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SEPTEMBER 2023

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For more info or vendor sign up, contact: events@gulfharbors.com

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Gulf Harbors Civic Center, 4610 Floramar Terrace, New Port Richey, FL 34652, Ph: 727-848-0596

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What is a LSV converted golf cart?

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LSVs may be operated only on streets where the posted speed limit is 35 MPH or less and must be equipped with the following safety equipment: Headlamps, front and rear turn signals, stop lamps, tail lamps, reflex reflectors, red – one each side and one on the rear, exterior mirror on the driver side and an interior rear-view mirror or exterior mirror on the passenger side, parking brake, DOT compliant windshield, seat belt for each designated seat, and a vehicle identification number (VIN).



2023 Gulf Harbors

GHCA Co-Office Managers: Donna Wisniewski / Patti Goddard
OfficeManager@gulpharbors.com/727-848-0596

OFFICERS

President: Paris Tsirnikas
President@gulpharbors.com/917-577-0730
Vice President: Bill Longstreet
VicePresident@gulpharbors.com/804-677-3780
Secretary for the Board: Joan Thrailkill
Secretary@gulpharbors.com/813-951-0083
Treasurer: Larry Williams
Treasurer@gulpharbors.com/727-534-6772

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Chairman of the Board: Sue Gorham
Chairman@gulpharbors.com
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Hall@gulpharbors.com/951-333-4396
IT/Data Security/Web Coordinator: Todd Cummings
Itsecurity@gulpharbors.com/727-741-1775
Maintenance: Craig Theisen
Maintenance@gulpharbors.com/804-641-4830
Membership: Juanita Kurkechian
Membership@gulpharbors.com/815-992-2156
Public Relations: Mitch Kobernick
PublicRelations@gulpharbors.com/727-389-0037
Ways & Means: Diane Alesci
Events@gulpharbors.com/631-379-8522

COMMITTEES

By Laws: Open *Bylaws@gulpharbors.com*
Deed Restrictions: Mitch Kobernick
DeedRestrictions@gulpharbors.com/727-389-0037
Fundraising: Diane Alesci *631-379-8522*
GHCA Voting: *Vote@gulpharbors.com*
Nominating Committee: *Nominating@gulpharbors.com*
Chair: Katy Geiger *727-514-7854*

Gulf Harbors Beach Club

727-848-1598

*Please note that the Beach Club
is not
affiliated with the Civic Association*

Next General Meeting
Thursday, September 7, 2023 @ 7:30pm

Board of Directors Meeting
Meeting: September 5th @ 7:00 pm
****Monday before General Meeting****

Deed Restrictions Meetings
Every 2nd and 4th Tuesday @ 7:00pm

Pancake Breakfast
Hosted by the GHCA Breakfast Club
Every 3rd Sunday
8:00 to 11:30 am
Next Breakfast: Sunday, September 17th

GHCA CLUBS

Breakfast Club: Skip Geiger *727-505-6439*
Card Club: Pat Nelson *609-744-7025*
Crime Prevention: Wendy Longman *727-534-3482*
Laura Lally
Fishing Club: Open
Women's Club: Deb Johnson (VP) *571-216-5459*

Other Gulf Harbors Clubs

Calusa Cruise Club: Commodore Eric Anderson *860-662-4034*
Gulf Winds Sailing: Commodore Astrid Pallme *813-665-0875*
Social Club: Mike Rigas *412-670-0622*
GH Shag/Swing Dance: Doug Armstrong *ghshagswingclub@gmail.com*

OTHER

Librarian: Dana Freeman *954-802-5678*
GHCA Green Thumb: Vincent Pecorella
Sergeant at Arms: Michael Bender, Jr.
Sea Castle Mgt: Ameri-Tech *727-255-1260*
Gulf Harbors Villas Mgt: Community Mgt Svcs Inc *727-816-9900*

Gulf Harbors Civic Association

727-848-0596

Office Email

GHCA@gulpharbors.com

Office Hours

Monday – Friday

9:00am to 1:00pm



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Boat Ramp Rules

The two boat ramps in Gulf Harbors are owned by the Gulf Harbors Civic Association and maintained for the benefit of our membership.

The **North Channel Ramp**, off Bowline Bend, has a steep incline and is suitable for all size boats.

Recommended use at High Tide.

The South Channel Ramp near the intersection of Floramar Terrace and Topsail Trail can always be used, but it is **better suited for use at Mid to High Tide.**

To schedule a ramp opening, contact one of the following Official Key Holders. They are volunteers. **Please give them a minimum of 1 HOUR notice. You can call, or text them for easier contact.**

Official Key Holders:

Frank Bifulco - 727-597-0055
Scott Childress - 813-918-7688
Frank Dunne - 209-603-0667
Robert Kremer - 404-956-1876

PLEASE NOTE: The best time to launch boats from the South Channel boat ramp is between HALF and HIGH TIDE.

The following regulations apply to all ramp users:

1. Use is **Restricted to Daylight** hours only.
2. A current GHCA membership card must be presented to gain access along with boat registration in the cardholder's name and current driver's license. **Must be 21 years of age or older.**

NO EXCEPTIONS!!

3. Non-members will be charged \$100.00 (in advance) for each opening of the ramp.
4. **Do not use your engines to load or unload boats.**
5. Bring your own helpers. It is not the responsibility of the key holders to assist you in launching or retrieving your boat.
6. If you intend to use the boat ramp frequently, a key may be leased from the GHCA Office for your personal use. Keys are \$40.00 plus a \$10.00 security deposit (GHCA members only). Please inquire at the GHCA Office for the requirements to lease a key. **The leased key is only to be used by the authorized GHCA member.**
7. Ramp locks are changed January 5th of each year.
8. Please report any misuse of the boat ramps to the GHCA Office or the Boat Ramp Supervisor, Frank Rose at 401-447-0996.

Announcements

1. The GHCA Library is currently **NOT ACCEPTING** any donations. Thank you!
2. All canals are a **NO WAKE ZONE!!!**

Did You Know...

- ★ The GHCA Office has a Lost & Found. If you think you left something behind, call us or come in to look. We will hold anything left for 30 days before donating the items to charity.
- ★ Included in your GHCA Membership is access to our two boat ramps. Just text or call one of the volunteers in the column to the left. Best to call or text them the day before.
- ★ As a part of your GHCA Membership, Members may come in to the GHCA Office to get a document copied at no charge (up to 15 pages).

Life On The Gulf Publication

Editor: Gina Thomas

LOTGeditor@gulpharbors.com/727-542-1316

Submissions DEADLINE

Submissions for Life on the Gulf must be submitted **by the 6th day** of the current month to be eligible for publication in the next month's issue.

Please submit your articles via email to:
LOTGeditor@gulpharbors.com

Written articles can be in any text format.
Pictures may be submitted separately in
JPEG or PNG format.

Send Artwork or ideas for Cover Photos to
LOTGeditor@gulpharbors.com

NOTE: if you would like to submit a picture for the cover, it must be a minimum of 2MB or larger for print quality.



You are welcome to join the Gulf Harbors Women's Club on the second and last Thursdays of each month.

What is the Gulf Harbors Women's Club? We are women of all ages that are members of the Gulf Harbors Civic Association who enjoy a variety of activities and social outings as well as doing community service together.

On July 13th we enjoyed lunch and shopping at Starkey Market. On August 10th we enjoyed supporting a fellow Women's Club member's business by having brunch at Jimmy's Restaurant in downtown New Port Richey. A big THANK YOU to all of the ladies who helped roll the LOTG on August 31st.

On September 14th we will be doing a behind the scene tour of the Raymond James Stadium and enjoying a Cuban lunch afterwards. We will be rolling the LOTG on September 28th. Please join us in the annex hall at 11 am.

For more information about the Women's Club, contact Deb Johnson at 371-216-3459 or dejohnt123@aol.com.

Yoga It Up

All Levels Welcome 9:50am-11:00am
Tuesdays and Thursdays
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Yoga It Up at the Gulf Harbors Civic Association
Please bring your mat.



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From the desk of the President

Happy September!

Hope everyone had a happy and healthy summer. It's been a hot one for sure!

It's always my pleasure to serve as president of our beautiful community. Your Board of Directors has continued to work over the summer months to ensure that GHCA stays on top of things happening in our community.

Many new faces have joined us this year and we look forward to meeting many at our September 7th General Membership meeting to be held in our Main Hall starting at 7:30 PM.

On October 4th we have scheduled our "Legislative night" at which, Gus Bilirakis, Ed Hooper and Brad Yaeger, our elected representatives, will attend to take and answer our community's questions, we will be presenting the stack of signed letters regarding the insurance issues that we who live along the coast are facing. Please attend and bring your questions. We are looking forward to a spirited discussion. Evening begins at 7:30 pm. In the meanwhile, please continue to bring in those signed letters, the "Insurance Legislative Letter" we have amassed quite a few, but the more the better.

We have a full calendar of events scheduled, starting on September 1st. We have scheduled events to meet the interests of as many of our community as possible, but please remember that our events, while enjoyable and informative, are fundraisers for GHCA, so when you attend, please keep in mind that your donations help to keep GHCA running smoothly. So, purchase that raffle ticket, purchase the 50/50 ticket, and please slip a few bucks into the donation box.

I would be interested in hearing from as many of our members as possible as to what GHCA can do to make our community the best it can be. Please email me at president@GuHarbors.com or connect with any of our other dedicated Board members so that we may continue to know all of your concerns and future interests.

**Please note, you have until October 1st to either join as a new member or to renew your membership in order to be considered as a candidate for one of our open Board seats or to vote in our elections.

Check our website at gulfharbors.com to learn about: Member info, Boat Ramps, By Laws, Deed Restrictions, GHCA, Financial and General Meeting Minutes, Hall Rental, The Library, The History of Gulf Harbors, Club Info, Events, Life on the Gulf Issues, Boating (Weather, Tide Chart, Wind Report, Fishing Info), and Contact Info.
RENEW YOUR MEMBERSHIP ONLINE. Email suggestions, items, or photos to contribute to GHCA@gulfharbors.com

Volunteer with SCORE

Become a Small Business Mentor!
 Volunteer with Pasco Hernando SCORE and share your business expertise with small businesses in our community. Join SCORE's Volunteer Force to be part of helping small businesses start, grow and thrive.

Pasco Hernando SCORE
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From the Desk of Public Relations

Title fraud is becoming a more common and serious issue. This is where a bad actor files a false document showing that they own your property, and then they can take out a mortgage, all without your knowledge. Pasco County has set up a system where you can register your property, at no charge, and be notified if there are any filings against it. This notification would allow you to take action immediately. You can register at the Pasco County Clerk website, or go directly to <https://www.propertyfraudalert.com/FLPasco>.

Recent rains require more frequent grass mowing. When you take care of your lawn, please pay attention to the front curb. Sometimes the front is not edged completely and the grass can grow past the lawn and into the street. Not only can this obstruct street drainage, but it is unattractive and detracts for the clean look we want in our community. Please keep an eye on that, and clean up any grass growing into the street.

Once again I am going to state that county code requires house numbers posted near the front entrance, and they need to be at least 3 inches high to be clearly visible from the street.

Enjoy the rest of the summer.
Until next month,
Mitch Kobernick

South Channel Boat Parade

We are seeking a volunteer to run the South Channel Boat Parade.

Any member of our community who is interested will have help from the GHCA office and prior Boat parade volunteers. If no one steps forward we might not be able to have one. Please call either the office at 727-848-0956, or me, Paris Tsimikas; at 917-577-0730.

Thank you!

Nominating Committee News

As the summer comes to a close it is the time of the year to start thinking about getting involved as a volunteer on our 2024 Gulf Harbors Civic Assn Board. Opportunities coming open are available for the Vice President position and the Secretary position. We also have three open Directors positions. They are Director of IT/Data Security, Director of Public Relations and Director of Ways and Means. There are also numerous committee positions available under our various Officers. There is information about each position on the GHCA Web site, in the GHCA office or by contacting Nominating Committee Chairperson Katy Geiger @727-514-7854. There will also be information available at the General Membership meeting on September 7th, 2023. It's all the volunteers who work to keep our 'one of a kind' neighborhood a great place to live and play.

Katy Geiger

GHCA Events

Hi Everyone,

GHCA Events has a very busy schedule for the next couple of months, please mark your calendars and come out and support your community.

- Fashion and Home Décor Show on September 21st, 2023
- GHCA Harbors Home Expo on September 30th, 2023
- GHCA Fish Fry – October 13, 2023
- The Harbors Market – November 11, 2023
- GHCA & GHBC Childrens Christmas Party – December 2, 2023 – More information to follow

See you there!!!

Bunco Is The Second Tuesday!!!

In July, members of the GHCA Card Club got together and had a wonderful dinner before enjoying poker, cards and Bunco! Come join us to get in on the FUN!!!

Bunco players always enjoy the monthly Bunco Night at 7 pm on the second Tuesday at the Gulf Harbors Civic Center.

Prizes are given out for the most wins, most buncos, most baby buncos, last bunco and most losses.

If you'd like to attend, bring your own three dice to roll, \$5 prize money and your own beverages. GHCA membership required.

JULY'S BIG WINNERS!!

- *** Most Wins—DENISE MOORE-17!!! *** Most Losses—DONNA WISNIEWSKI-19!! ***
 *** Most Baby Buncos—CHERIE CHADIM-16!! *** Last Bunco—KRIS EVANS ***
 *** Most Buncos—LUCY RUDZINSKI & NOLA DAVIS-3 ***



- For Office Use -

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 Street _____
 Date _____
 Amount _____
 CA/CK # _____
 CC Fee _____
 New _____ Renew _____
 Given _____ Mid _____
 MBR # _____

Name:
Address:

GULF HARBORS MEMBERSHIP
 \$100.00 (Annual) Per Household Due **JANUARY 1st**

Additional Donation: \$25 \$50 \$100 Other _____

Please complete the form below and return with payment or you can apply/renew online at www.gulpharbors.com with a credit card (\$4 processing fee applies).

Your Gulf Harbors Civic Association Membership and Benefits Card will be mailed to you.

Checks are payable to GHCA. You can mail your payment to the Office, use the after-hours drop box or stop by the Office from 9 am to 1pm M-F to use your credit card (\$4 processing fee applies).

Gulf Harbors Address _____

Primary Resident(s) _____
 (please print)

Household Member Names (over age 18 who live with you full-time)

Mailing Address (if different from Gulf Harbors Address)

Phone Number _____ Email Address _____

Check if you are interested in:
Mail-in Voting (requires pre-registration) _____ **Online Voting** (legible email needed) _____

Volunteer Opportunities (check all interests)

Office _____ Board _____ Water Cleanup _____ Maintenance _____ Landscaping _____
 Pancake Breakfast _____ Decorating _____ Painting _____ Events _____
 Life on the Gulf (LOTG) Newsletter _____ Deed Restrictions _____

Insurance Legislator Letter

We are all acutely aware of the huge increase in insurance costs this year, plus some companies are requiring additional coverages, such as wind and flood, to even write a property casualty policy at all. Some of this is due to the exit of several insurance companies from Florida. We need our legislators to come up with plans to turn this around and help struggling homeowners. To that end, below is a draft of a letter that you can use to express your concerns. The GHCA is planning to host a town hall meeting with our Florida state representative, so you can sign this letter, or prepare one of your own, and drop it off at the GHCA office, and we will present them to our representative all at once.

Dear Florida Legislators,

I am writing to you on behalf of the residents of the Gulf Harbors community located in New Port Richey, Florida regarding our concerns about the escalating insurance rates for flood and home insurance. The residents of Gulf Harbors, consisting largely of retired individuals who live on fixed incomes, are facing unfathomable costs and expenses that continue to rise each year.

As our representative, we request your help in curbing these rising insurance costs so that our community can maintain its sustainability. For many of our residents, the high insurance rates are rendering their homes unaffordable to maintain. This puts many of them at risk of losing their homes and their right to live in the community that they call home.

We urge you to take immediate action towards addressing these issues and finding sustainable solutions that are affordable for our residents. Please help us in preserving our community at Gulf Harbors, a place where residents can live out their retirement years without facing financial burdens.

Thank you for your time and consideration.

Sincerely,

Signature

Date

Printed name

Address



Gulf Harbors! Host A National Night Out Block Party For Your Street Saturday, October 7, 2023

National Night Out Events build strong community partnerships and neighborhood camaraderie for safer, more caring places to live and work. The block party can be in your backyard or in your driveway. Everyone can bring a dish to pass or a cooler with beverages. There can be yard games, karaoke, or whatever you dream up! If you would like to host your street's Block Party, email or drop off invites to your street's residents and email the following info to membership@gulpharbors.com.

Block Party Host Name/s: _____
Block Party Host Email/s: _____
Block Party Address: _____
Block Party Time: _____



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Gulf Harbors Neighborhood Park Update

Our July meeting closed the first year for the park Advisory Committee(AC). Board discussions included reviewing emails sent by residents, new board members, annual assessment letter, Park Rules and Restrictions, entrances and park access, and holding a second workshop inviting residents to vote on desired improvements.

Everyone should have received a special assessment letter from the county describing how the park purchase and maintenance will be funded.

Email ideas and comments to gulfharbors@mypasco.net This email can also be found on our GHNP park website by typing: pascocountyfl.net/793 in the browser address bar, or the full URL is:

<https://www.pascocountyfl.net/793/Advisory-Boards-Committees>

Then in the blue section click on "GULF HARBORS NEIGHBORHOOD PARK(GHNP)"

The website hosts frequently asked questions we have fielded throughout the first year, minutes approved by the BoCC, public records and documents related to the park, calendar links to when the meetings are held (August 15 is the next meeting) and the above email address to write questions and comments.

Next year's board members have been selected according to the new board member criteria providing some new faces: Arthur Haedike, George Hernandez, Judith DeStefano will join existing members: Darlene Jones, Keith Hagan, Robert Wright and Steven Ekovich as the county approved Advisory Committee.

I'm moving out to give others the chance to sit on the board as I am also on the Friends of Anclote Key Lighthouse board, and start a Friends group for our park. Hope to cross paths with you next year when the park opens,

Kevin Bell,
former Advisory Committee Chair

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2023 SEPTEMBER

SUN MON TUE WED THU FRI SAT

03 Coastal Life Church 9:30 am - 11:30 am	04 LABOR DAY GHCA OFFICE CLOSED	05 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women 7:00 pm Board Meeting	06 RECYCLE DAY	07 10:00 am YOGA 7:30 pm General Meeting	08 COUNTRY MUSIC FEST 6:30 pm - 10:00 pm	09
10 Coastal Life Church 9:30 am - 11:30 am	11 12:00 pm Cards	12 10:00 am YOGA 5:30 pm Night Cards-Men 7:00 pm Bunco 7:00 pm Deeds	13 RECYCLE DAY 12:00 pm Book Club 5:00 pm GH Shag/Swing Dance Club 7:00 pm Nominating Comte.	14 10:00 am YOGA 11:00 am Women's Club 7:00 pm Calusa Club	15	16
17 PANCAKE BREAKFAST 8:30 am - 11:30 am Coastal Life Church 9:30 am - 11:30 am	18 12:00 pm Cards 7:00 pm Sailing Club	19 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women	20 RECYCLE DAY	21 10:00 am YOGA GHCA/Consign & Design Fashion Show 7:00 pm - 11:00 pm	22 ROSH HASHANAH	23 RENTAL EVENT
24 Coastal Life Church 9:30am - 11:30am	25 12:00 pm Cards 6:30 pm Social Club YOM KIPPUR	26 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women 7:00 pm Deeds	27 RECYCLE DAY	28 10:00 am YOGA 11:00 am Women's Club 7:00 pm Calusa Club	29 HARBORS HOME EXPO 9:00 am - 2:00 pm	30

GULF HARBORS SPECIAL EVENTS

GHCA COUNTRY MUSIC FEST GHCA CIVIC CENTER	FRIDAY, SEPTEMBER 1, 2023 6PM-10PM
PANCAKE BREAKFAST GHCA CIVIC CENTER	SUNDAY, SEPTEMBER 17, 2023 8AM-11:30AM
GHCA WITH CONSIGN & DESIGN FASHION SHOW	THURSDAY, SEPTEMBER 21, 2023 7PM-11PM
HARBORS HOME EXPO GHCA CIVIC CENTER	SATURDAY, SEPTEMBER 30, 2023 9AM-2PM
GULF HARBORS NATIONAL NIGHT OUT BLOCK PARTY	SATURDAY, OCTOBER 7, 2023 YOUR STREET/YOUR TIME
GHCA FISH FRY GHCA CIVIC CENTER	FRIDAY, OCTOBER 13, 2023 6PM-10PM
GULF HARBORS 5TH ANNUAL COMMUNITY WIDE GARAGE SALE	FRI, OCT 20 & SAT, OCT 21, 2023 9AM-3PM

NEW PORT RICHEY AND NEARBY EVENTS

TASTY TUESDAYS ORGANIC MARKET NEW PORT RICHEY PUBLIC LIBRARY	EVERY TUESDAY --- 9AM-12PM 5939 MAIN STREET, NPR
BACKYARD BAZAAR 5763 NEBRASKA AVE, DOWNTOWN NPR	A MONTHLY EVENING OUTDOOR MARKET SEPTEMBER 2, 2023 --- 6PM-10PM
FLORIDASCALLOP SEASON	HERNANDO COUNTY – ENDS: SEPT 24, 2023
GULF STATE WATERS GAG GROUPER	SEASON BEGINS: SEPT 1 & ENDS: NOV 10
BIER FEST BUSCH GARDENS	WEEKENDS IN SEPTEMBER 2023 BUSCHGARDENS.COM/TAMPA/EVENTS
HOME & GARDEN SHOW JACKSONVILLE FAIRGROUNDS	SEPTEMBER 1 THRU 4, 2023 HOMESHOWCENTER.COM/OVERVIEW/JACKSONVILLEHOME
23RD ANNUAL GECKOFEST 3101 BEACH BLVD S., GULFPORT	SEPTEMBER 2, 2023 --- 10AM-10PM WWW.GECKOFEST.COM
FALL DOWNTOWN WINE STROLL MAIN STREET, NEW PORT RICHEY	SEPTEMBER 21, 2023 --- 5PM-9PM https://fb.me/e/31Wa8xic9
SPONGE DOCKS CRAFT FESTIVAL DODECONESE BLVD, TARPON SPRINGS	SEPTEMBER 23 & 24, 2023 --- STARTS 10AM WWW.ARTFESTIVAL.COM

ALL EVENTS LISTED ARE SUBJECT TO CHANGE. CHECK THE EVENT'S WEBSITE OR SOCIAL MEDIA PAGE FOR UP-TO-DATE INFORMATION

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- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Let me say I love our new home that Beth helped us pick out. We lived in Texas and we would fly back and forth to find our perfect home for over a year. We used two local Realtors before we met Beth and it was a total disaster. Once I met Beth, she listened to our needs, which made the process a lot quicker. No longer were we seeing homes below our standards, we were only being shown homes that she knew we would want to live in. The home that we purchased, the seller had listed the home over what the appraisal would be, and Beth told us that from the moment she showed it to us. Beth helped us negotiate the for a price that was much more aligned with what the home is valued for. If you want to find your next home and not waste time seeing homes that don't fit your needs, call BETH - Cheryl C.

★★★★★ **Highly likely to recommend**

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

I have been dealing with Beth for over 7 years. My wife and I bought our house through her. We found her to be extremely honest and very competent. Her knowledge of the market was very impressive. She worked hard to fulfill our needs when buying and renting. I wouldn't think of using anyone else. - John E.

★★★★★ **Highly likely to recommend**

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Very professional gal... she sold my condo in 3 days...!! then, I needed to find property to purchase immediately (or rent) and she worked with me almost daily. There were some things I did not understand prior to closing, with money transfer etc. and she explained everything and the closings went well. wonderful to do business with, always a phone call answered, and follow-up - I would highly recommend Beth if you are selling or buying property, with her expertise, you will be very pleased.

★★★★★ **Highly likely to recommend**

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Beth is awesome! She is professional, always available and made our home purchase in Gulf Harbors a pleasurable experience. She knows Gulf Harbors inside and out as she lives in the community. We highly recommend Beth!! - keoughlaw

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The Boater's Corner By Captains Bruce and Wendy Longman

There is one thing every boat needs. Maintenance. Fortunately, routine maintenance and even small repairs aren't that tough. The first and simplest task is to wash your boat regularly. As we boat in saltwater, rinse your boat thoroughly with fresh water after every outing to remove salt residue. Use Salt-away or similar for heavy build up, especially on the engine.

A boat with a clean hull bottom is more fuel-efficient than a hull that's covered with algae or other aquatic scum. A dirty hull can easily add up to 30% of fuel cost. If your boat stays in the water at a floating dock then dive on it once a month to brush the bottom paint clean.

Boats need to have their oil changed. Four-stroke outboards, inboards and stern drive boats require regular oil changes, at least every 100 hours or once a year.

Fortunately, changing the oil in your boat's engine is quite easy—in most cases, easier than changing the oil in your car. First, start the engine to warm it up. Turn it off, drain the old oil, change the filter, and fill the engine with new oil. Depending on the engine you might need to purchase an oil pump to drain the oil through the dip stick. I use a Moeller vacuum pump for less than \$100.

Check the propeller regularly. Make sure the propeller nut is secure and the retaining clips or cotter pins are not worn out. Always carry a spare prop and tools to change it. Inspect it for nicks, dents and cracks. It's OK if your prop is missing paint, but send it out for repairs if you find any signs of impact. The smallest dent can cause your boat to lose 10% of performance and will burn more fuel than normal and will cause vibration that can damage the seals.

You should also remove the propeller several times during the year to make sure discarded fishing line hasn't become wrapped around the propeller shaft. If it has, be sure to check the oil in the lower unit for water as fishing line can tear up the seals.

Check the lower unit oil for water on a regular basis. If water is in the oil the lower unit will need to be resealed by a mechanic. If you run with water in the lower unit for any reasonable length of time you will lose the gears inside. Rebuilds are very expensive. You should change the lower unit oil once a year. It is very easy to do yourself with a cheap lower unit oil pump from West Marine.

YouTube is a great resource for learning how to change oil and other basic maintenance tasks. Don't forget, email your questions to bruce@windsongcharters.com. Happy Boating!

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Greek Burger

Happy Labor day my friends! Why not switch up your burger this year and try my Greek inspired Burger.

- 1 ½ pounds ground beef 80/20
- 1 tablespoon Italian Seasoning
- 2 teaspoons rosemary finely chopped
- 1 teaspoon salt
- 1 teaspoon pepper
- 2 cloves garlic minced
- ½ cup mayonnaise
- 1/3 cup sundried tomatoes chopped fine
- 1 teaspoon lemon juice
- 4 thick slices Spanish onion
- 4 thick slices beefsteak tomatoes
- 16 basil leaves
- 1 cup Nikos Feta crumbled
- 4 whole wheat hamburger buns

Preheat the grill to 400 degrees

In a mixing bowl add the first 6 ingredients mix well and form into 4 equal size patties.

In a small bowl add mayonnaise, sundried tomatoes and lemon and set aside.

Spray grill with non-stick spray. Place patties on the grill close the lid and let burgers cook for 5 minutes. Flip burger patties add onion slices and tomato slices to the grill Close lid cook 4 minutes. Flip onion and tomato slices remove patties and let them rest loosely covered with foil also add buns sliced side down on grill and toast just until you have grill marks on the buns about 2 minutes remove tomato and onions slices as well as toasted buns.

To assemble the burgers place a burger patty on bottom bun top with ¼ cup feta cheese, slice of grilled onion, grilled tomato spread about 1 ½ tablespoon mayonnaise mixture on the top bun place 4 basil leaves on mayonnaise mixture and place on burger, repeat for all.

For more recipes like this go to www.offthehookontheplate.com Josee Lanzi, your neighborhood chef.

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New Port Richey, FL - Sep 2023

Date		High				Low						
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Fri	2:41	3.3	2:37	4.1	9:19	0.7	10:00	0.4	7:08	7:53	
2	Sat	3:11	3.4	3:30	3.8	10:08	0.5	10:36	0.7	7:08	7:52	
3	Sun	3:40	3.5	4:23	3.5	10:56	0.3	11:10	1.0	7:09	7:51	
4	Mon	4:12	3.6	5:17	3.2	11:45	0.3	11:42	1.3	7:09	7:50	
5	Tue	4:45	3.7	6:12	2.9			12:36	0.4	7:10	7:49	
6	Wed	5:22	3.7	7:18	2.6	12:15	1.6	1:33	0.5	7:10	7:47	
7	Thu	6:06	3.6	8:46	2.4	12:52	1.8	2:41	0.7	7:11	7:46	
8	Fri	7:02	3.4	10:19	2.5	1:43	2.0	4:03	0.8	7:11	7:45	
9	Sat	8:21	3.3	11:26	2.6	3:07	2.1	5:20	0.7	7:11	7:44	
10	Sun	9:47	3.2			4:36	2.1	6:21	0.7	7:12	7:43	
11	Mon	12:11	2.7	10:58A	3.3	5:49	1.9	7:08	0.6	7:12	7:42	
12	Tue	12:44	2.9	11:55A	3.4	6:46	1.6	7:45	0.6	7:13	7:40	
13	Wed	1:12	3.0	12:42	3.5	7:32	1.4	8:16	0.6	7:13	7:39	
14	Thu	1:37	3.1	1:23	3.6	8:11	1.1	8:44	0.7	7:14	7:38	
15	Fri	1:59	3.2	2:00	3.6	8:46	0.9	9:11	0.7	7:14	7:37	
16	Sat	2:20	3.3	2:36	3.5	9:20	0.8	9:37	0.9	7:15	7:36	
17	Sun	2:41	3.4	3:14	3.4	9:54	0.6	10:05	1.0	7:15	7:35	
18	Mon	3:04	3.5	3:53	3.3	10:30	0.5	10:33	1.1	7:16	7:33	
19	Tue	3:30	3.7	4:37	3.1	11:07	0.4	11:03	1.3	7:16	7:32	
20	Wed	4:01	3.7	5:27	2.9	11:50	0.4	11:37	1.5	7:17	7:31	
21	Thu	4:37	3.8	6:28	2.7			12:40	0.4	7:17	7:30	
22	Fri	5:23	3.7	7:51	2.6	12:16	1.7	1:44	0.5	7:18	7:29	
23	Sat	6:21	3.6	9:32	2.5	1:11	2.0	3:07	0.5	7:18	7:27	
24	Sun	7:42	3.5	10:49	2.7	2:40	2.1	4:31	0.4	7:19	7:26	
25	Mon	9:18	3.5	11:41	2.9	4:15	2.0	5:43	0.3	7:19	7:25	
26	Tue	10:41	3.7			5:32	1.7	6:43	0.3	7:20	7:24	
27	Wed	12:21	3.0	11:50A	3.9	6:35	1.3	7:32	0.3	7:20	7:23	
28	Thu	12:54	3.2	12:51	4.0	7:30	0.8	8:14	0.4	7:21	7:21	
29	Fri	1:25	3.4	1:44	4.0	8:19	0.4	8:52	0.6	7:21	7:20	
30	Sat	1:53	3.5	2:34	3.8	9:05	0.1	9:27	0.9	7:22	7:19	

Gulf Harbors Civic Association, Inc.

4610 Floramar Terrace
New Port Richey, Florida 34652

GHCA Candidate Application 2024

Seeking Qualified Candidates for: Vice President, Secretary, Director of Public Relations,
Director of Ways & Means, IT

Please complete this application and use additional pages if needed.

APPLICANTS MUST BE MEMBERS OF GULF HARBORS CIVIC ASSOCIATION

What position are you interested in applying for:	
Name:	
Home Address:	
Phone:	Email:
Employer (if applicable) Name, Address, Phone#, Position	
How long have you lived in Gulf Harbors?	
# of years you have been a member of the GHCA:	
Have you been able to volunteer or attend any GHCA events?	
List any volunteer experience you have had.	
Please list the kinds of work in which you have had experience that will be useful in the position you are applying for. Ex: Accounting, Bookkeeping, Word Processing, Computer skills including software.	
Are there any criminal charges currently pending against you?	<input type="radio"/> Yes <input type="radio"/> No
I understand I may be subject to a background check and/or credit report.	<input type="radio"/> Yes <input type="radio"/> No

Signature: _____ Date: _____

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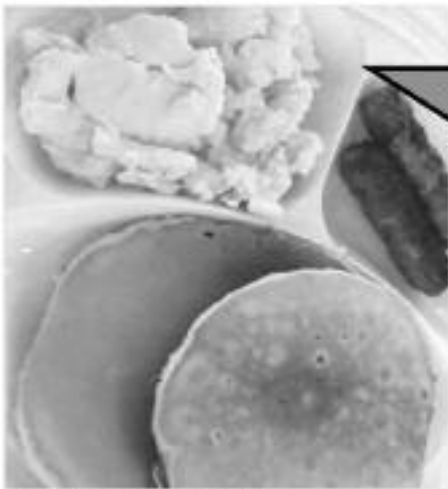
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Calusa Cruise Club members had a great time on Anclote Island.

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Gulf Harbors 5th Annual Community Wide Yard Sale



The Judi Pobst

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Saturday, October 21, 2023

from 9 am to 3 pm

Gulf Harbors residents, if you'd like to participate, email your address to membership@gulfharbors.com by September 5th to get your address in the October LOTG or by October 16th to get your address on an interactive map to be used in online advertising. Also note if you'd like to participate on Friday, October 21st from 9am-3pm. Each participating address will get a counterfeit detector pen and sign from the Gulf Harbor Civic Association's joint sponsor, The Judi Pobst Team at Keller Williams Realty.



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Neighbors Helping Neighbors!

The Gulf Harbors Civic Association is happy to help you help your neighbors in need. If you are interested and would like to babysit, dog sit, be an adult helper, do yard work, etc., and you live in Gulf Harbors please send an email to LOTGHelper@gmail.com with your particulars!

Note: The GHCA is not responsible for references and is merely providing this list.

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MARINE UNIT
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PASCO COUNTY UTILITIES
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Gulf Winds Sailing Club



The Gulf Winds Sailing Club (GWSC) meets at the Gulf Harbors Civic Center on the 3rd Monday of each month to share sailing and cruising experiences. If you join our club, you can enjoy many perks including discounts with Boat US and local eateries, as well as, sailing and social activities throughout the year. Please check our website for the most current meeting and event schedule.

We are currently planning our fall event calendar including several day sails, meeting guest speakers, and participating in local regattas. Several club members have completed their repairs and refit and recently launched! Look forward to seeing everyone on the water!



www.gulfwindssailingclub.org

Facebook: Gulf Winds Sailing Club New Port Richey
Gulf Harbor Civic Association
4610 Floramar Terrace, New Port Richey FL

Astrid Pallme (Commodore) 813-665-0875
apallme@gmail.com

Dave Larsen (Membership) 727-807-5485
davelarsen36@hotmail.com

Gulf Harbors Carolina Shag and Swing Dance Club

Gulf Harbors Civic Center

4610 Floramar Terrace • New Port Richey, Florida 34652



2nd Wednesday of every month

Next dance September 13, 2023

Instruction 600-700 PM

Open dance 700-1000 PM

Annual membership cost for Civic center members is 20.00 per person and 25.00 per person for non-members. For members of the Gulf Harbors Civic center to attend a single evening without dance club membership is 5.00 and non-Civic Center members is 7.00. Singles and couples are welcome. Members may attend any time throughout the evening. Dance style is not limited to Carolina Shag and Swing to participate.

Please follow us on Facebook "NPR Carolina & Swing @ GH Civic Center".

Contact Doug Armstrong at ghshagswingclub@gmail.com

for more information or call 727-422-8090.

We hope to see you on the dance floor! BYOB and join us for an evening of fun and fellowship.

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or Liz Plekker at (727) 999-1009
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At Home in Gulf Harbors

At Home in Gulf Harbors is a monthly newsletter delivered to all in the Gulf Harbors' homes once a month. Our goal is to provide useful and relevant information about homes, land & life in & around our community. If there is a topic you'd like to see featured or a question answered, please give us a call @ 727-808-0808 or email judi@judipobst.com

Hello Gulf Harbors! Sales continue to be strong this summer and theoretically, would be even stronger if we had more inventory. We had more than one example lately of multiple offers on our listings, an example of how there can be more buyers for a certain type of home than there are homes available. The last multi-offer property we sold left 3 disappointed buyers on the curb wishing we had 3 more like it to sell! Overall, Gulf Harbors is on track to beat our 2022 year end sales. Last year at this time only 49 homes had sold and closed, this year we've sold 59 YTD, about a 20% increase in homes sold. As far as Supply and Demand, the monthly inventory is up to 2.7 months vs 1.8 months a year ago; yet 2.7 months is still a very strong sellers' market. As you know, in a sellers' market, the seller has more opportunity to control the price and terms of the sale. That's doesn't mean overpriced homes will sell, a house is worth what a buyer is willing to pay and what a seller is willing to accept and those factors have to line up to cause a successful sale. Our average price of home sold went down 25 % from \$787,000 to \$588,000, but that because the number of homes sold over \$1,000,000 changed dramatically; last year at this time 12 Million Dollar++ homes had already sold, this year – just 2! That doesn't mean home prices are declining, the average price per sq.ft. is just slightly below what it was last year. From what we experience with the demand for a recent home priced over \$1M, the buyers are out there looking, just waiting for the right house to come up! Thinking of selling? May be a great time to put your house on the market and make some buyers happy!

Thank you for reading along. We will see you around the neighborhood!

Check out the statistics below for more "scoop" on what's happening in the Gulf Harbors/Floramar real estate market.

Gulf Harbors Total Market Overview

January 01, 2023 - July 7, 2023

Price Range x\$1000	# Active Listings	# Homes w/ Contracts Pending	# Closings YTD	*Supply (Demand (Months' Supply of Inventory)	Sales Price Per Square Foot	Average Sold Price (Rounded)	List to Sales Price Ratio	Avg Days On Market Until Under Contract	# Closings in 2022	# Closings in 2021	# Closings in 2020
*0-99	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0
*100-199	0	0	0	0	N/A	N/A	N/A	N/A	0	1	13
200-299	0	0	4	0	\$220	\$277,000	100%	Ave -25 Median-17	2	8	25
300-399	1	1	13	<1	\$262	\$349,000	96%	Ave -10 Median-22	10	17	33
400-499	2	0	10	1.6	\$309	\$440,500	96%	Ave -46 Median-54	14	31	33
500-599	5	1	7	4.2	\$377	\$544,429	97%	Ave -67 Median-49	13	25	30
600-699	1	3	5	1.7	\$397	\$631,100	97%	Ave -49 Median-22	13	13	12
700-799	2	2	10	2	\$338	\$745,800	98%	Ave -58 Median-43	7	9	7
800-899	2	0	5	2.7	\$445	\$872,600	98%	Ave -41 Median-26	7	8	5
*900-999	2	0	3	6	\$500	\$953,000	97%	Ave -6 Median-8	5	6	3
1M - 1.9M	4	2	2	9.5	\$445	\$1,500,000	86%	Ave -142 Median-142	15	7	0
*2,000,000+	1	0	0	12	\$426	\$2,300,000	96%	Ave -121 Median-121	1	1	0
Total	20	9	59	2.7	\$339	\$588,000 (average) \$535,000 (median)	Ave. 97% Median 98%	Ave -55 Median-32	87	126	110
N/A: NO 2023 SALES DATA											
* 2022 Stats used in Brackets with no YTD 2023 sales											
*SUPPLY/DEMAND BASED ON LAST 12 MONTHS OF DATA											
Statistics are reported from the Stellar Multiple Listing Service and recent sales from realtor's listings											



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