



Office Hours: M-F 8 am-12:30/\_1-4 pm.  
**CLOSED:** Lunch 12:30-1 pm & **Weds.12-4:00pm**  
**Closed for Independence Day July 4th**

Address: 4703 Marine Parkway  
 New Port Richey, Florida 34652

Phone: 727- 848 - 0198

**OFFICE:** [ewilson@resourcepropertymgmt.com](mailto:ewilson@resourcepropertymgmt.com)

Website: [www.gulfhARBORScondos.com](http://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, President ..... [ghc.eshort@gmail.com](mailto:ghc.eshort@gmail.com)  
 Steve Urlass, Vice President ..... [ghc.surlass@gmail.com](mailto:ghc.surlass@gmail.com)  
 Donna Hammel, Treasurer ..... [ghc.dhammel@yahoo.com](mailto:ghc.dhammel@yahoo.com)  
 Chris Such, Secretary ..... [csuch1955@gmail.com](mailto:csuch1955@gmail.com)  
 Jim Bozzi, Director ..... [ghc.jbozzi@gmail.com](mailto:ghc.jbozzi@gmail.com)  
 Ralph Linton, Director ..... [ghc.rlinton23@gmail.com](mailto:ghc.rlinton23@gmail.com)  
 Kevin Kavana, Director..... [ghc.kkavana@gmail.com](mailto:ghc.kkavana@gmail.com)

#### C.A.M.

Billie Jo Laney – Community Association Manager

[blaney@resourcepropertymgmt.com](mailto:blaney@resourcepropertymgmt.com)

#### THE COMET - Monthly Newsletter

**COMET & WEBSITE Publisher:** Rhonda Brown, Owner  
 Volunteer: Email - [ghc.webmaster2018@gmail.com](mailto:ghc.webmaster2018@gmail.com)

**EDITOR:** Lynn Antle: [cometer14@gmail.com](mailto: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 - August Comet items:**  
**Thursday July 25, 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](mailto:ewilson@resourcepropertymgmt.com)

For **Advertising Sales:** Temporary - email office at;  
[ewilson@resourcepropertymgmt.com](mailto:ewilson@resourcepropertymgmt.com)

#### Hello July...



**Happy Canada Day**  
 July 1<sup>st</sup> to our  
 Canadian Friends!



**Happy**  
**Independence Day**  
 July 4<sup>th</sup> to our  
 American Friends!

*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 Thursday July 4**, in observance of **Independence Day**.

## RECREATION SPONSORED ACTIVITY AND EVENT NOTES

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

## WEEKLY ACTIVITIES

**Weekly events have concluded until the 2024 fall season.**

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### **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!***

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Watch for the **Labor Day** activity **September 2nd** - in the August COMET.

## **Thank you...**

*Nothing to share...*

## **Condo Close Up - TIPS !**

Check out this button on the [gulpharborscondos.com](http://gulpharborscondos.com) — Website for details on *things to do* to close your condo, if you are leaving for an extended period of time!

### In Memoriam

Frank Simon, a 24-year resident of Gulf Harbors, passed away peacefully surrounded by his family on June 17, 2024. A snowbird for the first 17 years and a full-time resident the last seven, Frank enjoyed the people and activities of Gulf Harbors. He will be missed!

A funeral mass will be held on Saturday July 6, 2024, 10:30 am at St. Peter the Apostle, 12747 Interlaken Rd, Trinity, FL 34655. A gathering to share lunch and memories will be held July 6 at noon at the Gulf Harbors Condos, Club House One, 5124 Topaz Lane.

### **Four (4) NEW Owners - JULY**

<b>AA 206</b>	Justin & Kevin Weathers	Formerly Owned by Pass Property Investors LLC
<b>N 106</b>	Daniel Applefield	Formerly Owned by Glenn Applefield Trust
<b>A 104</b>	Jimmy Dennis Jr.	Formerly Owned by Tucker Truman
<b>V5 201</b>	Trehy Snider	Formerly Owned by Asset Management Mortensen

### **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](https://Home.resourcepropertymgmt.com)



# *Gulf Harbors Condominium, Inc.*

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

## COMET – JULY 2024 President's Message

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

As I write this letter, I cannot believe that hockey is still on the go with the final game tomorrow night.

I am sure everyone was watching, cheering on the Florida Panthers or the Edmonton Oilers. Call it as you want, Edmonton made a spectacular comeback from 3-0 to tie it up at 3-3 to force the 7<sup>th</sup> and final game for the Stanley Cup. Good luck to both teams!

July is the first month of the second half of the calendar year...oh, how time flies.

**This Month's Fun Fact:** On July 5, 1946, the world's first bikini was unveiled in the famous Piscine Molitor swimming pool in Paris. Just in time for the heat of summer, the bikini was modeled by showgirl Micheline Bernardini. While two-piece forms of swimwear previously existed, none used as little fabric as the bikini. Mmmmm ....bikinis.

We are slowly moving forward with Ray's Engineering and are awaiting drawings, bid packages and contractors quotations for the work that has to be done on our three story buildings.

We are still working with Karin's Engineering on the numerous projects that need to be done on buildings other than the three story ones.

We are on top of the "Save my Florida Home" potential grant money. By the time you read this, July 1 has come around and that is the date applications will be available and the list of potential inspectors will be released. We voted at the last Board Meeting to pursue getting an inspector when that list is made available. An inspector must approve the project(s) that the potential grant money can be used for. With limited grant money available, I am sure competition for this money will be fierce.

During the month, for those down at GHC, you should see activity over and around Pool 1. There will be a new fence installed around the pool and the shuffleboard courts. It will be the same pointy topped fence that is at the front of Pool 2. It should eliminate any climbing over the fence(s) there. This should help to alleviate the safety and security issues we were experiencing at Pool 1.

If there continues to be any issues there, or anywhere, 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.

With my final point this month, I, along with the Board, appreciate all the volunteers who are working around Gulf Harbors planting, watering and beautifying the complex. Thank you.

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](mailto:ghc.eshort@gmail.com) is open for you.  
Cheers...Ed

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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

July - August: No Board Meetings' scheduled.

Thursday, September 19.

Thursday, October 24.

Thursday, November 21.

Thursday, December 19.

### **Hurricane Season**

#### **Reminder:**

HURRICANE SEASON is happening now.

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](https://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](mailto:ewilson@resourcepropertymgmt.com)

## 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 2024-2025 GHC Flood Policy that just renewed on June 25, 2024. To receive an updated Flood COI, please email Josh Aukema at Brown & Brown Insurance. Josh's email address is [Joshua.aukema@bbrown.com](mailto:Joshua.aukema@bbrown.com)

### REMINDER:

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

You can pick up the form in our office or request it via e-mail at [ewilson@resourcepropertymgmt.com](mailto:ewilson@resourcepropertymgmt.com)

### GHC COLLECTION POLICY:

The office has sent out *Suspension of Rights* to members that are 90 days delinquent. As a friendly reminder members voted to reduce the grace period from 30 days to 10 days.

Please review **GHC Collection Procedures** that are available on the Owner's ONLY site and on Vantaca.

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### AC Reminder:

If you are thinking about replacing your Air Conditioner, please complete an architectural request form when replacing your unit. If you are having your unit serviced and need roof access, please schedule servicing during office hours.

**Next Board of Directors Meeting:     September 19, 2024**

*Billie Laney, CAM*

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**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...**

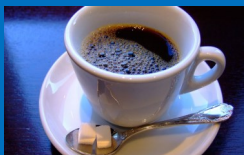
## PARKING AND VEHICLE - RULES AND REGULATIONS

*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](mailto:ghc.eshort@gmail.com)

Still going strong since January 2, 2021.



## Resource Property Management - RPM:

You have the ability to change your mailing address, if you change locations seasonally.

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

Go to: [home.resourcepropertymgmt.com](http://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.**

PLEASE call **Police**—if you feel threatened, or see or hear anything suspicious.

**They need to hear your incident—in your voice!**

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

Also, check the information on **GHC EOP** - ‘Emergency Operations Plan’ on our WEBSites.

## ELECTIONS & BALLOTING

**As expressed in June COMET; GHC has 2 voting occurrences.**

- (1) The Budgetary Vote with 2 questions, asked and answered in February timeframe each year.
- (2) The Annual Membership Meeting (AMM), also conducted every year, in March.

This month, July, we focus on the Budgetary Vote.

### BUDGET

Every year a budget is prepared for GHC Association. As Gulf Harbors Condos is managed by a management company our draft budget is prepared by Resource Property Management, based on actual figures from the previous year. This is then reviewed by the GHC Budget and Finance Committee, along with the Board Treasurer, to draft the Proposed Budget to present to the entire Board of Directors at the budget workshop, this is the meeting that the board along with committee discuss the draft budget and make changes prior to sending the Proposed budget to the members. GHC fiscal year runs April 1 to March 31, each year.

The Proposed Budget is then mailed to every owner and posted on the Owner accessible websites for preview, 14 days prior to the Special Membership Budget meeting and Board of Directors Meeting. A quorum of the membership must be present in person or by proxy to hold the Special Membership Meeting and to conduct any business that was listed on the notice including any proxy questions. Owners have an opportunity to express questions or concerns at this meeting. Immediately following the Special Membership Meeting, there is a Board of Directors Meeting to adopt the budget. This usually occurs in late February.

### MEMBERSHIP VOTE

This membership vote is required every year prior to the Budget Board meeting on 2 specific questions.

1. Do you want to rollover the ‘INSERT SPECIFIC YEARS’ surplus operating funds (if any) into the next fiscal year to avoid taxable consequences by the IRS of such remaining funds?
2. Do you want to authorize the Board of Directors to use any and all available reserve funds in the event of a disaster or catastrophic event that causes damage to the common elements of your association? Such uses may include funding the insurance deductible, securing common property, etc.

### EXPLANATION

An important factor for the **Emergency use of Funds**, is the funds **MUST** be returned to the Reserves Association budget. This question, if approved, allows for repairs etc. to begin prior to insurance payments for repair or replacement as that process can take longer for monies to be received.

The question around taxation, is important to ask the ownership to approve that the Association does not have to pay tax on a surplus, if that should occur. **If not approved**, the Association will incur tax payments on any overage.

The Owner members do not vote on the Budget, only the **Board of Directors vote on the final budget.**

## 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](mailto:ewilson@resourcepropertymgmt.com)
- GO TO: [www.gulpharborscondos.com](http://www.gulpharborscondos.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](http://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](http://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**.

**FORM:** If you plan to 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, or CH#1. Please Return completed form to the office.

To **disconnect Spectrum** services **after** you have your new BSF installed:

- Call Spectrum at **833-267-6094** – we are no longer part of the **Bulk TV service**.
- You can return Spectrum equipment to The **UPS Store** in the Southgate Plaza.
- Be sure to **obtain a receipt** for returned equipment.

## 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](http://www.resourcepropertymgmt.com)
- \* **LOGIN:** [home.resourcepropertymgmt.com](http://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** *Scoters 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 - is the best way to send suggestions' or ideas to the Board. **Note:** *Un-identified emails* that are 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.



### 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](http://Home.resourcepropertymgmt.com)

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**GHCI Association Rules!**

## COMET DISTRIBUTION

- \* The COMET is available **ONLINE** @ [www.gulpharborscondos.com](http://www.gulpharborscondos.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.gulpharborscondos.com](http://www.gulpharborscondos.com)
- PLEASE - Let them know, you found them in the Gulf Harbors Condos COMET !**

**Plumbing Repairs are a major expense to GHC Owners.**

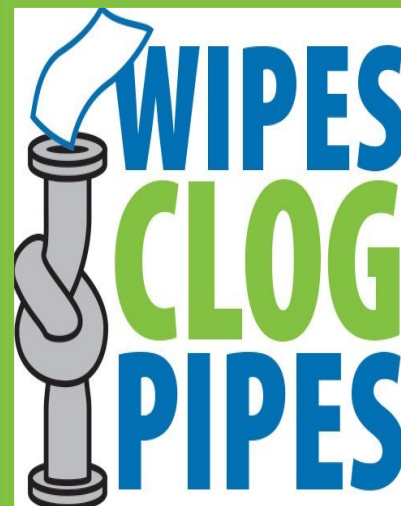
**EVERY MONTH - WE Remove WIPES...**

**which are NOT Flushable !!**

**PLEASE - STOP Flushing Anything *Except***

**TOILET PAPER - Down the drain!**

**We have also removed Kitty-litter, Rice and other items, from the pipes that have been *flushed down* our drains!**



## **GHC RENTALS - JULY**

### **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 \$1700 USD, and \$ 1700 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**, and May through November **2025**. **Call** Nancy **727-692-1353** for more details.
- 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 I. Available as of Dec. 1, 2023. **\$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 & first month rent.** **Call** Rich at **716-345-7674**.
- 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**.
- T5 306**      Waterfront **2/2** in Tower 5. Top floor. **\$2000 per month on a 1-year lease with \$2000 security deposit.** Or a 6 month plus 1 day lease for \$2,050 with \$2,050 security deposit. Can partially furnish for "6 month plus 1 day" lease. 1550 sq. ft with 48 sq ft private screened lanai. Blue Stream Wi-Fi and TV service provided. Available July 1, 2024. NO pets. NO smoking. Credit and background checks required. Please **call** **918.481.0561 or 918.850.3092** for more information.
- T6 303**      **2-bedroom 2 baths.** Available mid-June to November. Has a canal view and is fully furnished. The kitchen has all dishes, utensils, pots, and pans. **Call** Sharyn **516-287-4184** cell. Home **516-781-7256**.
- 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**.

**[RENTALS - JULY continued next page ...](#)**



**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](mailto:4609mpnewportrichey@gmail.com) for more information.

**RENTAL Request:**

Looking to *rent a furnished condo*, 2B preferred/ would consider a 1B, for the 2025 winter season. Jan to March or longer depending on price. References available and have passed the GHC rental security for 2024. **Contact** Randy and Sandy Cole at **1-705-457-0121**, or **email:** [randysandy.cole@gmail.com](mailto:randysandy.cole@gmail.com)

## **GHC CONDOS for SALE - JULY**

### **GHC is a 'NO PET' Community**

**E-103**      **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. **\$169,000**.  
For more information, **Call 614-203-4333** or **email** [cindymackin@att.net](mailto:cindymackin@att.net)

**T1 305**      **\$249,000**. 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**.

**V8-101**      **2 BR/ 1 BA**. End unit with peaceful and quiet view of large wooded common area. Features include updated bath with walk-in shower, walk-in closet, upgraded electrical panel, newer HVAC (2019) and appliances. HOA includes cable, Wi-Fi, trash, water/sewer and 2 pools. Optional private beach access available. **Call Larry at 734-674-7413**.

**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**.





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