



Good Evening-

I hope you and your family are doing well this evening. Below you find news and information regarding Majestic Beach Resort Community Association. Your Association Management Team is currently working on a number of projects and deep cleaning around the property. As always, your Association Management Team is here to serve you. Please let us know if we can offer any assistance or answer any questions.

Sincerely,

Paul Shamblin,

Association Manager

Majestic Beach Resort Community Association, Inc.

2021 Proposed Budget:

By now you should have received a copy of the 2021 Proposed Budget in the mail, as required by Association bylaws. If you did not receive



one by mail, You may download a copy of the mail out by clicking on

the button below. There are a couple of quick notes on the budget to keep in mind as you review. First, the good news is that the assessments did not increase above 2020. This is the 6th year in a row in which the assessments have not increased. Additionally, with the new property and accounting software, Appfolio, the format of the budget is a little different than in previous years. Understandably, this may cause a little confusion. For instance on all three budgets you will notice a line item titled "Miscellaneous Contracts". On the Community Association budget, this covers the air rights fees for both of the pedestrian bridges, as well as the section of the Parking Garage over Park Hill Circle. These fees are paid to the Florida Department of Transportation and the City of Panama City Beach due to these structures being over the roadways. On the Tower 1 and Tower 2 budgets, "Miscellaneous Contracts" is actually the Tower 1 and Tower 2 share of the Community Association budget. This is divided based on the number of units in each tower. On previous year's budgets this line items was title "Community Property Expense". As part of the proposed budget you will also see the Reserve Schedules for the Association, which cover deferred maintenance or replacement of major capital items such as the roof or painting of the exterior of the building.

Should you have any questions related to the budget, please do not hesitate to contact:

Paul Shamblin, Association Manager

850-563-1015

pshamblin@resortcollection.com

or

Amy Ludlam, Director of Association Accounting

850-235-7482

aludlam@resortcollection.com

2020 Annual Owners Meeting:

We are only weeks away from the 2020 Annual Owners Meeting, scheduled for Saturday, November 7th at 10:00 a.m. As usual the meeting will be held in the Majestic Ballroom, located on the 3rd floor of the Amenities Building. As announced in the First and Second Notices, which were mailed to all owners, seating will be limited to 150 people, in order to practice safe social distancing. We ask that any owner who would like to attend in person to please RSVP by contacting Owner Services at 850-563-1017, or by email at majestic.os@resortcollection.com. While we are currently asking that only one person from per unit attend, in order to provide an opportunity for others to attend, we may open up the seating as we near the meeting date should we not reach capacity.



For those who cannot attend or do not feel safe attending in person, we will live stream the meeting this year. To view and listen to the meeting, simply click the link below or copy and paste the URL below to the address bar of your browser.

<https://boxcast.tv/view/maj-community-association-409719>

By clicking on the buttons below you will find a copy of the Meeting Agenda, as well as a "Request to Speak or Ask a Question" form. If you plan on attending in person and wish to speak at the meeting, or if you would simply like to have the board read your question aloud during the meeting, please complete the form and return to the Association Manager, Paul Shamblin, by November 2nd.

Lastly, while the Association will not be able to host the Owner's Reception this year due to safety precautions related to COVID-19, the H2O Bar & Grill will be open through Saturday, November 7th.

They are currently working on specials for the Owner's Meeting weekend, which I will send to the owners this coming week. Hopefully, we can all gather again in November 2021.

[2020 Annual Owners Meeting Agenda](#)

[Request to Speak or Ask Question Form](#)

Other News & Information:

You may notice, as you walk around the beach side of Tower 1 and Tower 2 that we have new trash cans and bollard lights. The new LED bollard lights were covered as part of the Hurricane Michael insurance claim.

The Hot Tubs also reopened recently after being closed much of the season due to COVID-19. Signs are posted at each hot tub, encouraging guests and owners to practice social distancing.

Lastly, your Association Maintenance Team is busy working on several fall projects and deep cleaning around property. Some of the projects, include lobby painting, repairs and staining of the grill and dog park fence, palm trimming, as



well as some exciting new projects which will be announced in the coming weeks.



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