



## News & Updates

### DOOR PAINTING:

While maintenance on the entry doors is the owners responsibility, approximately every 2-3 years, the Association contracts to have all doors painted in order to secure a bulk price for all owners. This expense is covered by Reserves. Beginning Monday, November 15th Foxis Painting will begin painting the exterior portion of the entry doors for all units.



Crews will be lightly sanding, cleaning and painting all doors. Below is a tentative schedule for painting, which is subject to change based on weather. Security will escort crews, as doors will have to remain open for approximately 2 hours while the doors properly dry. Additionally, the old top and side weather striping will be removed prior to painting. Crews will replace the weather striping on all doors the following day with new weather striping. Lastly, crews will also be painting all common area doors, including stairwell doors, mechanical, plumbing, electrical room doors. While we understand this will create a minor inconvenience for guests and owners the end result will be worth it.

### Tentative Door Painting Schedule

### **ELEVATOR BUTTON UPGRADE:**

As previously announced, Kone Elevators is in the process of installing new digital elevator

buttons and landing call buttons in all Tower elevators. The new buttons have a hard back instead of the old gel back, which should cut down on the malfunctioning elevator buttons.

Crews have completed the interior buttons on the Tower 1 east end elevators and will move next to the west end of Tower 1, before moving over to Tower 2.



Old Buttons



New Digital Call Buttons



New Digital Buttons

## NEW OWNER PACKET:

Over the past couple of years, due to a strong real estate market, we have seen several new owners purchase their piece of paradise here at Majestic Beach Resort. Upon purchase we provide all new owners with a "New Owners Packet". The packet is designed to provide owners with information to help them get settled at Majestic Beach Resort. The new packet is available on the Association website, "Owners Page", under the "Documents Library". The goal is to provide owners with information, such as Association Contacts, Maintenance Responsibility, Preventative Maintenance

Tips, Parking Pass Pricing, Vendor List, as well as other important documents. Below is a link to the website.

[Majestic Association Website](#)

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## PREVENTATIVE MAINTENANCE & INSURANCE:

Previously we sent preventative maintenance tips, mainly related to water heaters, HVAC systems, and dryer ducts. Below is a copy of the Preventative Tips. As an owner, it is important that you know the where maintenance responsibility lies between owner and association. While the Association documents and Florida Statute outlines the general responsibility, we have attached a Maintenance Responsibility Chart as a quick reference guide.

For example, the Association is responsible for general maintenance of the perimetrical boundaries of the unit, which include the lower slab, upper slab, and the boundary walls of the unit up to the undecorated drywall. However, coverings such as paint, wallpaper, texture, and floor coverings, as well as baseboards are the responsibility of the unit owner. When it relates to utilities, such as electrical or plumbing, where is the separation? As a general rule, if the utility line services multiple units, it is the Association's responsibility. If it is a utility that services just the individual unit, it is that owner's responsibility. An example would be a plumbing service line that runs up the building providing water to all the units up the stack. That portion of the line would be the Association's responsibility to maintain or repair. However, when that line turns past an individual unit shut off valve within the unit, it is that unit owner's responsibility to maintain or repair.

While the Association carries insurance for the common areas, it is important that as a unit owner, you protect your portion of the unit. It is highly recommended that you speak to your insurance agent regarding coverage via a HO6 policy. Florida condo insurance (also called HO6 or condominium insurance) is **a necessary safeguard for the contents in your home**. It picks up where your HOA policy leaves off to protect your walls, furnishings, belongings, liability, and more. As always, please contact the Association Office if you have any questions.

[Preventative Maintenance  
Tips](#)

[Maintenance Responsibility  
Chart](#)

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## BUILDING LIGHTING:

The building walkway lighting project continues to move along. Tower 2 north walkway lights have all been replaced with new LED fixtures. Next week crews will begin on Tower 1. The new fixtures should provide a significant savings on utility cost. After completion of Tower 1, the next phase will be the south unit balcony lights which will be a turtle friendly LED fixture. We will provide further details in the coming weeks.

Additionally, crews installed the holiday lighting along the bridges and palm trees this afternoon. Tis the season!



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## 2022 BUDGET:

By now, you should have received the 2022 Proposed Budget Packet, via mail and by e-blast. A couple of key components for the proposed budget includes the Reserves and Parking Pass & Armband Income. Majestic Beach Resort Community Association has not had an increase in assessments since 2016, despite increases in insurance, utilities, labor, and general materials & supplies. These increases have been compounded even further over the past year due to the pandemic. Additionally, the reserve contribution, as outlined by the 2021 reserve study, increased significantly following the engineered reserve study.

Unfortunately, there was no way to avoid assessments from increasing in 2022. The question was not whether the assessments would increase, but rather by how much? Two line items will help determine the assessments for 2022. The first determining factor are the reserves. As outlined in the cover letter, the board and the

engineers conducting the reserve study has recommended a conversion of the reserves from the Straight-line method to the Cash Pooled method. Both methods are fully funding the required reserves. In order to convert to the Cash Pool funding method, it will require a vote of the owners. If you have not already turned in your proxy vote on the reserve funding, please do so prior to the November 23rd Budget Meeting. Once you have reviewed the information, please contact the Association Office at 850-563-1015 with any questions.

The second determining factor was the parking pass and armband fees. The income received from the parking passes and armbands goes directly toward the budget to help offset the assessments. After surveying over a dozen properties along Panama City Beach, we realized that many properties were charging anywhere between \$20.00 - \$25.00 for parking passes. After reviewing the information provided, it has been determined that beginning January 1, 2022 parking passes will increase from \$10.00 per pass up to \$20.00 per pass. The reusable wristbands will increase from \$5.00 per band up to \$10.00 per band. Again, this income will go directly toward the budget to help offset the increase in expenses and assessments.

If you have not received the Budget Mailout Packet, you can download a copy by clicking on the button below. Again, please complete the limited proxy and return, via mail, email ([pshamblin@rchospitalityolutions.com](mailto:pshamblin@rchospitalityolutions.com)), fax, or drop off by Owner Services Office. Again, please the Association Office at 850-563-1015 with any questions.

2022 Proposed Budget  
Packet

Limited Proxy

