

NEWS & UPDATES



LIFE SAFETY INSPECTION:

Safety is of utmost importance at

Majestic Beach Resort. Each year, as required by the State of Florida, a certified contractor conducts an inspection on the life safety devices and equipment at Majestic Beach Resort. The week of August 26th - 30th, Hiller Fire Protection will be conducting our 2024 inspection. We typically plan for the end of August, as occupancy is normally low. This inspection will cover Tower 1, Tower 2, the Amenities Building, and Parking Garage. Tower 1 and Tower 2 will be completed first on Monday, August 26th and Tuesday, August 27th, followed by the Amenities and Parking Garage. As part of the inspection, Security will escort Hiller technicians, between the hours of 9:00a.m - 4:00p.m., into each unit in order to conduct visual inspections on all devices and sprinkler heads. They will be in each unit typically no

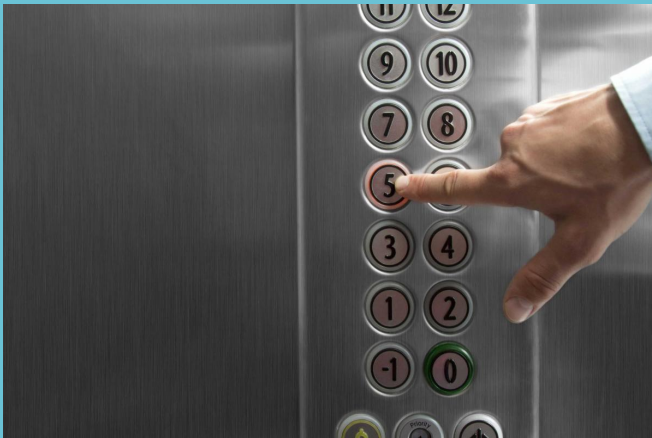
longer than 5 minutes. Alarms and strobes will periodically sound as testing occurs. While notices will be posted on property, please be sure to notify your guests of this mandatory inspection prior to arrival.

DOOR CODES

In order to conduct the mandatory Life Safety Inspection mentioned above, we must have updated door codes or keys to your unit. Florida



Statutes require that owners provide access to condominiums in order to perform required maintenance or in emergency situations to prevent damage to common areas or other units. If you haven't done so lately please email Owner Services at majestic.os@rcamflorida.com or call (850)563-1017 with an updated code.



TOWER 2 ELEVATOR REPAIR

For the past few weeks we have had several service calls for the #2

elevator in Tower 2. Kone Elevators has determined that the issues are caused by a faulty travel cable. Kone has

ordered a new travel cable and will be onsite August 15th & 16th. While this will require the elevator to be out of service while repairs are being completed, the cost is covered by our service agreement with Kone.

LEAK **DETECTION**



If you are an experienced condominium owner you have more than likely experienced a leak coming from your own unit or from a neighboring unit. Unfortunately, with 523 vacation homes stacked on top of one another, leaks are inevitable. We regularly send out [Preventative Maintenance Tips](#) to assist owners with tools and recommendations to better care for your unit's plumbing, electrical, and HVAC systems. When it comes to leaks, the key is timely and quick response. Finding the source of a leak and neutralizing it quickly can be the difference between a minor water leak and one that causes extensive damage to multiple units.

A useful tool that many homeowners are now using is a leak detection system. There are many options from [Govee](#), Simply Safe, and many more that are effective and can be monitored remotely through an app. They are very affordable and can be placed in your water heater/HVAC closet, bathrooms, under sinks, and anywhere needed. If the monitor detects moisture, they

will immediately alert you via an app. We strongly encourage each owner to invest in one of these systems. Doing so could help save you and your fellow owners from costly repair and mitigation expenses.



GUEST PARKING **REGISTRATION**

As summer is winding down we want to take time to thank everyone your assistance in the transition to the Guest

Parking Registration earlier this year, provide you with some statistics, and updates.

In January the new Guest Parking Registration was put into place. We understand that a transition of this magnitude, on a property the size of Majestic, is not easy. While we realize that sometimes change is not always welcomed, our owners and management companies did a phenomenal job. The goal of the system was to automate and streamline the vehicle pass/registration system so guests could register their vehicles prior to arrival. Owners and management companies would no longer have to worry about the logistics of making sure the hanging passes were left in the unit. Guests would no longer have to take time out of their vacation when a pass was not left in the unit. Here are some key stats a little over halfway through the first year.

- Through July we have had over 112,000 vehicle entries into the garage.
- 99% of the entries through July have been registered prior to arrival.
- 95.5% of the vehicle plates have been read without issue.
- 3.5% of the vehicle plates have not been read by the camera. Some of these are due to obstructions, such as luggage racks or tinted license plate covers on the rear of the vehicle.
- 1% of the vehicles are not registered prior to arrival. Staff is able to assist them with a QR code registration.

A new feature that was added since the first of the year, is the direct unit link, which will allow your guests to both create, completed, and pay for their vehicle registration. This feature was added based on owner feedback earlier in the year. If you would like a link for your unit's booking site, please email pauls@rcamflorida.com. Additionally, we are in the process of updating some of the property's parking policies and will share further information in the coming weeks. If you have questions or feedback regarding the registration system we welcome your input.

MAJESTIC THEATER

This past week one of the receivers for the Theater was damaged during a lightning storm.



The new part is expected to arrive and be replaced by Friday, August

16th. In the meantime, we will not be able to show movies.



MAJESTIC PARKING GARAGE

As we previously reported, Valcourt Building Services has been making repairs to the Parking Garage related to the structural engineer inspection completed in 2023. Most of the repairs are related to spalling, pipe hangers, expansion joints, and other concrete repairs. I am pleased to announce that those repairs have now been completed. Beginning on Tuesday, August 13th contractors for Verizon will be onsite replacing antennas and equipment on the 6th floor of the parking garage. This may require the grill and dog park area to be closed for short periods of time while crews work overhead on the east end of the garage.

As always, we are always looking for way to improve the guest and owner experience at Majestic Beach Resort. We value your feedback and suggestions. 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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