



News & Updates

Good Evening Majestic Owners-

I hope this email finds you and your family in good health. Your Association Team at Majestic Beach Resort has been working hard through one of the busiest years on record. Bed Tax Collections in Bay County are at an all time high and the real estate market is booming. As of today, there is not a single unit listed for sale at Majestic.

As you may already know, on June 1, 2021, Resort Collection sold their rental contracts to VTrips, a vacation rental management company based out of Ponte Vedra Beach, FL. Since Majestic Beach Resort opened in 2005, Resort Collection has operated all of the commercial parcels in Tower I and Tower II, including the Front Desk, the Majestic Market, H2O Bar & Grill, as well as the housekeeping office and various housekeeping and maintenance closets.

So what does the sale mean and how will it impact Majestic Beach Resort? The Association has learned that Resort Collection will continue to provide housekeeping and rental maintenance services to all VTrips rental units, as well as other owners who may be in need of housekeeping or maintenance services. Resort Collection will also continue to operate the Majestic Market and H2O Bar & Grill. However, VTrips has decided not to operate the Front Desk at Majestic Beach Resort. As of August 1, 2021, VTrips will no longer operate the front desk.

On that note we are excited to announce that Schulstadt Rentals will take over the operation of the Front Desk beginning on August 1, 2021. Herb and Teresa Schulstadt, who are also owners at Majestic Beach Resort, have provided rental management services to Majestic owners since the property opened in 2005. As owners at Majestic Beach Resort, they strive to provide a level of service that will result in a positive owner and customer experience for all. Once they are up and running at the Front Desk, please be sure to drop by and say hello to Herb, Teresa, and their staff.

Additionally, the Activities Building will undergo some operational changes. The Activities Building, which is governed by the Community Property Agreement has been a shared space since the beginning. Until now, the Majestic Beach Resort Community Association, Inc. has operated approximately 50% of the building, including the Owners Lounge, Offices and Boardroom, Common Halls and Bathrooms. Last summer, the Fitness Center was leased to the Association for \$1.00 per year, thus adding it to the Association's operational control. Until now, Resort Collection has operated, and paid the operational costs of, the remaining spaces in the Activities Building. This includes the Ballroom and supporting kitchen space, the Theater, the third floor lobby area and associated restrooms, and the gated

parking below the Amenities Building. After the sale to VTrips, Resort Collection will no longer operate or pay for any space in the Activities Building or in the gated parking area. Upon discovering this news, the Board of Directors discussed options for the Activities Building at the July 13th Board of Directors Meeting. Concerned that the Ballroom and Theater could possibly sit unused or possibly even be leased to an outside entity, the Board voted to assume complete operational control of the Activities Building, and will lease the entire building from the developer for \$1.00 per year. This means that, while the Association will have additional operational expenses such as utilities and maintenance, the Association will also receive the revenue of rentals from groups or local functions held in the Ballroom and Theater. Additionally, these spaces will now be available for usage by all owners for events such as weddings, corporate outings, etc., rather than just as support for Resort Collection's rental operations. Association Management has been asked to develop policies and procedures for usage of these areas by owners for private functions to be considered by the Board at a later date. We will report back to you when those policies have been developed and approved.

Also, the Board reviewed and approved two sub-leases of small spaces within the Activities Building to help generate revenue for the Association. The first is the room located directly across the hall from the Fitness Center that is currently used by Resort Collection in support of its housekeeping operations. Resort Collection will continue to utilize that space for housekeeping, and will pay rent to the Association for the privilege of doing so. The second sublease is a small space across the hall from the Ballroom that will be occupied by Schulstadt Rentals in support of their housekeeping operations. Schulstadt will also pay rent directly to the Association for this space. These will generate over \$32,000.00 annually to the Association. We are excited that the Association will now have full control over the Activities Building, and we will update you further once the operational plan for the Ballroom and Theater has been approved by the Board.

Lastly, your board has always held a firm position to ensure that the buildings that comprise Majestic Beach Resort receive the short term and long term care that it takes to properly maintain a property the size of Majestic. That begins with ensuring the reserves are fully funded and following the State of Florida requirements to keep all inspections up to date. That includes balcony railing inspections every two years, insurance appraisals every three years, balcony railing inspections every two years, and the annual life safety inspections. With the tragedy, which took place in Surfside, FL on the morning June 24th, a spotlight has been cast on every condominium in Florida, and around the country. It is a certainty that the State of Florida will legislate new requirements as a result of the Surfside tragedy. During the July 13th board meeting, the board voted to approve a proposal from ECM Engineering, out of Destin, FL to conduct a review of the building condition for Tower 1, Tower 2, as well as the Amenities Building and Garage. This review will include all four structures from top to bottom. We will provide further updates once the inspection schedule has been confirmed. Majestic Beach Resort has always been known has one of the best maintained buildings along the coast. While, we don't expect to find any severe concerns, this proactive step will ensure the Association stays ahead any potential issues.

These are exciting times for Majestic Beach Resort Community Association, Inc. While we only half way through a busy 2021, your board is planning for 2022 and beyond. Should you have any questions, please do not hesitate to let us know.



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