

November 18, 2013



Hello from your Majestic Beach Resort Association Team. We have just recently wrapped up another successful Annual Owner's Meeting in which we had our best turnout to date. A big thank you goes out to the Food and Beverage Team from The Resort Collection as a great time was had by all at Friday evening's Owner Reception. Saturday's Owner's Meeting as usual was very informative. We would like to thank Randy Poe, who is stepping down from the Board this year, for his valuable service to the homeowners at Majestic. We would also like to welcome the newest member to the Board of Directors, Patricia Rueckert.

One of the topics discussed at the meeting revolved around preventive maintenance. With Majestic Beach Resort now going on nine years of age, some of your unit's major components are reaching the end of their useful life. One such item is your unit's water heater. Over the past year we have seen several failures of water heaters as well as some of the associated components. With the typical useful life of a water heater ranging anywhere from 8 – 12 years, it is extremely important that you have a professional thoroughly inspect your water heater for signs of rust or wear. While it may be working fine at the moment, neglect of your water heater can be a costly problem causing thousands of dollars in damage. When your water heater leaks typically it will not only cause damage to your unit but will also travel down to the units below destroying ceilings, walls, furniture, and much more.

Another component of the water heater in which we are seeing failures is with the pressure regulator valve. These brass colored valves, which are typically located above the water heater, help reduce the water pressure coming from the building's main booster pump. Again, it is extremely important that you check the pressure on these valves on a regular basis. Typically these valves will reduce the pressure to your water heater down to approximately 65 – 70 PSI. As with the water heaters, we are beginning to see some of these regulator valves wear out. When a regulator valve fails, it is only a matter of time before either one of the connections or the water heater itself gives to the increased pressure. When this happens the damage can be quite extensive.

The cost to replace a water heater can range anywhere between \$500 - \$1,200. The cost to repair the damage caused to your unit as well as your neighbors unit, not to mention the loss in rental revenue, as a result of a water heater or valve failure can far exceed the cost of a little preventive maintenance. If you have any questions, please do not hesitate to contact the Association Management Office at (850)563-1015.

Sincerely,

A handwritten signature in blue ink, appearing to read "PS" followed by a long horizontal line.

Paul Shamblin, CMCA  
Association Manager  
Majestic Beach Resort Community Association, Inc.