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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.

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**Majestic Fitness Room:**

Since the announcement that the Association would be assuming control of the Fitness Center, we have been busy renovating and making improvements to this great



amenity. Prior to the 2021 Budget Meeting, the Association sent all owners a survey regarding the locker rooms and steam room. Overwhelmingly, the owners who participated in the survey voted to not keep the locker rooms and steam rooms open, which would have impacted the 2021 budgeted assessments. The survey results are available by clicking the button below. Keep in mind, this was simply to evaluate the pulse of the owners in order to determine the budget needs for 2021. The board may explore other options moving forward. Additionally, you should have previously received notice that we are going to a key card system for the Majestic Fitness Center, which will be open to all guests and owners. The key cards will provide a security element to the Fitness Center by tracking which unit each user is staying in. We are please to announce that the Fitness Center will be open beginning Wednesday, November 4th. The hours of operation will be from 6:00 am - 9:00 pm. Beginning Monday, November 2nd, Key cards will be available for owners to purchase in Owner Services, at cost, for \$5.00 per card. As an owner, you may choose to provide your rental guests with access to a key card for the Fitness Center. However, please keep in mind that, as an owner, you are responsible for damages caused by your guests or visitors. The Fitness Center will be open to guests 18 years of age or older. Guests 16 - 17 may use the Fitness Center when accompanied by an adult.

[Survey Results](#)

### 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](mailto:majestic.os@resortcollection.com). If you plan on attending in person and have not RSVP'd, please do so to ensure we have enough seating. If space is available, prior to the meeting, we may open up the seating to allow more than one owner per unit.

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. The H2O crew will be providing a few specials on Thursday, Friday, and Saturday for owners who may want to gather and enjoy our incredible beach views. The specials are listed below.

#### Food Specials

H2O Seafood Combo - \$14:

*Blackened, Fried or Grilled Grouper &  
(6) Blackened Fried or Grilled Shrimp  
Served with French Fries & Cole Slaw*

Grouper Florentine - \$14:  
*Grouper Filet Grilled and set atop  
Chop Spinach  
Red Skin Garlic Mashed Potatoes*

Drink Specials  
\$3 Well Drinks  
\$2 House Wine  
\$1.50 Draft Beer

Also, remember Majestic owners receive a 20% discount on all non-special (regular priced) items at both the Majestic Market and H2O. To receive your discount simply show you Majestic Owner's Card. If you do not have a card, please stop by Owner Services to receive one. Hopefully, we can all gather again in November 2021.

[2020 Annual Owners Meeting Agenda](#)

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



#### **Maintenance Tidbits:**

As we are closing in on the late fall and winter rental season, many owners use this time to

do preventative maintenance and improvements to their units. One item that is often overlooked, is your unit's dryer vent. Dryer vents over time build up with lint, which can not only present a serious fire hazard, but can also impact the dry time on your dryer and can result in higher power bills. As with your HVAC system, your dryer vent also needs cleaning in order to work more efficiently. Additionally, your condo also has a booster fan, which helps push the hot air from your dryer outside through the vent. These fans also can clog up with lint.

Many owners have utilized the services of a professional company that will clean your units dryer vent system including the booster fan. Preventative Dryer Vent Cleaning offers this service and a thorough inspection of your dryer ventilation system. Click the button below for details and a phone number to schedule an appointment.

[Preventative Dryer Vent Cleaning](#)

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**Vendor Recommendations:** In previous communications, we have asked owners to share any recommendations on vendors you may have had success using and would want to share with other owners. This may be a housekeeping company, electrician, plumber, and other service providers. A few owners have this year have expressed interests in bathroom remodeling by removing the standard shower and/or tub and replacing with a new tile shower, and added closet. You may have a desire to remodel you kitchen or another area of your condo. Below are a couple of quotes from two remodeling companies that were shared by your fellow owners. Keep in mind, any vendor or service company you choose to hire, you should verify that they are properly licensed and insured.

[Harvey's Remodeling](#)

[Pastorin Construction](#)

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