

Life in the Gulf

www.GulfHarbors.com

JULY 2024

HAPPY 4TH OF JULY

Wishing everyone in Gulf Harbors a safe and wonderful 4th of July.



Gulf Harbors • A Deed Restricted Community

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

Advertising by Design Graphics Advertising Associates, Inc. 727-846-0367 Fax: 727-847-9757

Professional Painting Services



Founded in 2013, we have grown to a fleet of five enclosed trailers manned by fifteen employees! We offer residential and commercial services from new construction to condos to strip malls! We use the finest quality supplies from Sherwin Williams for every project. We offer free on-location estimates to provide customers with the most relevant information and pricing. We are licensed and insured.

Outdoor Services: Walls • Decks • Fences • Waterproofing • Pressure Washing
Interior Services: Walls • Decorative • Doors & Baseboards • Staining & Refinishing
Design & Consultation: Material Samples • Referral Partners • Onsite Consultation



Mention this ad and receive 10% Off



727.215.1361

meticulouspaintingllc.com



Licensed & Insured: #C-10857

Boat Fueling Made Easy. Low 35 Gallon Minimum!



Sign Up @ www.ezboatfuels.com/signup/
 Website: www.ezboatfuels.com
 Email: info@ezboatfuels.com
 Phone: (727) 210-5411



Why Use EZ Boat Fuels?

- More time on the water.
- No time fueling your boat.
- We come to your boat.
- Easy pay options utilizing QuickBooks® Pay.
- 350 feet of fuel hose.
- Low 35 gallon minimum

A small delivery fee of \$1.25 for every gallon below the 35 gallons.
 For example, if you only take 25 gallons, you will be charged \$12.50.

2024 Gulf Harbors

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

OFFICERS

President: Paris Tsiornikas
President@gulpharbors.com/917-577-0730
Vice President: Kathleen Everett
VicePresident@gulpharbors.com/727-688-7937
Secretary for the Board: Lonnie Shoff
Secretary@gulpharbors.com/631-662-3268
Treasurer: Larry Williams
Treasurer@gulpharbors.com/727-534-6772

DIRECTORS

Chairman of the Board: Sue Gorham
Chairman@gulpharbors.com
Hall Rental: Debbie Clark
Hall@gulpharbors.com/951-333-4396
IT/Data Security/Web Coordinator: Alex Marcano
Itsecurity@gulpharbors.com/914-523-9460
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: Jakea Cates
Events@gulpharbors.com/813-802-9689

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: Donna Wisniewski 973-464-7322

Gulf Harbors Civic Association

727-848-0596

Office Email

GHCA@gulpharbors.com

Office Hours

**Monday – Friday
9:00am to 1:00pm**

Next General Meeting

Thursday, September 5, 2024 @ 7:30pm

Board of Directors Meeting

July 1st @ 7:00 pm

****Monday before General Meeting****

Deed Restrictions Meeting

Every 2nd Tuesday @ 7:00pm

Pancake Breakfast

Hosted by the GHCA Breakfast Club

Every 3rd Sunday

8:00 to 11:30 am

Next Breakfast: Sunday, August 18th

GHCA CLUBS

Breakfast Club: Skip Geiger 727-505-6439
Card Club: Annmarie Williams 813-416-2557
Lucy Rudzinski 716-864-6130
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 Brian Moore bmoore@actasinc.com
Social Club: Donna Flannery 859-394-2395
GH Shag/Swing Dance: Doug Armstrong ghshagswingclub@gmail.com

OTHER

Librarian: Dana Freeman 954-802-5678
Artist Coordinator: Gillian Graffy gillian.graffy@yahoo.com
GHCA Green Thumb: Vincent Pecorella
GHCA Groundskeeper: Jordan Kuchcinski
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 Beach Club

727-848-1598 / www.gh-bc.com

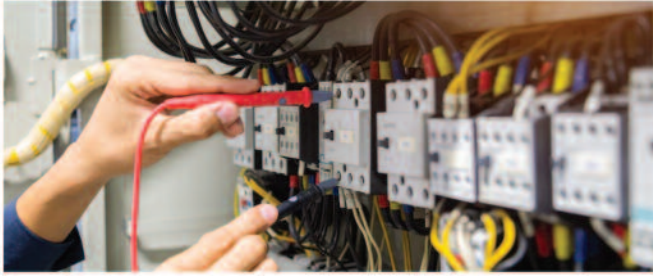
Please note that the Beach Club

is not

affiliated with the Civic Association

ELECTRIC **QUEST**

ELECTRICAL SERVICE



**Electrical Panel • Fire Hazards
All Wiring • GFI • Lighting
Surge • Timers • Security Lighting**

**Licensed and Insured
Commercial and Residential**

Lic. #EC13011677



CALL TODAY!

352-835-3052

ROOFS CLEANED

100% Money Back Guarantee



- Doesn't Void Shingle Warranty
- Prolongs Roof Life
- NO PRESSURE WASHING USED
- Our Soft Wash Cleaning is Recommended by Manufacturers
- Kills Micro-Organisms that Decay the Roof Shingles

Lic# 121077

Insured



Pat: 727-297-8399

**Serving
This Area
Over
40 YEARS**

TERK'S ROOFING

**FAMILY
OWNED SINCE
1978**

TILE • SHINGLE • METAL • FLAT

- New Roofs
- Roof Repairs
- Flat Roof Sloping
- Wind Mitigation
- We Install Hurricane Straps and Clips for Homeowners Insurance Discounts

727-848-8732

License: RC0046759 CRC1327289 • Bonded and Insured



AmeriDocks

Marine Construction

727.848.6475

ameridocks@gmail.com
ameridocks.com

Like us on !

Certified Marine Specialty Contractor • SCC131151707
Certified General Contractor • CGC1524883

**CONTACT US TODAY
FOR A FREE ESTIMATE!**

We Can Design and Build the Dock of Your Dreams!
Docks, Piers, Floating Docks & Ramps • Boat Lifts • Decks
Pile Drilling • Pile Wrapping • Diving & Salvage • and more...

If you can dream it, WE can build it.

Specializing in Interior Renovations

- Room Additions
- Baths
- Kitchen
- Replacement Windows and Doors
- Wood & Tile Floors
- Painting
- Vinyl Siding
- Concrete
- Screen Rooms
- Hurricane Protection
- Water & Fire Damage
- Storm Damage
- Insurance Work
- A-Z Remodeling

FREE Estimates • Senior Discounts



 **PAUL EVANS**
CONSTRUCTION
727.514.4116

State Certified Contractor CRC1329321



AmeriDocks

Marine Construction



727.848.6475

We Also Build DECKS!

CONTACT US TODAY FOR A FREE ESTIMATE

ameridocks@gmail.com • ameridocks.com

Certified Marine Specialty Contractor • SCC131151707

Certified General Contractor • CGC1524883

READY TO UPGRADE WINDOWS & DOORS?



Family Owned & Operated

- Premium Products
- Professional Installation
- Peace of Mind Warranty

Lifetime Guarantee on Product & Workmanship

QUALITY PRODUCTS & SERVICE WITH PROFESSIONAL INSTALLATION



Call today for your **FREE** in-home estimate! **813.901.5555**

Must meet required minimum - Call for details

www.thewindowdepotllc.com

Lic. CGC1504775

GHCA Boat Ramp Rules

Access the 2 GHCA-owned boat ramps (comes with your GHCA Membership) by calling a Volunteer. Current Members can also lease a key for your convenience.

Requirements to lease a 2024 GHCA Boat Ramp Key

1. Proof of ownership in Gulf Harbors or long-term rental (must show a lease with 6 months+ remaining on it from the date you apply to lease the key.)
2. A current 2024 GHCA membership.
3. A current picture ID (driver's license, passport, government issued ID, or military ID)
4. You must be 21 years of age or older.
5. A completed and signed Boat Ramp Key Holder Acceptance of Rules and Regulations and the Release and Waiver of Liability form.
6. The return of your leased 2023 GHCA Boat Ramp Key, if applicable (failure to return last year's key may result in a \$100 fine plus the security deposit and lease fee for the current year).
7. Contractors must supply a Certificate of Insurance and business license.
8. The corresponding fee(s) paid (see below).

2024 FEES

1. Security Deposit: \$10.00. This is applicable to all GHCA Boat Ramp Key applicants.

Upon return of your previously leased GHCA Boat Ramp Key, the prior year's security deposit will be used towards the security deposit for the current year's GHCA Boat Ramp Key lease.

2. Boat Ramp Key Lease Fees:

A. Homeowner/Long Term Renter:	\$ 40.00
B. Homeowner Contractor:	\$500.00
C. Homeowner Advertising on AirBNB or VRBO:	\$500.00
D. Outside Contractor:	\$750.00
E. Homeowner/Long Term Renter w/o Membership: One-time Opening:	\$100.00

Announcements

1. Please report any misuse of the boat ramps to the GHCA Office or the Boat Ramp Supervisor, Frank Rose at 401-447-0996.
2. Here are the 2024 Boat Ramp Volunteers. GHCA Members can call/text to get the ramps opened.

Mike Bender Jr. -	973-223-6057
Frank Bifulco -	727-597-0055
Scott Childress -	813-918-7688
Robert Kremer -	404-956-1876

Did You Know...

- ★ The GHCA takes part in the Pasco County Household Battery Recycle Program. The recycle container is located in the GHCA Library. All household batteries except lead acid are accepted.
- ★ GHCA Members may borrow chairs, tables, medical equipment, a high chair, car seat, crock pot, lobster pot and more. Call the Office to find out how to borrow these items.

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.

**For Advertising Information call
Design Graphics at 727-846-0367**

LARIMAR TREASURE HUNT
The Indoor Marketplace



GRAND OPENING
Join Us!

EVERY WEEKEND • Fridays: 3pm to 9pm
Saturdays and Sundays: 10am to 6pm
Come have fun with us and enjoy our fully air conditioned multi-vendor flea market.

Crafts • Antiques • Home Decor
Artisan Foods, and Lots More

We will also have Food Trucks and Entertainment!

5158 US Hwy 19N • New Port Richey, FL 34652
727-835-7080 or 727-219-4133

Calusa Cruise Club



Join us on the 2nd and 4th
Thursday 7pm at the GHCA

Hello Fellow Boaters:

Last month, the intrepid club members used their skills to participate in a Canal Poker Run. We also had a Father's Day Pizza Party and a luncheon at marker 8 in Dunedin

The boating season is getting into full swing, so check your gas, batteries and other safety equipment and get out there and enjoy our waters.

All boat owners are invited to join us
Come check us out and we will see you on the water!
Commodore Eric Anderson

ANCLOTE DIVING SERVICES



- Cavitation Cleaning for Heavy Fouling
- Hull Cleans and Barnacle Removal
- Licensed and Insured
- Owner Operated

727.645.2420
www.anclotediving.com

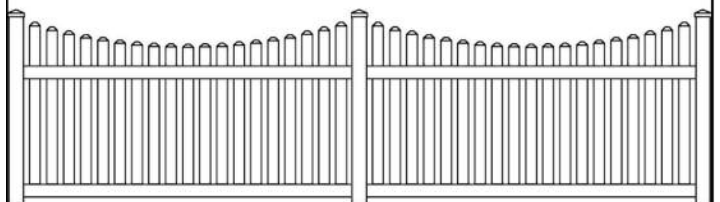
JB FENCE BUILDERS

Fully Licensed & Insured

FREE GATE WITH EVERY 100'

Jeff Bunner/Owner operator
CheapFence4U@gmail.com

Office 727-233-6462
Jeff Cell 856-905-7823



PO Box 1384 • Port Richey, FL 34673



From the desk of the President

Happy July! Happy 238th Birthday to our most wonderful country!

The summer is a quieter time here in Gulf Harbors - not too much going on except 4th of July festivities, enjoying our beach and our beautiful waterfront community.

As of this writing, this spring has been very, very dry. Most gardens and grass areas have not done well - hoping that the summer brings a bit more rain. If everyone could do a rain dance, it might help!

We have started the update of the Main Hall. Activities at the Main Hall have been suspended for the month of July. The facelift of the Main Hall and the repairs to the seawall will have concluded the updates to the building for the year. Then we can come in and have fun at our updated facility. We have a few more improvements to consider for next year.

The General Membership meetings are suspended during the summer months. Our first one after the summer break is scheduled on September 5th at 7:30 PM, in our Main Hall. I will be doing a bit of traveling this summer, but will try to keep you all up to date on comings and goings in the neighborhood via email. As always, our office is open all summer and your Board continues to work through the summer. We are all available via email for whatever you may need.

My best to all for a happy and healthy summer!



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



BOAT LIFT MEDICINE

Boat Lift Repair / Replace / Reconfigure
Custom Aluminum Accessories
Gem Remote Control Box with Auto Run
Experienced Licensed Electrician

Dimitri Kalogiannis
727-237-2684

Kimberly Lavin
Real Estate Agent
727-808-8688
KimberlyLavin60@gmail.com



 Buying or selling a home? Call me today! 

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
score.org/pascohernando

Marine Products Inc.

Serving Pasco County for over 20 Years

We will beat any legitimate bid by Price & Quality!

Don't Forget the New Law • LS Jones Act Insurance & Contractor License



Ask for Mike
(727) 846-0505

Email MARS540@msn.com

State Certified General Contractor License #1507397



US HARBORS

www.USHarbors.com

New Port Richey, FL - Jul 2024

Date		High				Low						
		AM	ft	PM	ft	AM	ft	PM	ft	Rise	Set	Moon
1	Mon	9:08	3.5	11:12	2.6	3:53	1.5	5:20	0.1	6:36	8:33	
2	Tue	9:58	3.7			4:49	1.7	6:22	-0.1	6:36	8:33	
3	Wed	12:22	2.7	10:47A	3.8	5:44	1.8	7:17	-0.3	6:37	8:33	
4	Thu	1:19	2.7	11:36A	3.8	6:39	1.8	8:06	-0.4	6:37	8:33	
5	Fri	2:05	2.8	12:24	3.8	7:32	1.8	8:50	-0.3	6:38	8:33	
6	Sat	2:46	2.8	1:11	3.7	8:21	1.7	9:30	-0.2	6:38	8:32	
7	Sun	3:22	2.8	1:56	3.6	9:06	1.6	10:07	0.0	6:39	8:32	
8	Mon	3:56	2.8	2:41	3.5	9:51	1.5	10:42	0.1	6:39	8:32	
9	Tue	4:27	2.9	3:26	3.4	10:35	1.4	11:15	0.3	6:40	8:32	
10	Wed	4:56	2.9	4:14	3.2	11:19	1.3	11:47	0.5	6:40	8:32	
11	Thu	5:24	3.0	5:03	3.0			12:05	1.2	6:40	8:32	
12	Fri	5:54	3.1	5:57	2.8	12:20	0.7	12:53	1.1	6:41	8:31	
13	Sat	6:26	3.2	6:59	2.6	12:54	1.0	1:47	1.0	6:41	8:31	
14	Sun	7:04	3.2	8:18	2.4	1:32	1.2	2:51	0.9	6:42	8:31	
15	Mon	7:48	3.3	9:44	2.4	2:19	1.5	3:59	0.7	6:42	8:30	
16	Tue	8:38	3.4	11:03	2.5	3:17	1.7	5:03	0.5	6:43	8:30	
17	Wed	9:31	3.5			4:20	1.9	6:03	0.2	6:44	8:30	
18	Thu	12:12	2.6	10:24A	3.6	5:22	1.9	6:58	0.0	6:44	8:29	
19	Fri	1:08	2.7	11:16A	3.7	6:22	1.9	7:48	-0.2	6:45	8:29	
20	Sat	1:54	2.8	12:09	3.9	7:19	1.9	8:34	-0.3	6:45	8:29	
21	Sun	2:34	2.9	1:01	3.9	8:11	1.8	9:18	-0.3	6:46	8:28	
22	Mon	3:12	2.9	1:53	4.0	9:00	1.6	10:00	-0.3	6:46	8:28	
23	Tue	3:47	3.0	2:46	3.9	9:49	1.4	10:42	-0.1	6:47	8:27	
24	Wed	4:20	3.1	3:42	3.8	10:39	1.2	11:22	0.2	6:47	8:27	
25	Thu	4:52	3.2	4:40	3.6	11:32	0.9			6:48	8:26	
26	Fri	5:24	3.3	5:42	3.2	12:02	0.5	12:27	0.8	6:48	8:25	
27	Sat	5:59	3.4	6:50	2.9	12:40	0.9	1:27	0.6	6:49	8:25	
28	Sun	6:38	3.5	8:13	2.6	1:21	1.3	2:36	0.5	6:50	8:24	
29	Mon	7:26	3.6	9:49	2.5	2:07	1.6	3:53	0.4	6:50	8:24	
30	Tue	8:24	3.6	11:17	2.5	3:05	1.9	5:07	0.2	6:51	8:23	
31	Wed	9:27	3.6			4:13	2.0	6:14	0.1	6:51	8:22	



- For Office Use -

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

Name:
Address:

GULF HARBORS MEMBERSHIP

\$125.00 (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.gulfharbors.com with a credit card (\$5 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 (\$5 processing fee applies).

Gulf Harbors Address _____

Primary Resident(s) _____
(please print)

Additional 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) _____ **OR** **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 ___



Bunco Is The Second Tuesday Every Month!!!

April was a very fun Bunco night! Many stories, laughs and goodies were shared!! Looking forward to more fun in 2024! 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.

MAY'S BIG WINNERS!!

*** Most Wins—ANNMARIE WILLIAMS-17!!! *** Most Buncos—DEB JOHNSON-4 ***

*** Most Baby Buncos—TEDDY SAVETZ & DEBBIE TURNER-14!! ***

*** Last Bunco—DONNA WISNIEWSKI *** Most Losses—DENISE MOORE-17!! ***

Proper Pet Waste Disposal

Pasco County is asking pet owners to do their part by collecting their pet's waste and properly disposing of it.

When pet waste is left on the ground, stormwater runoff carries the bacteria and nutrients into waterways. This waste runoff contributes to algae blooms and unhealthy conditions for fish and wildlife. Polluted waters are also unsafe for swimming and recreation.

Keep Pasco County's waterways clean by disposing of your pet waste in the trash. Violations can result in a \$150 fine.

Call 727-834-3611 to request pet waste bags. Learn more about the Pasco County ordinance in place by visiting bit.ly/Pasco-Pet-Waste.




HAVE A SAFE & HAPPY 4th of July

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

In June we enjoyed a luau under Sally Burlington's Tiki Hut. Thanks to the Burlington's for hosting us and to all who brought the delicious food and beverages. Thanks also to all who rolled the LOTG on June 27th.

On July 11th we will be enjoying lunch and a movie at Tigger Waters in Safety Harbor. On the last Thursday, July 25th we will be rolling the *Life On The Gulf* at 11 am at the Civic Center. Please join us!

FOR MORE INFORMATION ABOUT THE WOMEN'S CLUB PLEASE CONTACT
DEB JOHNSON AT 571-216-5459
OR JDJOHN123@AOL.COM.

OPEN 7 DAYS!

PELICAN MARINE CENTER

Your Dependable Dealer with Expert Service

SALES • PARTS • SERVICE

SWEETWATER **Hurricane** DECK BOATS

Family Owned & Operated Since 1987

13323 US 19 HUDSON

727-863-5409

www.pelicanmarinecenter.com

YAMAHA



SOLAR HYBRID ELECTRIC

Sales, Service, and Repair

Grid Tie • Hybrid • Stand Alone

Residential Commercial New Construction Remodels

Financing Available

727.945.4456 www.solarhybridelectric.biz

EC #13009757





From the Desk of Public Relations

Since we started employing extra patrols from the Sheriff's department to monitor traffic, I hope you are noticing some improvement. The goal is not to try to trap drivers, but rather to raise awareness and help curb some of the more dangerous activity. To that end, the deputies have issued many warnings, and when warranted, citations have been written. This program is continuing at random dates and times, so be careful out there.

Previously I mentioned that Pasco County is starting to deal with collapsed storm drains that cross private property to drain into the canals. A lot of you have called the county directly to report broken storm drains, and I have been asked to set the proper expectations. Where a storm drain pipe has broken, the county will enter into an easement agreement with the property owner to allow them to access the pipe and make repairs. However, there are instances where the problem is with the owner's seawall. A seawall can settle or pull away, and this shift will cause

the storm drain pipe to pull away and break. In these cases, it is the owner's responsibility to make sure the seawall is properly repaired before the county can fix the pipe. The county will not repair your seawall. When the seawall is repaired, the pipe should be reinstalled in the seawall, and then the county can repair any broken sections or reline the pipe. If your seawall is fine, the county can make the repairs and fill in any depressed or washed out areas caused by the broken pipe. If you want to report a broken storm drain pipe, you can email me and I will submit it.

And if you are making modifications to the outside of your home, or building a new home, and even if you have already obtained the required permits, please be aware that the plans still need to be submitted to the Architectural Committee to check for compliance with deed restrictions. The county permit even states that the homeowner is responsible for complying with any deed restrictions. You can submit plans directly to me at Publicrelations@gulpharbors.com, and this email is always the best way to contact me for any other matters.

Until next month,
Mitch Kobernick

 **Jordan's Driving Service**
Serving West Pasco and surrounding areas

Randy Richardson
Owner/Driver

BOOKING NOW FOR
AIRPORT RIDES

I provide rides to and from the Airport also the Cruise Ports, various other locations

→  Departures



BOOK NOW

 727-339-8864  www.Jordansdrivingservice.com



WE BUY BOATS
Up to 27 ft,
Trailers,
Engines and
Marine
Accessories!

BOATS

We pay CASH on the SPOT!

Call Tom at 727-385-2344
info@zmanboats.com • www.zmanboats.com

REMINDER TO ALL BOATERS

All waterways within the confines of Gulf Harbors
Including the South and North Channels

ARE NO WAKE ZONES

You must limit yourself to idle speed.



Gulf Harbors Civic Association, Inc.

4610 Floramar Terrace
New Port Richey, Florida 34652

GHCA Candidate Application for 2025/2026

Seeking Qualified Candidates for:

President, Treasurer, Membership Director, Hall Director, and Maintenance Director

APPLICANTS MUST BE MEMBERS OF GULF HARBORS CIVIC ASSOCIATION

Position you are interested in applying for:	
Name:	
Home Address:	
Phone:	E-mail:
Employer (if applicable): Company, Address, Phone # and Position:	
<i>Number of years you have been a member of the GHCA:</i>	
<i>GHCA Events you have attended and/or volunteered for:</i>	
<i>List any volunteer experience you have had:</i>	
<i>What skill sets do you have that contribute to the position you are interested in?</i>	
<i>Are there any criminal charges currently pending against you? Yes ___ No ___</i>	
<i>I understand I may be subject to a background check and/or credit report. _____ Initial</i>	
<i>Signature: _____ Date: _____</i>	

Use additional pages if needed. If you have a resume, please attach it along with the completed application and email it to Nominating@gulpharbors.com.

Hall Rentals Available



For availability call the GHCA Office at 727-848-0596 or
Debbie Demars-Clark at 951-333-4396



Please "like" our Facebook page <https://www.facebook.com/GHCAHallRentals>

For Advertising Information call 727-846-0367

When it comes to buying or selling your home it is important to trust in a Real Estate professional who cares about your neighborhood as much as you do. We live in the Community, We live in the Community, We Sell the Community and the Waterfront Life Style!



Whether buying, selling or leasing Tropical Life Realty is here to address all of your Real Estate needs! Give us a call today, you will be glad you called!



Beth Belloise – Broker – Owner

727.858.8691

TropicalLifeRealty.com

Visit and see the difference!

Helping People Obtain & Live the Tropical Waterfront Lifestyle!

Gulf Ha

Free Comparative
Free Professional
Photography ca
Tropical Life Rea
home is showca
Free Aerial Phot
Strongest Intern
Showcase Listin
Zero Cancellatio
Thinking of rent

State Agent who
We Love the



Kyle Kummer
727.846.2414



Steve Zimmerman
727.534.3226



Chris Chinopulos
727.808.5623

Don't Settle For Less or for a Smaller Team - Get All Our Experts Working To Sell Your Home!
All Our Waterfront Expert Agents Live in the Gulf Harbors' Communities!

Read What Our Clients Have To Say!

★★★★★ **Highly likely to recommend**

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiations 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 waist time seeing homes that don't fit your needs, call BETH! - Cheryl C

★★★★★ **Highly likely to recommend**

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiations 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 hones 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 F.

★★★★★ **Highly likely to recommend**

- ★★★★★ Local Knowledge
- ★★★★★ Process Expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiations 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
- ★★★★★ Negotiations 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

See ALL of our 5-Star Reviews on Zillow.com!!!

assist with
you did!



Proudly Serving the
Harbors Communities since 2001

ive Market Analysis & Home Evaluations!
al Photography Enhances Presentation!
n make all the difference as to whether your home is shown or not!
lty, Inc. hires only professional photographers to make sure your
sed as it should be!
ography!
et Presence!
gs on Zillow, Trulia, & 30 others!
n or Transaction Fees!
ing your home. We also offer full Property Management Services!





24/7 EMERGENCY SERVICE

CALL COOLQUEST INC.

AIR CONDITIONING - HEAT

RESIDENTIAL • COMMERCIAL • SALES • SERVICE

FREE SERVICE CALL WITH REPAIR

\$29.95 - 30 POINT INSPECTION & EFFICIENCY CLEANING

3 Year Warranty • Most Repairs Done Within 24 Hours

SAME DAY SERVICE • SALES • SERVICE • INSTALLATIONS

FREE SERVICE CALL WITH REPAIR

FREE ESTIMATES FOR SYSTEM REPLACEMENT

SERVING THE AREA SINCE 1980 • FAMILY OWNED AND OPERATED

LIC. #CAC1814980 • EC13011677

   **352-835-3052**  **ACCREDITED BUSINESS**

www.CoolQuest.com   

CITRUS | HERNANDO | PASCO



Why use a travel advisor?

- 1. Personalized service at no cost!**
- 2. Elevated travel experiences**
- 3. Time-saving and stress-reducing**
- 4. Exclusive perks and unadvertised discounts**
- 5. Professional advice and support**

 **CRUISE PLANNERS**
YOUR CRUISE & VACATION EXPERTS

Contact Paulette & Todd Poynter
at 727-307-8497 or DreamGetaways4You.com

Veterans-owned travel advisors specializing in ocean and river cruises, all-inclusive resorts, hotels, and land tours.

Let us book your next experience today!
From serving our nation to serving your travel needs.



Yoga It Up

All Levels Welcome 9:50am-11:00am

Tuesdays and Thursdays
Everyone is Welcome!

Yoga It Up at the Gulf Harbors Civic Association
Please bring your mat.



AMEN AIR INC.

AIR CONDITIONING & HEATING

"Ask your neighbors... they know us"

Quality &
Professional Service
Competitive Rates
Licensed • Bonded • Insured

George Maniates
Founder
Vice President

State Lic.
#CAC1813889



(727) 862-5512

STARTING IMMEDIATELY

GHCA has hired both marked and unmarked Sheriff's cars To patrol GHCA streets and they will be issuing speeding Tickets and stop sign tickets.

Please note that they will come unannounced and will Operate 24 hours a day 7 days a week.

There will not be any advanced notice as to when they will be around.

YOU HAVE BEEN ADVISED!

Advance MARINE SERVICE

Dennis Murphy
Owner

**Mercury • Yamaha • Mercruiser
New and Used Boats**

VISIT OUR SHIPS STORE!

Pick Up and Delivery Available

**Mercury, Mercruiser, Yamaha
Warranty Service**

727-938-7692
www.advancemarine.net
2734 Grand Blvd. • Holiday, FL 34690



Gulf Harbors Yacht Club News

The GHYC Announces the 2024 Bonnie Hecock Scholarship Award Recipients!



From Left to Right: GHYC Scholarship Committee Member Sue Greene (holding picture of Joseph Salerno who was absent); Scholarship Award Winner, Chloe Carter; Co-Chair Claudia Cox; Guest Speaker/New Port City Manager Debbie Manns, , Scholarship Award Winners Jessie Jones, Co-Chair Jeanne Angus, Award Winner Valerie Hernandez, and Committee Member Mickey McCarthy.

The Gulf Harbors Yacht Club is proud to announce the winners of its annual Scholarship Award Program for 2024. The Club accepted applications from 7 West Pasco high schools and selected 5 outstanding recipients to receive \$2,500 each. This years' recipients are: Josph Salerno, Hudson High School, who will study computer science; Chloë Carter, River Ridge High School, attending the University of North Florida with a Major in Nursing and a Minor in Education; Valerie Hernandez, River Ridge High School, attending the University of Florida with a major in Chemistry and a goal of becoming a pharmaceutical scientist; and Jessy Jones, Wendell-Krinn Technical, who will be attending the University of South Florida with a Major in Computer Science with an emphasis on cyber security and a goal of becoming an expert in AI to "bring changes to society for the greater good!" The students, their immediate families and their school counselors were honored at a special Scholarship Awards dinner and awards presentation on May 14th, 2024. The guest speaker was New port Richey City Manager Debbie Manns, who delivered an inspiring presentation on the value of education, being and believing in yourself and reaching for your dreams. Serving on the Scholarship Committee were GHYC members Claudia Cox, Jeanne Angus, Michael McCarthy and Sue Greene. The committee members have the challenging task of selecting the most deserving students

out of many. We congratulate the winners on their accomplishments and wish them much success in college and throughout their careers. The Gulf Harbors Yacht Club would also like to thank all the GHYC members and our benefactors who generously donated to the Scholarship Fund to make this possible.

The Club takes a hiatus on its general meetings over the summer, but the activities go on! Club members will enjoy a Country/Western Night on June 29th, A July 4th Cookout on July 4th, our Book Club meetings and Wednesday BINGO will continue in July and Kris Thompson and Lynn Fernandez will hosting a fun Family Feud Night on July 27th.



Join the Gulf Harbors Yacht Club!

**"Best View, Best Food, Best Friends
The Only Thing Missing is You!"**

Come Join the Fun
On & Off the Water

- Great Dining with fantastic sunset views.
- Holiday celebrations, dance parties, and much more!
- Full slate of boating activities
- Charitable fundraising events
- Terrific banquet venue

Follow us on Facebook for insight on the club and the latest events!

Call us today for a **FREE** one Day Pass to enjoy the benefits of membership!

Call Us Today! (727) 849-4559

www.GulfHarborsYC.com

3926 Marine Parkway New Port Richey FL 34652



The 2023 Register of American Yacht Clubs Reciprocity Guide is available free online to all Gulf Harbors Yacht Club members. GHYC is registered with the Yachting Club of America (YCA) offering reciprocity to over 700 Yacht Clubs registered within the U.S. and the Virgin Islands!

The Club is open for Dinner on Tuesdays, Lunch and Dinner on Wednesdays, Dinner on Friday and Saturday nights. Doors open at 5:00 pm. Dinner starts at 6:00 pm. New menus every week! Come check us out; we are looking forward to meeting you!

Did you know the GHYC offers a "Member of the Day" opportunity?

One Day Pass Call one of the following to receive member privileges for one (1) day at the Gulf Harbors Yacht Club.

Call Dora Cantwell (813) 376-8302
2024 Membership Director

For questions about membership and/or arranging a visit to our Club, call our Membership Chair, Dora Cantwell—813-376-8302.

There's always something good going on at the Yacht Club! For more information, visit our website at www.gulpharborsyc.com or find us on Facebook!



Peanut Butter Pretzel Banana Delight

Ingredients:

- 4 cups of Peanut Butter Filled Pretzels, crushed
- 8 Tablespoons (1 stick) of Unsalted Sweet Cream Butter Sticks
- ½ cup, + 2/3 cup of Light Brown Sugar
- 16 ounces of Cream Cheese, softened
- 1 ½ cups of Heavy Whipping Cream
- 1 Tablespoon of Pure Vanilla Extract
- 4 Bananas, sliced
- 1 cup of Original Dairy Whipped Topping

Directions:

1. In a skillet over medium-high heat, melt butter and ½ cup of brown sugar in a pan until well incorporated. Stir in crushed pretzels and continue cooking for 2 minutes. Remove from heat and let cool while making the filling.

2. In a large bowl, add cream cheese, whipping cream, the remaining 2/3 cup of brown sugar, and the vanilla. Using a wire whisk or a hand blender, whip mixture until well combined, about 2 minutes. Continue beating until very smooth and creamy with a pudding-like consistency, about an additional 2-3 minutes. This will yield 5 cups of filling after whipping.

3. To assemble, spread ½ of the pretzel layer in the bottom of a 9 x 13 dish, followed by 2 cups of the Vanilla Filling. Top with ½ of the sliced bananas. Repeat the layers. Finish by adding the last cup of Vanilla Filling and smoothing over the bananas.

4. To serve, place a portion of the pudding in a bowl and serve with a squirt of whipped topping!

NOTE: If desired, this recipe can be served in 10 parfait glasses as individual servings.



Work with the *Real* Experts.



- New and Pre-Owned Cart Sales
- Service (*All Brands*)
- Parts / Accessories
- Free Pick-Up/Delivery (*Gulf Harbors*)



Authorized Dealer of **Club Car**

Visit Our Showroom: 6628 U.S. 19 N • New Port Richey • 727-264-6827
(Inside Dollar General Plaza at U.S. 19 / Green Key Rd.)

www.HiddenCreekGolfCarts.com

GULF HARBORS SPECIAL EVENTS

GHCA CIVIC CENTER MAIN HALL	CLOSED FOR RENOVATIONS REOPENS JULY 27, 2024
PANCAKE BREAKFAST GHCA CIVIC CENTER	SUNDAY, AUGUST 18, 2024 8AM–11:30AM

NEW PORT RICHEY AND NEARBY EVENTS

TASTY TUESDAYS ORGANIC MARKET NEW PORT RICHEY PUBLIC LIBRARY	EVERY TUESDAY --- 9AM-1PM 5939 MAIN STREET, NPR
NPR FOURTH FRIDAY BAZAAR MAIN AVE, DOWNTOWN NPR	EVERY FOURTH FRIDAY 6PM-10PM
BOOM ON THE BAYOU WATERFRONT PARK, PORT RICHEY	JULY 4 ---6PM: MUSIC/FOOD/VENDORS FIREWORKS BEGIN AT 9PM
BOOM BY THE BAY VARIOUS LOCATIONS DOWNTOWN TAMPA	JULY 4, 2024 --- VARIOUS START TIMES WWW.TAMPASDOWNTOWN.COM
SAFETY HARBOR INDEPENDENCE DAY WATERFRONT PARK, 105 VETERANS MEMORIAL LN	JULY 4, 2024 --- 5PM-9PM WWW.CITYOFSAFETYHARBOR.COM
FOURTH OF JULY PICNIC IN THE PARK CRAIG PARK, TARPON SPRINGS	JULY 4, 2024 --- 10AM-2PM TARPON SPRINGS RECREATION DIVISION
NPR PUB CRAWL DOWNTOWN NEW PORT RICHEY	JULY 6, 2024 --- 5PM-11PM WWW.EVENTBRITE.COM
RED SNAPPER SUMMER SEASON IN GULF STATE & FEDERAL WATERS	STARTED JUNE 1, 2024 ENDS JULY 31, 2024
FLORIDA SCALLOP SEASON	PASCO COUNTY – JULY 10 TO AUGUST 18 HERNANDO COUNTY – JULY 1 TO SEPT 24
CRAFT FESTIVAL TARPON SPRINGS SPONGE DOCKS	JULY 13 TO JULY 14 --- BEGINS 10AM HTTPS://WWW.ZAPPLICATION.ORG
ALL EVENTS LISTED ARE SUBJECT TO CHANGE. CHECK THE EVENT'S WEBSITE OR SOCIAL MEDIA PAGE FOR UP-TO-DATE INFORMATION	

Gulf
Winds
Sailing
Club

Sunset Cove

Docktails

**Saturday
July 13th, 1-4 pm**

Where sail boats and cocktails combine to bring you an afternoon on the docks at Sunset Cove to board local sailing enthusiasts vessels, learn about sail boats, sailing, opportunities to be on a sailing crew, etc.

**EVERYONE
WELCOME**



4927 US 19, New Port Richey, FL 34652



Marine Electric

Dockside Service

31 Years Experience

AC/DC Electrical Repair • Total Rewires
New Installations • Inverters
Battery Chargers & Electrical Trouble Shooting

**We Are Marine
Electricians**

— **Louie** —
727-222-3932



K.F. Flooring

Porcelain Tile & Marble • Ceramic
Wood Flooring • Laminate
Bathroom Remodeling

Free Estimates • Free Designing & Consulting
All Flooring & Baths

CALL
TODAY!

727.376.3760 • cell 727.858.2036

No Payment
Until Job Completed
100%!!

Ask For References • Family Owned Business
24 Years in Community Since 1973
John Filippidis - CGC1520146
Fully Licensed, Bonded & Insured



2024 JULY

SUN MON TUE WED THU FRI SAT

	01 12:00 pm Cards 7:00 pm Board Meeting	02 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women	03 RECYCLE DAY	04 GHCA OFFICE CLOSED INDEPENDENCE DAY	05	06
07 Coastal Life Church 9:30 am - 11:30 am	08 12:00 pm Cards	09 10:00 am YOGA 5:30 pm Night Cards-Men 7:00 pm Bunco 7:00 pm Deeds	10 RECYCLE DAY 12:00 pm Book Club	11 11:00 am Women's Club 7:00 pm Calusa Club	12	13
14 Coastal Life Church 9:30 am - 11:30 am	15 12:00 pm Cards 7:00 pm Sailing Club	16 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women	17 RECYCLE DAY	18	19	20
21 Coastal Life Church 9:30 am - 11:30 am	22 12:00 pm Cards	23 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women	24 RECYCLE DAY	25 11:00 am Women's Club 7:00 pm Calusa Club	26	27 RENTAL EVENT
28 Coastal Life Church 9:30am - 11:30am	29 12:00 pm Cards 6:30 pm Social Club	30 10:00 am YOGA 5:30 pm Night Cards-Men 6:00 pm Night Cards-Women	31 RECYCLE DAY	THE MAIN HALL WILL BE CLOSED JULY 4TH TO JULY 26TH FOR RENOVATIONS (PANCAKE BREAKFAST WILL RESUME IN AUGUST)		

The Yingling Team



Bill & Teresa Yingling, PA

Realtors / Team Lead

Office: 727-274-1031

Direct Cell: 727-788-4105

TheYinglingTeam@gmail.com

TheYinglingTeam.com



Creating Radiant Smiles for our Gulf Harbors Community

Gulf Harbors Special \$400 OFF

Dental Implant or Implant Denture
*1st 20 residents that mention this ad

At Radiant Dentistry, we are committed to providing you with the highest quality of gentle dental care.

We offer a wide variety of General, Surgical & Cosmetic Services.

Our team looks forward to welcoming you and providing you with the exceptional Radiant Dentistry experience.

No insurance? No Problem!

Ask about our In-House Membership Plan

Schedule Online Today!

RADIANTDENTISTRYFL.COM

(727) 846-7510



Fun Group - We are always open to trying new places.

Gulf Harbors Singles Mingle

Meetup Date: July - Open Month

Since so many are gone for the Summer - We can meet at the Eagles!?
The group is open to any fun event we can try to arrange if any interest.

Call If Interested: **Evelyn Gilder - 727-247-3226**



FULL SERVICE PET GROOMING
Catering to One Pet Family at a Time



10% OFF

**First Responders,
 Military Active & Veteran,
 Teachers and
 Senior Citizens**

4944 US Highway 19 • New Port Richey, Florida 34652
 Shop: 727-433-3925 • Office: 727-428-4999



TherapyWorks MM39578
Clinical & Wellness
Massage

Specialized, focused Massage

**Deep Tissue • Myofascial • Medical
 Prenatal • Relaxation • MLD**

Schedule Online or Call: 727.469.3069
www.therapyworksmassage.com
 5234 State Road 54 • New Port Richey

Gulf Harbors Resident! *Christina Daniels* Principal Designer

YOUR HOME, DESIGNED



(813) 384-8206

Serving West Pasco County and North Pinellas

DON'T DREAD WALKING THROUGH YOUR FRONT DOOR, TURN YOUR HOME INTO A HAVEN WITH DANIELS DESIGN & DECOR!

 **DANIELS**
design & decor
 DANIELSDESIGNANDDECOR.COM
 INFO@DANIELSDESIGNANDDECOR.COM



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.

IMPORTANT PASCO COUNTY PHONE NUMBERS

CODE ENFORCEMENT
 To Make A Complaint: **727-847-2411**

SHERIFF'S OFFICE (NON-EMERGENCY)
727-847-8102

ANIMAL CONTROL
727-834-3216

MARINE UNIT
727-847-5878 X 7725

PASCO COUNTY UTILITIES
727-847-8131

OTHER USEFUL NUMBERS

Wild Animal Control (FFWCC) **863-648-3200**

Livestock Concerns in West Pasco
727-847-5878

Florida Dept. of Agriculture (DACS)
800-435-7352

Florida Fish & Wildlife Conservation Commission (FWC)
888-404-3922

Duke Energy **800-700-8744**

Step into the best years of your life!

Use your talents to make a difference

Seniors in Service will match you with a meaningful service opportunity that fits your schedule, abilities, and passion. There are even opportunities to serve from the comfort of your own home.

- Create future leaders
- Elevate your community
- Be a friend to an isolated senior
- Provide food security
- Support our veterans

Become a volunteer today!
 (813)492-8921
 RSVPPasco@seniorsinservice.org
 SeniorsInService.org



COME JOIN US IN SUPPORTING THE NEWLY RENOVATED DOWNTOWN LIBRARY!



FRIENDS OF THE LIBRARY
New Port Richey, Florida
 LibraryFriendsNPR@gmail.com

WWW.FRIENDSOFTHENPRLIBRARY.COM

The Breakfast Club
wishes you a...
Happy
4th
of July

*There will not be a Pancake
Breakfast in July due to hall
renovations. We look forward to
serving you on August 18th!*

WOULD YOU LIKE TO PLAY CARD GAMES???

COME JOIN US AT THE CIVIC CENTER!!

The GHCA Card Club Meets on
Mondays - 12PM • Tuesdays Men's Cards 5:30pm Women's Cards 6:00pm



Offering Fixed Price Will Packages

- Wills and Trusts
- Probate
- Real Estate
- Civil Litigation



HENGESBACH &
HENGESBACH
ATTORNEYS AND COUNSELORS AT LAW

Offices Hernando,
Citrus and Pasco
Phone: (352) 683-1963
www.willtrust.com

Smile Bright **DENTAL**



Dr. Anna Ichoa
General Dentist

Outstanding Preventative and Restorative Care Dentistry

Dr. Anna Ichoa received her undergraduate major degree in Biology and Chemistry and minor in public health from the University of South Florida. Dr. Ichoa later attended Nova South Eastern University to obtain her Doctor of Dental Medicine degree. Dr. Ichoa will deliver her exceptional dentistry through her innate attention to details and genuinely sincere chair-side dentistry. She is very patient and takes pride in her ability to work with patients to create treatment plans according to their needs and financial situation.

Insurances Accepted:



7280 State Road 54 • New Port Richey FL 34653 • Phone: 727-807-3355 • Fax: 727-807-3344

The patient and any other person responsible for payment has a right to refuse pay, cancel payment, or be reimbursed for payment for any other service examination or treatment which is performed as a result or and within 72 hours of responding to the advertisement for the free, discounted or the reduced fee, service examination or treatment.

We are proud to announce that our providers accept Humana Gold HMO and Medicare health plans along with others.

We are a Family Practice, Offering Family Care.



Dr. Simonne Hammarquist, MD
Family Practice



Call for a New Patient Appointment:

727.807.5900

7278 State Road 54 • New Port Richey, Florida 34653
aspiremedicalnpr.com



Trust Who The PROS Trust

Find out about the best kept secret of home improvement pros.



Flooring | Kitchens | Baths | and More

ProSource
WHOLESALE
Products & Pros for Home & Commercial Projects

ProSource of Port Richey
10929 State Road 52
Hudson, FL 34669
727-379-9700
www.prosourcewholesale.com/portrichey

APPLIANCEQUEST

APPLIANCE REPAIR

24/7 Service Available

We specialize in
washer and dryer, refrigerator and
freezer repair and general
appliance repair and service.

We service all of Pasco
and Hernando County.



**OVER 20
YEARS
EXPERIENCE**

**SENIOR, MILITARY, LAW ENFORCEMENT
AND VETERAN DISCOUNT**



Lic. #EC13011677

352.835.3052

MURPHY BED CABINETS

From A Closed Cabinet...



To An Open Bed!



REAL WOOD WALLBEDS



With over 1,000 Google Reviews

14 STYLES & COLORS TO CHOOSE FROM

In Stock & Ready for Delivery

Call Today for In-Store Specials

727-847-3551

www.ComfortZoneShop.com

6705 US Hwy 19, New Port Richey

Comfort ZONE

WALLBEDS • FUTONS • WATERBEDS

**Comfort
ZONE
MATTRESS**

ONLINE
STORE
MATTRESS



At Home in Gulf Harbors

At Home in Gulf Harbors is a monthly column in the Gulf Harbors' *Life on the Gulf*. 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 Summer, 2024! June has arrived, and boy is it warm! With longer days, we have more time to enjoy our beautiful community here in Gulf Harbors. Hope everyone has been working on their tan! The summer season not only brings a sense of bliss, but this summer we still have an interesting

dynamic to our local Real Estate market. Year to date, we've seen a variety of movements in the Gulf Harbors market. There has been an increase in new listings, and the demand for higher-end properties remains consistent, really showing the unique appeal of our neighborhood. We currently have 41 homes available for sale on the Floramar side of Gulf Harbors, spanning various price ranges. In the first half of 2024, the average sales price was quite impressive. This happened because a notable sale featured a Gulf-Front home listed at \$2,995,000, selling for \$2,850,000 in just 14 days! WOW! While only five houses sold in January, ranging from the low \$400,000's to over \$2 million, this single high-value sale pushed the average sales price up to \$1,087,000 for that month. Make sense? Another way to look at it is to look at the Average Totals from the neighborhood, with 41 active, 15 pending, 35 closings YTD and an average sales price of \$668,000. This gives us a clearer, more realistic picture of the market trends and stability. The supply and demand balance remains ever increasing in favor of supply, but remember, always, "Price it right, and consider it SOLD!". New listings coming on the market have slowed a tiny bit, but this phase of buying remains the same. As we move further into the summer, we positively anticipate even more activity in the Gulf Harbors market, with home values to continue to rise. The increasing demand for waterfront properties makes our neighborhood an attractive location for both current residents and potential buyers. Stay tuned for more updates as we continue to track the sales and trends throughout 2024. Wishing you a fantastic summer filled with sunshine and fun—stay cool and enjoy every moment! Until next month Gulf Harbors!

Gulf Harbors Total Market Overview

January 01, 2024 - June 06, 2024

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	Days On Market	# Closings in 2023	# 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	0
*100-199	0	0	0	0	N/A	N/A	N/A	N/A	0	0	1	13
200-299	0	1	2	0	\$223	\$278,000	89%	Ave -81 Median- 80	4	2	8	25
300-399	4	2	7	3	\$318	\$350,000	93%	Ave - 45 Median- 13	16	10	17	33
400-499	7	2	7	7	\$330	\$448,000	95%	Ave - 79 Median-82	12	14	31	33
500-599	5	0	6	7	\$364	\$551,000	95%	Ave - 98 Median-110	8	13	25	30
600-699	2	1	2	2	\$462	\$668,000	93%	Ave - 124 Median-124	10	13	13	12
700-799	9	0	4	13	\$407	\$757,000	95%	Ave - 100 Median-57	13	7	9	7
800-899	3	2	2	12	\$411	\$855,000	96%	Ave -110 Median -109	5	7	8	5
900-999	3	2	1	7	\$397	\$995,000	90%	Ave -130 Median-130	5	5	6	3
1M - 1.9M	5	3	3	7	\$480	\$1,340,000	93%	Ave -74 Median-30	7	15	7	0
*2,000,000+	1	1	1	13	\$809	\$2,850,000	95%	Ave -14 Median-14	0	1	1	0
Total	41	15	35	6	\$355	\$668,000 (average) \$545,000 (median)	Ave. 94% Median 95%	Ave - 81 Median-72	80	87	126	110
N/A: NO 2023 SALES DATA												
* 2023 Stats used in Brackets with no YTD 2024 sales												
*SUPPLY/DEMAND BASED ON LAST 12 MONTHS OF DATA												
Statistics are reported from the Stellar Multiple Listing Service and represent sales from multiple brokers												

Your Local Real Estate Experts!

727-808-0808 JUDIPOBST.COM

EXPLORE GULF HARBORS WITH OUR TEAM!

Available **7 days a week** to show ANY home in **Gulf Harbors!**



AGENT OF THE YEAR
RateMyAgent
agent of the year awards
COUNTY WINNER
2023

5 STAR RATING

SCAN ME

The Judi Pobst TEAM with KW




Meet you at "The Grape!"

CREATE CUSTOM WINES!

JOIN US FOR
WINE DOWN
Wednesday
\$5.00 A GLASS
3PM - 7PM
EVERY WEDNESDAY

SCAN ME

OPEN
TUES-FRI
11AM - 7PM
SATURDAY
11AM - 6PM
CLOSED MONDAY

CHECK OUT OUR NEW BEER & WINE SELECTION

(727) 938-4385 | 4930 Floramar, Terrace Unit C, New Port Richey, FL

**LOOKING FOR A POOL
BY THE WATER?
CALL MY
HUMAN!**



**Gulf Harbors
Specialist
for 20 Years!
CALL ME...**

DALTON WADE
REAL ESTATE GROUP

Anne Graffy

AnneGraffy@gmail.com

727.560.1635