



NEWS & UPDATES



WALKWAY PRESSURE WASHING:

Beginning Monday, September 11th, the Association Public Areas Team will begin pressure washing the walkways. This include the ceilings and walls. Please use caution while walking in areas the crews are working in. They will begin on Tower 1, 23rd floor and will work their way down before moving to Tower 2.

GENERAL RULES & REGULATIONS: MAINTENANCE & REPAIR REQUIREMENT:

This summer has been extremely busy. On a frequent basis the

Rules & Regulations

Association Maintenance Team spends multiple hours tracing leaks that are reported to Owner Services. Often we find situations in which the leak is due to a lack of preventative maintenance or improper maintenance on a condo's plumbing or HVAC system. As a reminder the General Rules & Regulations and Florida Statutes requires owners to inspect the unit on a regular basis and to perform maintenance and repair work within his or her unit in a prompt manner in order to protect the Association common areas and other units. You can download a complete copy of the General Rules & Regulations by clicking the button below. Additionally, we will send out a "Preventative Maintenance Tips" e-blast which will provide helpful tips to help prevent commonly seen leaks.

Maintenance & Repair. *Unit Owners and residents are required to maintain the interior of the unit at all times in a manner, which would prevent the development of mold, mildew, or similar toxic growth. Each unit owner will promptly perform all maintenance and repair work within his or her unit that, if omitted, would affect any common elements, any portion of the Condominium belonging to other owners, or the condominium project as a whole. This duty of inspection, maintenance and repair includes the personal property within each owner's unit, including but not limited to HVAC systems, refrigerators, dishwashers, compactors, disposal, oven and stove, clothes washers and dryers, hot water heaters, and interior electrical and plumbing fixtures such as toilets, showers, tubs. Each unit owner will responsible for all damages and liabilities that any failure to maintain or repair these items may cause.*

[General Rules & Regulations](#)



NEW BEACH

CAMERA LINK:

This year the Association has been exploring cost to update the security camera system for Majestic

Beach Resort. Request for proposals have been sent out to prospective bidders. Proposals for cameras, including a beach camera, along with the other needs and expenses will be considered as part of the 2024 budget. However, we are pleased to announce that Schulstadt Rentals has paid for and installed a beach camera that is available on YouTube. Below is the link:

[MajesticBeachResort-BeachCAM](#)

TOWER 1 REPAIR

UPDATE:

As was previously reported, on August 22nd we had a 4" fire sprinkler line burst during the annual fire pump inspection conducted by Hiller Fire Systems. Details on the extent of the damage were shared in August 25th update. Since the incident occurred the Association Maintenance Team has been busy working on demo and repairs. The ceilings, HVAC duct work, and numerous ethernet cables in both the indoor pool and the west lobby corridor have been removed. Following the Labor Day Weekend, demo



of the west lobby corridor walls will begin. Over the remainder of September we will have several activities occurring in these spaces. Below is a schedule of the work that will take place over the next few weeks:

- Sept 5-8: Demo of west corridor walls. Replacement of 4" fire sprinkler main. **COMPLETED.**
- Sept 11-15: Replacement of plumbing lines and HVAC duct work. Replacement of damaged Cat5 cables.
- Sept 18-29: Ceiling and drywall replacement, lighting, and finishing.

Barring any unforeseen delays, our goal is to have this area completed by October 5th. During this time we may have certain areas closed for safety reasons. Signage will be posted to help direct the flow of traffic. We greatly appreciate everyone's patience and cooperation.

As always, please let us know if we can assist you in any way.

Sincerely,

Paul Shamblin, CMCA, AMS
Director of Association Operations
Majestic Beach Resort Community Association, Inc.



RC Association Management | 495 Richard Jackson Blvd., Panama City Beach, FL 32407 850-235-6647

[Unsubscribe majestic.os@resortcollection.com](mailto:majestic.os@resortcollection.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by pauls@rcamflorida.com powered by



Try email marketing for free today!