has slowed the process for our Public Adjuster to access the files required. See MAY GHC President's message.

AC UNITS Replaced - The **inside** AC units "AC Handler", HAD to be updated as the old was NOT compatible with *new* condensers (outside units), replaced under FEMA. The inside handler is **not covered by FEMA**. There are **nine (9) Owners** who have NOT PAID GHC Association for this installed component. **Please contact** the office to arrange payment, clear up this debt as funds are needed for so many other things...

LAUNDRY - ALL Washers & Dryers at GHC are now managed by **Commercial Laundry**.

All 2nd & 3rd floor W/D's @ **V9 & Towers 1-6** are **converted** to the new laundry system. All laundry machines use **CleanPay** Laundry Cards - which are available at the GHC office. There will be a laundry kiosk installed in Clubhouse 1 in the future, so you can load the plastic credit card style laundry card via your credit card by entering Clubhouse #1 during open hours, including weekends.

- You can add the **CleanPay Mobile APP** to your iPhone/ Android/ iPad and use the laundry machines from your phone device. You can also report a **Service Issue** on the Laundry APP.

IMPORTANT NOTE: If the laundry machine stops due to water shut-off or power outage, once machine window displays the *out of service or error message*, you can report this to the office or via the APP. You can also reset the device by unplugging for 30 seconds and when plugged back in, this may clear the service issue and the machine will operate. Note that you will need to restart your laundry cycle again.

Hot Water Heater tanks *should be working in all ground floor laundry rooms*. If not, please advise the office.

SERVPRO - The NEW '**Breakers/AFCI Receptacles**' - **trip more easily**. Check your electrical panel for tripped breakers or on outlets 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. A **\$25.00 Service Fee** will be applied for Breakers/AFCI receptacles - that have tripped. See A Message from **SERVPRO !** - for more details, Page 12. Email address for questions is: info@servproteamgeorge.com

TITAN - If **Titan** is your contractor, provide them with access (keys) to your unit. Please *Remind them to clean up outside your unit!* Email for questions, at GHC@yourtitanteam.com

Exterior DOORS - Replacement continues for First-floor condo doors touched by hurricane water which **must be** replaced under FEMA. Leave **yellow sticker** on the door for Inspection purposes. First floor owners now have the option to replace solid Lanai doors with a hurricane approved window in the door.

IF you want a window, email Ed Short: ghe.eshort@gmail.com

Exterior Door LOCKS - First floor owners are entitled to new (two) coded locks, one for each exterior door. Lania door locks will not be installed until 'solid door or window door' decision has been made and installed. If you wish to retain your own current lock, contact the office and place a note on your door(s).

PERMITS - Once all Inspections for condo restoration work has been completed, you can close your Owner PERMIT at Pasco County office. Once your **Permit has closed**, Pasco County will issue a "**Certificate of Completion**". Please provide a copy of yours, to the GHC office for our records. If your Permit lapses, you can go to the County and complete a required form, to have it **reopened** to continue your work.

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.

GROUNDS COMMITTEE



Grounds Committee working for GHC community .

- The updated grounds rules become **effective Friday May 1st, 2026!** These updated rules were mailed/ emailed to all owners. Please **review the new guidelines and assess your outdoor décor.**
- Check your planters (size/height) & garden decorations. Remove them accordingly from outside your condo area, which is association common area.
- The Grounds committee continue their work clearing out dead bushes, plants from breezeways and common areas. The saltwater saturation from the *Hurricane Helene* continues to kill the plants and hedges as time progresses.
- Thank you for removing **construction debris around our condos...** kitchen/ construction materials outside of condo areas, continue to disappear. We appreciate your cooperation.

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

Angela - Grounds Committee Chair

PAINT COMMITTEE



Preparation for painting continues ...

As part of the SIRS remediation, the railings at the Towers have all been painted in the new color - Sea Salt.

Please know, only the seven 3-storey buildings (**Towers 1-6, Villa 9**) will be painted this year as **Phase 1.**

- Also note: The abandoned Spectrum cabling has been removed from Villa 9 and Towers 1-6. This step allows for the painting contractor to repair the holes and cracks prior to applying the paint.
- The same process will be carried out on all the GHC buildings as the project moves along in the future.
- Please be advised that the exterior of the unit doors will be painted as part of the project.

Thank you for your patience and cooperation.

Lynn - Paint Committee Chair

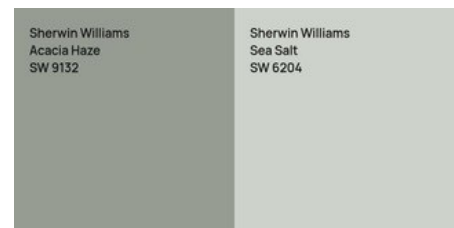
Exterior Paint Color Placement Phase 1: V9 - Towers 1-6

Color Samples (online version is not exact)

Main Building	Alabaster
Facia / Soffit / Railings & Stairs	Sea Salt
Exterior Doors / Elevator Shaft	Sea Salt
Walkway Ceilings	Acacia Haze
Laundry Areas (exterior only)	Sea Salt (Doors - Alabaster)
Lamp Posts / Building Signs	Acacia Haze
Widows Walk on Towers	Acacia Haze
Tower Signs and Building Letters	Acacia Haze
Abandoned Spectrum Terminals	Alabaster
Jut Out areas on Buildings	Sea Salt
Inserts under windows	Sea Salt
Car Ports	White



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.

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.

Important Reminders...

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

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 19.

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.



Bicycles on and around the GHC property without identification, could be subject to removal. At some point, these will *need to be removed from our property* as they will be considered abandoned.

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

RULE Reminders...

Please share with *your family and friends* - our **CONDOMINIUM RULES !!**
These help ensure everyone enjoys living and visiting Gulf Harbor's Condos.

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

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

WALKING your dog/ animal is **NOT permitted** on **CANAL, Seawall walkways**. **Stop walking your dog!**

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

GHC CONDOS for **SALE - MAY**

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 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 at 813-520-2166.**
- 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** First Floor, canal front with all new appliances. Beautiful **one bedroom** for sale at **\$89,900** with possible owner financing. Please **call** Gabe **201-725-2214.**

GHC Condo RENTALS '3-month minimum' - MAY

- 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.**
- 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!

Continued... **GHC Condo RENTALS - MAY**

- I-102** **2BD/BA 1st Floor** Unfurnished. Includes water, trash, cable, internet. Appliances include refrigerator, stove, oven, dishwasher. Shared laundry access. **\$1500. 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 add'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.
- S-204** 2nd Floor rental 3-months January 1st, 2026, to March 31st, 2026, \$1,800.00 per month Plus 1 month's security \$1,800.00. 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.** Application fee with application.
- 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**). Close to downtown New Port Richey shopping. **Call 631-609-0026.**
- 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. **\$1700 00 per month + 1 month refundable security deposit.** 3-months minimum. Background and credit check required by association. **Call Jerry 708-328-0928.**
- T5-204** 2nd Floor Tower Condo: 1400sf, **2 bedroom/ 2 bath** fully furnished and available as a short-term rental (3-month minimum). Overlooks canal, A/C. **\$1800/month includes utilities.** Available starting 4/1/26. **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. Carpeted bedrooms. Kitchen has all that is needed. 2 TV's. Applicants must contact office for background check , application for lease agreement. **Call Sharyn: Cell 516-287-4184. 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.**
- V12-105** First Floor 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** Second Floor 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 (your) expense !**

Wi-Fi:

Is available @ CH1 & 2. The access details for BSF Wi-Fi is located in CH 1.

LAUNDRY CARDS:

- * **Laundry CARDS** available at GHC Office. Load your card via a credit card. Also there is a **CleanPay Mobile** APP available for your phone. 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* !



Please - **DO NOT FLUSH** Anything **Except**
TOILET PAPER - **Down your toilet!**
If on first floor - check all drains for **Construction debris...**

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 !**



JEANINE HILL
REALTOR®



727.207.5073
727.495.2424
727.375.5800
jeaninehill@gmail.com
5636 Grand Blvd. New Port Richey, FL 34652

the **Hook**
LAW GROUP
elder law : charting the course


727-842-1001
www.ElderLawCenter.com
4918 Floramar Terrace
New Port Richey, FL

Joan N. Hook, Esq.
BOARD CERTIFIED
ELDER LAW ATTORNEY

David A. Hook, Esq.
BOARD CERTIFIED
ELDER LAW ATTORNEY

Serving the Gulf Harbours
community for over 25 years!

Find us on Facebook



(727) 849-2211

MICHAEL'S JEWELRY
Fine Watch and Jewelry Repair

MICHAEL J. NISI
4109 Grand Blvd.
New Port Richey, FL 34652



Serving Clients in
Kentucky and Florida

VICKY ROARK

The Personal Touch Real Estate

(859) 351-1996
VickyRoark@gmail.com

Where personal touch meets professional results




VISION WINDOW SOLUTIONS

"For Outstanding Quality, Service and Price"

Steve Byrd
CRC1334635
(727) 243-7751
Steve@visionwindowsolutions.com

8587 Formel Ave.
Port Richey, FL 34668

"Helping You Stay In Your
Comfort Zone Since 2004!"

EXPERT
A/C Heat
Licensed, Bonded & Insured
St. Lic. #CAC1814760

John Faust
(727) 847-6003 | (813) 926-7000
office.expertac@gmail.com



SCAN FOR MORE INFO

FIRST FINANCIAL
OF CITRUS COUNTY

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

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

SECURITIES AND ADVISORY SERVICES OFFERED THROUGH
LPL FINANCIAL, A REGISTERED INVESTMENT ADVISOR.
MEMBER FINRA / SIPC.



STORM PRO WINDOW AND DOOR

Shawn Duggan
Project Coordinator
Cell: 813-404-0799
Office: 813-749-6051
sduggan@stormprowindow-door.com

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

Microsoft Certified Professional
MVP Microsoft Most Valuable Professional

PC Handyman Russ Fustino

Virus? Windows Upgrade? Tuneup?
Computer Help?
I do house calls.
727-207-9254
russ@fustinobrothers.com




KATHY BOND
REALTOR® / Sales Associate



859-229-3713 Cell
727-853-7801 Office
kathybond@remax.net
kathybondsellsouses.com

**YOUR HOME. OUR PASSION.
KITCHEN & BATH
REMODELING**

Experts

Visit Our Showroom

9529 State Road 52, Hudson, FL 34669



**FREE
CONSULTATIONS**

727-863-7377
TEXT: 727-243-1589
RESQTAMPABAY.COM

RESIDENTIAL & COMMERCIAL
LICENSE #CBC1262949



**PLACE
YOUR AD
HERE**

Email Roseanne:
rtaylor@resourcepropertymgmt.com

THE COMET - MONTHLY NEWSLETTER
for GULF HARBORS CONDOS.

Please **support** our COMET Advertisers.

Tell them you found their AD in the
GHC COMET.

Thank you to Our Sponsors!