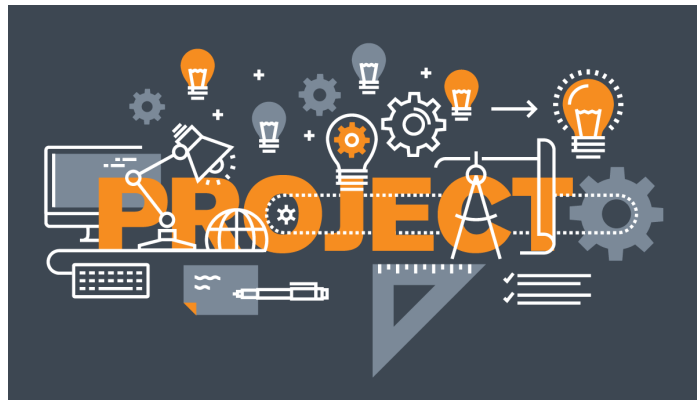




NEWS & UPDATES

PROJECTS! PROJECTS! PROJECTS!



In the coming days, weeks, and months the Association

Team will be taking

on several improvement and preventative maintenance projects around the resort. While we will do our best to minimize any disruptions and inconveniences, we appreciate everyone's cooperation as we work to improve Majestic Beach Resort.

- **Tower 2 Generator:** Taylor Power Systems will be on site Monday, December 2nd to remove the emergency generator for Tower 2. A temporary generator will be parked at the east end of Tower 2. Taylor will take our generator to their warehouse for a complete refurbishment. It is expected to take approximately 6 weeks.
- **Bridge Preventative Maintenance:** Beginning Monday, December 9th, the Association Maintenance Team will be performing an exterior wash and rust abatement on the exterior of both pedestrian bridges. This will require temporary lane shifts in traffic along Front Beach Road. Work is scheduled to be completed on Friday, December

13th.

- **Tower 1 Lobby Plumbing Repairs:** Beginning Monday, December 9th, the Association will begin an inspection and replacement of the horizontal cast iron plumbing in the Tower 1 lobby ceiling. This will require removal of the drywall ceiling throughout the lobby of Tower 1, from the double glass doors leading to the indoor pool/west elevator lobby to the east end of the Tower 1 lobby. Crews will remove the ceiling and framing between December 9th - 11th. For safety reasons, the Tower 1 main lobby area, or portions of it, will be closed while demo is taking place. Afterwards, sections of the lobby will be closed while plumbing work is being performed. We will have notices and signage posted on property. Once inspections and replacements have been completed, crews will replace the lobby ceiling with a drop ceiling and lighting, matching the ceiling that was previously replaced in the west elevator lobby corridor. Barring any unforeseen delays, this work is expected to be completed by the middle to end of January.

As always, safety is our utmost priority. Please use caution in each of these work areas.



ELECTRICAL ENGINEER

TANKLESS WATER HEATER - BOARD RESOLUTION:

Over the past few years, the Association has had owners inquire about installing a tankless water heater in their individual condominium unit. While there are pros to installing a tankless, or instant water heater system for a single family home, the application in a high rise condominium, with a shared main electrical system raises concerns. The Board of Directors engaged the services of Watford Engineering to inspect the properties electrical system in order to provide a thorough and professional review

regarding the viability for individual unit owners to install a tankless water heater. The inspection consisted of a review of the buildings as-built plans, an onsite inspection of the unit breaker panels, meter stations, main electrical distribution centers, and Florida Power & Light's main transformers. As noted in the report, a tankless, or instant water heater, depending on the size of the unit and existing electrical requirements would increase the amperage load anywhere between 3 to 6 times compared to a standard tank style water heater. Upon review the engineer determined that based on the current load of the unit breaker centers and the increased electrical demand of a tankless water heater compared to the traditional tank style water heater, as well as the overload it would create if only a portion of the owners made the switch, that tankless water heaters should not be installed at Majestic Beach Resort. As a result, at the November 6, 2024 Board of Directors Meeting the board passed a resolution barring the installation of tankless water heaters within Majestic Beach Resort. Furthermore, based on the review, the Association shall require that all units wherein tankless water heaters have been installed without Association permission, shall be removed. A complete copy of the adopted Board Resolution, including the review by Watford Engineering is available on the Association website or by clicking on the button below.

[Board Resolution](#)

OWNER SERVICES:

Paul Shamblin, CMCA, AMS
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