



Dear Majestic Owners-

We hope you hope and your family are doing well and staying safe. As summer is winding down, we realize many owners like to utilize the off-season to perform maintenance and upgrades to their units. We would like to use this opportunity to share information with owners and to also be able to allow owners to share recommendations.

Should you have any questions, please do not hesitate to let me know.

Sincerely,

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

Contractors/Vendors:

Many of our owners utilize the slower rental seasons to update or remodel their units. Majestic has typically maintained a Vendors Lists, which comes from the vendors the Association



has used, as well as recommendations of owners that have had positive experiences utilizing different services. The list mainly consist

of housekeepers, plumbers, electricians, and other service related vendors. We currently have owners who are looking for recommendations on contractors experienced in kitchen or bath renovations. If you have had a positive experience with a particular contractor or vendor, please share their contact information with Owner Services at majestic.os@resortcollection.com. We also, want to remind everyone that when utilizing the services of any vendor or contractor there are a number of important steps in choosing the right one:

1. Check licenses.
2. Be sure they are properly insured to protect not only you, but the Association as well.
3. Ask for references or recommendations from people you know and trust.
4. Shop around, not simply for the best price, but the best quality for the price.
5. Check for complaint history or litigation the contractor may have been involved in.

It is also extremely important that any modifications you make that alters the electrical load capacity or water capacity of a unit must be submitted and approved by the Association prior to any work beginning. Lastly, any modifications that tie into a main drain or supply line of the unit must also first be approved by the association prior to any work beginning.



Water Heater Maintenance:

Some of the most common water leak issues in any condominium, including Majestic, are related to lack of preventative maintenance or improper installation of water

heaters. As suggested above, it is extremely important to utilize a reputable licensed and insured professional when replacing or servicing your water heater. We have noted units in which reported

leaks have occurred and found that supply lines, relief lines, or overflow drain lines have not been properly installed or connected. Industry standards for the life of a water heater in a condominium setting is typically 7-9 years with proper preventative maintenance. If your water heater is older, it is wise to consider changing the water heater before a problem arises. Additionally, for those units which have pressure regulators, it is important to have them checked on a minimum biannual basis. The pressure regulator should be tested with a gauge to test the proper pressure. Any regulator that is above 80 lbs needs attention and/or possible replacement. On some occasions, not always, a failing regulator can make a loud squealing noise.

Lastly, you should never have water in your water heater pan. This can be the result of several issues ranging from a leaking water heater, HVAC, or drainage issues as a result of an improper installation. If you find water in the water heater pan we ask that you notify the association office immediately in order that we may properly investigate the issue in order to offer a recommendation on a remedy. We have discovered issues which improper repairs have been made, which simply put a temporary band-aid on the issue and could possibly result in greater issues and damage down the road, not only to your unit but the units below.

HVAC Maintenance: As with your water heater and other appliances throughout your unit, regular maintenance on your unit's HVAC is vital to the long term efficiency of your HVAC system. Having a preventative maintenance plan from a licensed professional can save you money long term and ensure that your unit cools properly for years to come. Having the coils cleaned on a regular basis will not prolong the life of the system, but will save you on energy bills as well. Be sure filters are changed on a monthly basis. Keep the condensation lines

cleaned out. Ensure the line sets are properly insulated. Thoroughly inspect your system for leaks that could cause damage to your units or others below. Below are basic items to check when performing preventative maintenance:

1. **Check refrigerant levels and inspect for leaks.**
2. **Clean and straighten condenser coils to ensure proper air flow.**
3. **Check gas connections for leaks.**
4. **Tighten all electrical connections.**
5. **Lubricate all moving parts.**
6. **Test thermostat to make sure it's cycling the system on and off properly.**
7. **Check air filter.**

The Association Management Team is here to serve our owners, should you have any questions, suggestions, or need assistance regarding property, maintenance, accounting, or general association related needs, please do not hesitate to call or email. Below are the proper contacts for your association needs:

Paul Shamblin, Association Manager

850-563-1015

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Owner Services

850-563-1017

majestic.os@resortcollection.com

Association Accounting

850-235-6647

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Visit our website

