



## NEWS & UPDATES

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### PARKING GARAGE REPAIRS:

Each year during Winter, the Association uses this time of lower unit

occupancy to complete needed projects around property. In the coming weeks and months, Majestic Beach Resort Community Association will be working on two major projects.

The first is related to preventative structural maintenance repairs to the Parking Garage and Amenities Building. As was previously reported, in 2022 engineers with ECM, out Destin, completed a structural review of Tower 1, Tower 2, the Amenities Building, and Parking Garage. The report, which concluded that "*Majestic Beach Resort buildings are structurally sound and overall in a very good structural condition.*", provided recommended preventative maintenance measures for each building. While the recommended repairs were minor in scope, if

left unaddressed in the corrosive Gulf front environment, it could lead to major and more costly repairs down the road. Last Winter, Valcourt Building Services, completed the recommended repairs to both Tower 1 and Tower 2. Beginning on Monday, January 15th their attention will be turned to the Parking Garage and Amenities Building. The project which will take approximately 6 weeks to complete, will include spalling repairs, caulking, expansion joint replacement, and bearing pad replacement. While the Parking Garage will remain open throughout the project, there will be times where certain areas may be closed to allow for shoring and repairs. We will provide post notices and signage throughout the property during the project.

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### **ELEVATOR** **PREVENTATIVE** **MAINTENANCE:**

Also beginning on January 10th, Kone Elevators will begin replacement of the governor and hoist ropes in



Tower 1 and 2. The will be broken up over a three week period as follows:

- January 10th - 11th: Tower 1 and 2, elevators 1-7. Replacement of the governor ropes. Each elevator, individually, should be out of service approximately 2 hours.
- January 22nd - 24th: Tower 1, elevator 3. Replacement of the hoist ropes.

- January 29th - 31st: Tower 1, elevator 4. Replacement of the hoist ropes.

These repairs are covered in our maintenance service agreement with Kone.

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We greatly appreciate everyone's cooperation while we strive to keep Majestic Beach Resort the premiere property along Panama City Beach. As always, if we can assist in any way, please let us know.

Sincerely,

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

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RCAM Florida | 495 Richard Jackson Blvd., Panama City Beach, FL 32407 850-235-6647

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