



NEWS & UPDATES

BUILDING INSPECTIONS:

In the coming weeks, two important State inspections will take place. On Monday, August 15th, the State will inspect all elevators.



The elevators are inspected on an annual basis, usually with little impact to guests. However, beginning this year the inspection will require transferring the elevator power to the emergency generator. This will ensure that should the building lose power, the emergency generator for each building will properly run the elevators. In order to conduct this test, the building power will have to be shut down briefly to verify that emergency power is transferred. Power will be down for each tower for less than 5 minutes.

On Monday, August 22nd through Wednesday, August 24th, Hiller Fire Systems will be performing the annual life safety inspections. This requires a visual inspection of the sprinkler heads and alarm devices

in each unit. As technicians are conducting the inspection on each floor, alarm devices and strobes will be activated. Crews will begin with Tower 2 on Monday and will move to Tower 1 late Tuesday morning.

While we understand this will be an inconvenience for any guests on property, these inspections are required by the State of Florida.

Please be sure your guests are aware of the inspections in advance.



UNIT ENTRY DOOR SPECS:

Recently, a few owners inquired about unit entry door specs for Majestic. On the Association website, under "Maintenance Tips", specs and recommendations on the unit entry doors have been provided. Below are links to the specs, as well as the website.

[Unit Entry Door Specs](#)

[Association Website](#)

BALCONY LIGHTS REPLACEMENT:

Last fall, the Association replaced all the north walkway lights on Tower 1 and Tower 2. The new walkway lights are powder coated, energy

efficient LED fixtures. On Tuesday, September 6th, the Association will begin replacing all unit balcony lights. As with the walkway lights,



the balcony lights will be a powder coated, LED fixture. Additionally, as required by State law, the fixtures will also be turtle friendly. Sand Castle Electric, along with the Association Maintenance Team will begin on the 23rd floor of Tower 2 and will work their way down before moving to Tower 1. The teams will work Monday through Thursday each week until completed. Barring any delays, it is expected this project will take 2.5 - 3 months to complete both towers. We will provide regular updates throughout the project.



WINTER GUEST MAIL DELIVERY:

Last week, a notice was sent out related to the new package room, along with updated mail policies for Majestic Beach

Resort. With summer now nearing an end, the arrival of Snow Birds at Majestic will soon be approaching. With many of our northern friends spending the winter with here, they naturally have their mail forwarded to Majestic. Often, they are not provided with a mail box key. This is an early reminder that if you or your rental management company rent long term or to Snow Birds, you must provide them with a mail box key, so they can properly retrieve their mail. If you do not have a mail box key, please contact a locksmith to change or re-key the lock for you. ABC Lock has assist other owners with re-keying their mail box. Their phone number is (850)230-9666. Owner Services will be more than happy to keep the mail key on file for you and assist with issuing your winter guests a mail key. In addition, please provide your winter guest with the proper mailing address for their unit in advance of their arrival. The mailing address should be as follows:

Tower 1: Joe Guest

10901 Front Beach Road
Unit 1401
Panama City Beach, FL 32407

Tower 2: Jane Guest
10811 Front Beach Road
Unit 1401
Panama City Beach, FL 32407

For a complete listing of the update mail policies, please click on the button below.

[Mail Policy 2022](#)

