

Dear Owners-

As we approach this Holiday Season, we hope you take the time to reflect with family and friends on all that we have to be thankful for, even in this crazy



time that is 2020. The Association Management Team are thankful to be able to continue to serve the owners of Majestic Beach Resort. We hope you have an enjoyable holiday season.

Below, you will find some important updates and news related to Majestic Beach Resort Community Association. As always, please let us know if we may assist you in any way.

Sincerely,

Paul Shamblin, CMCA, AMS

Association Manager

Majestic Beach Resort Community Association, Inc.

(850)563-1015

NEW WALKWAY & BALCONY

LIGHTING PROJECT:

If you were able to join us, either in person or via live stream, for the Annual Owners Meeting earlier this month, you heard that one of the projects the Association plans to begin in 2021 is to change the walkway and balcony lights in both Tower 1 and Tower 2. To the right and below you will see images of the current lights and the projected new lights. Both the new walkway and balcony lights are powder coated aluminium, LED fixtures. By switching to the more energy efficient LED, we expect to see immediate savings on electricity for both Towers. You may recall that in 2017, the Association changed the garage lights to an LED fixture and they paid for themselves within 8 months based on the savings in electricity. While the walkway fixtures are not on 24/7 like the garage lights, they still should eventually pay for themselves in electricity savings. Additionally, the new balcony light is a turtle friendly LED fixture.

The Association expects to begin the walkway light portion of the project in early 2021. Most likely



NEW WALKWAY LIGHT

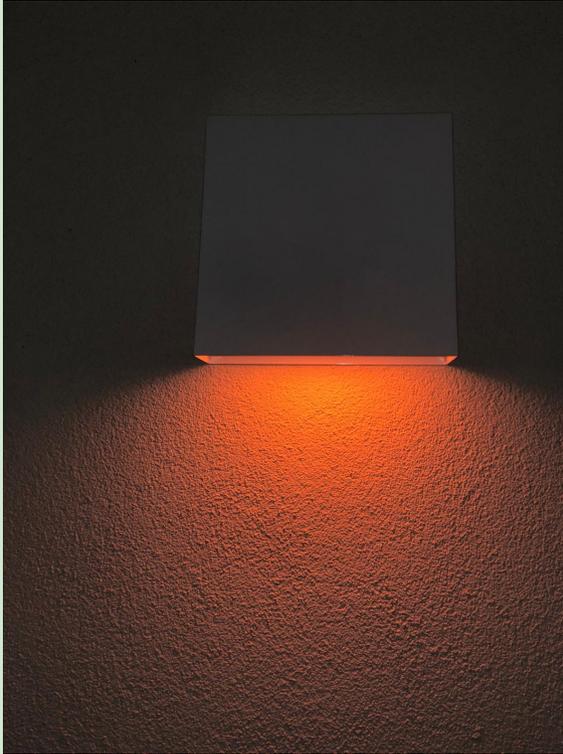


CURRENT WALKWAY LIGHT



NEW BALCONY LIGHT

the balcony light portion of the project will not take place until late 2021.



NEW BALCONY LIGHT



NEW BALCONY LIGHT



CURRENT BALCONY LIGHT

OWNER SERVICES: Owner Services will be closed Thanksgiving and Friday, November 27th. They will reopen on Saturday, November 28th. If you need assistance on Thursday or Friday, please see Security.

**PREVENTATIVE
MAINTENANCE TIPS:**

Following the wear and tear of a busy Summer rental season, many owners use the Fall and Winter to address

SYSTEM REPLACEMENT
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much needed touch ups and maintenance in their units. One item that is often overlooked, is your condominiums A/C system. As long as it is cooling in the summer

and heating in the winter, the A/C system is normally an afterthought. However, performing regular preventative maintenance is extremely important to the life expectancy and efficiency of your system. Additionally, we often see issues with leaks from one unit to another as a result of lack of maintenance on the air conditioner. Whether is simply changing the filter monthly, cleaning the condensation line, or having your coils pulled and cleaned, having a preventative maintenance plan in place will actually save you money in the long run and help prevent damage to your neighbors unit below. One of the vendors on our Vendor List, Air It Cool is currently offer a \$500.00 reduction for any Majestic Beach Resort owner needing to replace their A/C system between now and January 31, 2021. Additionally, by clicking the button below, they offer a preventative maintenance plans, providing peace of mind throughout the year. As previously stated, the Vendor List is comprised of vendors recommended by your fellow owners. All owners should ensure that any vendor performing work in your condominium is both licensed and insured.

[A/C Preventative Maintenance Plan](#)

FITNESS CENTER: As previously announced, the Fitness Center is now open. If you have not received your Fitness Center key card, stop by Owner Services on your next visit. The key cards are coded for

each unit. Each owner is responsible for their guests who use the Fitness Center. If you or your guest loose the card, please inform Owner Services immediately so the key card can be disabled. Below are some pictures and the rules for the Fitness Center.





FITNESS CENTER RULES:

- **No one under 18 permitted in this facility.**
- **Sanitize equipment after use.**
- **Shirt, Shoes, and proper Gym attire is required.**
- **No food or drinks other than water.**
- **Do not drop the weights.**
- **Place weights back on rack after use.**
- **No horseplay**
- **Use of the equipment is the responsibility of the guest.**
- **Guest is responsible for knowing his/her own physical limitations.**
- **Majestic Beach Resort Community Association, Inc. is not responsible for injuries. Use the equipment at your own risk.**
- **Fitness Room is under video surveillance.**

PET SLEEVES: The new pet leash sleeves for Majestic Beach Resort are available at Owner Services. The pet leash sleeves



identifies your pet as a registered pet at Majestic Beach Resort. The pet sleeves are \$5.00 each. If you have a dog tag, you will still need the new pet sleeve. If you previously paid for a dog tag, you may pick up a sleeve at no cost.

HOLIDAY LIGHTING:

It is hard to believe that Christmas is only 31 days away. We wanted to share some of the images of Christmas at Majestic.












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