



News & Updates

Dear Majestic Owners,

This past weekend wrapped up the 2021 Spring Thunder Beach. While it is not a good weekend for anyone seeking peace and quiet, it is always a great crowd. From all indications from rental management



companies, owners, and City officials 2021 is shaping up to be a record year. The Tourist Development Council recently reported that March 2021 bed tax collections reached an all time high for the month of March. As the Spring season is winding down, your Association Team is wrapping up several projects as we gear up for what is expected to be a busy summer. Below are some of the projects that are either completed or near completion include:

- Replacement of 21 common area doors throughout the property. This includes, pump rooms, roof accesses, pool equipment rooms, and stairwell doors.
- Landscaping: During the month of May, the landscapers will be working to refresh several of the landscape beds, as well as adding fresh pine straw to the beds.
- Tile Repairs: Broken tiles on several elevator landings, as well as the lobbies in Tower 1 & 2 have been replaced.
- Deep Cleaning: Our Maintenance and Common Area Cleaning Teams will be working to deep clean several areas around property to include pressure washing the pool decks and furniture, painting throughout the property, and tile cleaning in the lobbies.
- Luggage Carts: Several of the luggage carts have had the carpet replaced. We have a few remaining carts left, but expect to be completed by mid-May.

Additionally, please read below for additional news and updates. As always, we are here to serve our valued owners at Majestic Beach

Resort. If we can assist in any way, please do not hesitate to let me know.

Sincerely,

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



BOARD OF DIRECTORS MEETING:

Majestic Beach Resort Community Association will hold a Board of Directors Meeting this Thursday, May 6th at 1:30 p.m. By clicking on the button below you can download the Notice & Agenda, as well as the Zoom link in you would like to watch the meeting online. As the purpose of the meeting is for the Board of Directors to conduct the business of the Association, we respectfully request that you please mute your audio during the meeting.



Meeting Notice &
Agenda

Zoom
Link

ROOF COATING PROJECT:

As was previously reported in March, the Board of Directors approved a proposal from Bel-Mac Roofing to apply a roll on silicone watertight system that is applied directly over the existing membrane roof. The new system comes with 10-year manufacturer warranty, extending the life of our roof, at approximately a quarter of the cost of a new membrane roof.



This project, which includes the roofs on Tower 1, Tower 2, Amenities Building, and the Bridges was funded through reserves.

Part of your association dues goes to cover long-term deferred maintenance. Funds for these items is kept in a separate FDIC insured account and is listed on the Balance Sheet as Reserves. The Reserves are to cover deferred maintenance such as building painting, pool resurfacing, and roofs. This was one such project that was covered through your reserve accounts.

The photos to the right are of the new coating system, which will include walk pads on the main walkway of the tower roofs and new roof drains.

Crews are expected to wrap the project up this week.



TOWER 2 OUTDOOR POOL:

The Tower 2 pool deck plumbing and ceiling repairs were completed today. T&D Plumbing and Valcourt Building Services worked together to replace a section of a main drain line that had a crack in one of the couplings. Once the coupling and a section the main line was replaced, Valcourt was able to replace the damaged areas and repaint the ceiling above the pool. This week the scaffolding is set to be removed and our crews will work to get the pool reopened.





WALKWAY LIGHT REPLACEMENT:

As you know, one of the major projects for 2021 will be the replacement of the Tower 1 & 2 walkway lights. The new fixtures are currently on order and are expected to arrive, barring any delays in mid to late June. The new fixtures which will be LED will provide savings for the Association for years to come. Assuming there are no unexpected emergencies, the board will look to hopefully follow the walkway light project, by changing the unit balcony

lights to LED, turtle friendly, fixtures this coming Fall and Winter. Be on the look out for further updates to come.



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