

**January**

2025

## Board Members

**Chris Kavala**

President | Ponds

Ckgulftracehoa@gmail.com

**Dick Emmons**

V. President | Grounds

Roe.hoal95l@gmail.com

**Diane Gerards**

Treasurer | Communications

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**June Shuber**

Director | Welcoming

jsgulftrace@aol.com

**Kevin Pickering**

Director | Architectural Change

kevinp.gthoa@gmail.com

**Gloria Fenton**

Director | Edgewood Liaison

Gfenton6<@tampabay.rr.com

**Sherry Rehm**

Secretary

sr.gulftrace.hoa@gmail.com

# GULF TRACE

## Association News

Gulf Trace is a deed-restricted community originally built by Arthur Rutenberg and includes other custom-designed homes. The purpose of the association is to establish and maintain harmonious standards for the community while enabling a unified yet unique appearance to each home.



### Annual Meeting 2024

The annual HOA meeting was held November 12, 2024 to vote on the 2025 board. A board vote requires a quorum of homeowners represented either by a signed proxy or in-person attendance at the meeting.

There was not enough homeowner participation to establish a quorum at this meeting. A quorum consists of 125 homes represented out of 274 Gulf Trace homes and 93 Edgewood villas. The current board will carry forward into 2025 to perform the necessary association work.

A new member was added to the board at the December 10 board meeting. Sherry Rehm of Gulf Trace was voted in unanimously by the attending board members. Her role is secretary as of the January 14 HOA meeting.

### 2025 Board Meeting Schedule

The following is the board meeting schedule for 2025. Note that date, time and location may change. Signs with current meeting information are posted on Gulf Trace Blvd. prior to the meeting date.

Meetings begin at 6:30 PM and are scheduled on the following dates:

- February 11
- March 11
- April 8
- May 13
- September 9
- October 14

There are no meetings in June, July and August.

### Location

J. Ben Harrill Recreation Complex  
2830 Gulf Trace Blvd  
Holiday, FL 34691  
727-942-7439

Website: [https://www.pascocountyfl.net/\\_T22\\_R87.php](https://www.pascocountyfl.net/_T22_R87.php)

## Important Info

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### Gulf Trace Assn Website

[gulfttracehomeownersassn.com](http://gulfttracehomeownersassn.com)

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### Facebook Pages

Independent of Gulf Trace HOA

[Gulf Trace Community](#)

[Gulf Trace Homeowners](#)

Facebook pages are not sponsored by the HOA.

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### Coastal HOA Mgmt. Services

Mary Ann Syraski, LCAM

727-859-9734

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### Architectural Request Form

> [Go to Assn website](#)

> [Click Gulf Trace Info Center](#)

> [Click Arch Change Control Req](#)

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### Free Gator Removal

Call **866-392-4286**. This does not require board notification.

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Feed ducks waterfowl food instead of bread. It causes them health problems and pollutes the conditioned pond water system.

## HOA Dues

HOA dues are \$48 per month. Dues are payable the first of each month and may be paid by coupon and check, automatic debit, bill pay, or online. Payment not received by the end of the current month is considered delinquent and is charged interest and collection fees.

## Architectural Change Requests

No additions or alterations may be started on your home or lot until you submit an **Architectural Control Change Request Form** (ACC Request form) to Coastal HOA Management Services and receive written approval from the Gulf Trace Architectural Control Committee.

An ACC Request form may be obtained from Coastal or downloaded from our community website at [gulfttracehomeownersassn.com](http://gulfttracehomeownersassn.com).

Please allow up to 30 days for approval. All changes must be completed within 60 days of approval.

Changes that require ACC approval include but are not limited to:

- Housing additions or alterations
- Exterior coloring the same or different color of house body, trim or door
- Gates
- Front entrance enclosures
- Hurricane shutters
- Security bars
- Reroof (tile or shingle)
- Mailboxes and supports
- Flag poles
- Fences
- Walkway or driveway (staining or paver installation)
- Landscaping
- Tree planting or removal
- Hedges
- Design / placement of satellite dishes
- Solar panels
- Garage door screens
- Sheds

## Community Garage Sale

The Gulf Trace community garage sale is scheduled for **February 15**.

Take advantage of the opportunity to release the things you don't want to people who do!



## Notable Association Rules

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- No overnight street parking.
- Respect HOA common grounds property lines. No resident shall establish landscaping or private installations on HOA property.
- No dumping in ponds, including animal waste, grass clippings and pool water.
- Pick up your dog's waste and put it in the trash.
- Grass clippings must be removed or retained on homeowner's property.
- Golf carts and other motorized recreational vehicles may park in driveways for a total of five (5) days per six (6) month period. They must otherwise be parked inside of the garage.

### Leasing Owners

Gulf Trace reflects the pride of ownership of our residents. It's important to ensure that your property and residents adhere to the HOA covenants when you wish to lease to a 2<sup>nd</sup> party.

The amendment to the HOA covenant is as follows:

#### Section 2.22 Leasing Owners.

(a) Definition. "Leasing," for purposes of this Declaration, is defined as the temporary possession or use of a Lot in exchange for consideration.

(b) Owners shall own their Lot for a period of two (2) years prior to the Lot becoming eligible for lease.

(c) Prior Approval of the Association. No Lot may be leased or rented without prior written approval of the Association.

(d) Rentals and Leases. All Owners are explicitly prohibited from renting or leasing their Lot and Unit for less than six (6) month intervals or more than three separate times in any twelve (12) month period. No building or individual rooms shall be rented or leased separately from the rental or lease of the entire Lot. The Board may adopt reasonable rules regulating leasing and subleasing.

### Recommended Roof Cleaning

Black streaks on roofs are often caused by algae growth, especially in warm and humid areas. It is unsightly and can damage your roof. For removal, always follow your roofing material manufacturer guidelines.

**Do it Yourself** - Apply a solution of equal parts water and white vinegar to the affected areas using a soft brush or sprayer. Allow the solution to sit for 15-20 minutes before rinsing it off with water. Another natural alternative is to use a 1:5 ratio solution of hydrogen peroxide and water.

Wear appropriate footwear and use safety equipment when working on the roof. Avoid using bleach as it can be harmful to plants and the environment.

**Professional Services** - Kevin Pickering, one of the board members, had great results using **Amazing You** professional roof cleaning services. He reports his roof is algae-free even 5 years after their service. Contact them at:

<https://www.amazingyoucleaning.com/>

Phone: 727-992-8902