



WELCOME TO MAJESTIC BEACH RESORT COMMUNITY ASSOCIATION

CONGRATULATIONS on your recent purchase and welcome to Majestic Beach Resort Community Association.

Please address all correspondence to the Association as follows:
Majestic Beach Resort Community Association
11212 Front Beach Road
Panama City Beach, FL 32407

VOTING CERTIFICATES

Please return the enclosed voting certificate at your earliest convenience. In order for you to be able to vote in elections or on other items of Association business, the law requires that this certificate be filled out and be on file in the Association Office unless you are husband and wife or you are the **ONLY** name on the deed. If two or more people (other than husband and wife) own your unit, all owners have to sign the ballot envelope **UNLESS** the Association has a valid voting certificate. Voting certificates can be changed at anytime.

REGULATIONS

The Regulations, set forth by your Condominium Documents are for the peace, tranquility and safety of all owners and guest as well as for the protection of *YOUR property*.

ASSESSMENTS

Assessments are due January 1st, April 1st, July 1st, and October 1st. While you will be sent a courtesy coupon book each year, please remember that assessments are due quarterly whether or not you receive the coupon booklet. You may choose to pay your assessments annually, and we also now offer ACH, and online payment options.

****On your payment please note your account number****

OVERVIEW OF YOUR ASSOCIATION

Majestic Beach Resort Community Association is a not for profit corporation whose purpose is to operate, manage, maintain and control Majestic Beach Resort. Majestic Beach Tower I, A Condominium is located at 10901 Front Beach Road, Panama City Beach, Florida. 32407. Tower I has a total of 329 residential units. Majestic Beach Tower II, A Condominium is located at 10811 Front Beach Road, Panama City Beach, Florida 32407. Tower II has a total of 194 residential units. The mailing address for the **condominiums** is the street address and the unit number. The mailing address of the **association** is 11212 Front Beach Road, Panama City Beach, Florida 32407.

Majestic Beach Resort Community Association and/or Majestic Beach Tower I and Tower II are responsible for insurance on the buildings and property; for the expenses of administration, and the repair and maintenance of the buildings (not the unit interiors), grounds, and equipment; and for the betterment of the common elements and the portion of the unit to be maintained by the “association” as described in your condo documents.

Almost all of the association's income is derived from assessments. The balance of the income may be derived from various miscellaneous incomes as specified on the budget.

WHERE DOES MY ASSESSMENT MONEY GO?

The following items are paid by your quarterly assessment.

- Security Services
- Water and sewer costs: units, irrigation, and pools
- Electric Utility: building exterior lights, garage lights, irrigation, pool pumps, elevators, etc.
- Natural Gas Utility: heat for the indoor pools and hot tubs
- Basic Cable/HBO TV
- Internet
- Unit pest control
- Unit refuse collection
- Accounting services (Annual audit by CPA firm)
- Legal fees
- Administrative Expense (Postage, copies, stationary, supplies, etc.)
- Building maintenance (exterior), including building lights, and the garage area.
- Elevator maintenance
- Insurance on the structural part of the buildings (Flood, Wind, Property)
- Management Fees
- Landscaping material and grounds maintenance
- Pool/Spa maintenance
- State Condo fees
- Various State required permits, licenses and fees

YOUR MANAGEMENT COMPANY

- Your Management Company is available to answer questions and clarify concerns most anytime.

ASSOCIATION OPERATIONS PHONE LIST

Tom Sparks, Vice President of Association Operations	850-235-4044 ext 71044
Paul Shamblin, Association Manager	850-563-1015
Danny Wilson, Bldg Maintenance Manager	850-563-1008
Amy Davis, Majestic Community Accounting	850-235-7475
Owner Services	850-563-1017
Fax	850-563-1539

Again, Welcome!

Tom Sparks, CMCA, AMS, PCAM
 Vice President of Association Operations