



NEWS & UPDATES

WALKWAY PRESSURE WASHING:



As we head into the offseason, this is the time of year when our crew begins working on deep cleaning projects around the property. Starting the week of September 14th, our Common Area Cleaning Team will be pressure washing the north walkways on Tower 1 and Tower 2. This will include the the ceilings, walls, and decks. The project is expected to take a couple weeks overall.

TOWER 1 #4 ELEVATOR SERVICE REPAIR:

During the last week of August the #4 elevator in Tower 1 had a mechanical failure causing damage to the interlock and landing track on the 9th floor. This piece is not a



stock item and has to be custom measured and manufactured for the specific car. Kone has already ordered the part, which has a 7-8 week lead time. We are

expecting the new part by the end of October. All other elevators in Tower 1 are working.

We appreciate your patience and understanding as we complete this repair.

PROPERTY ID BANDS:

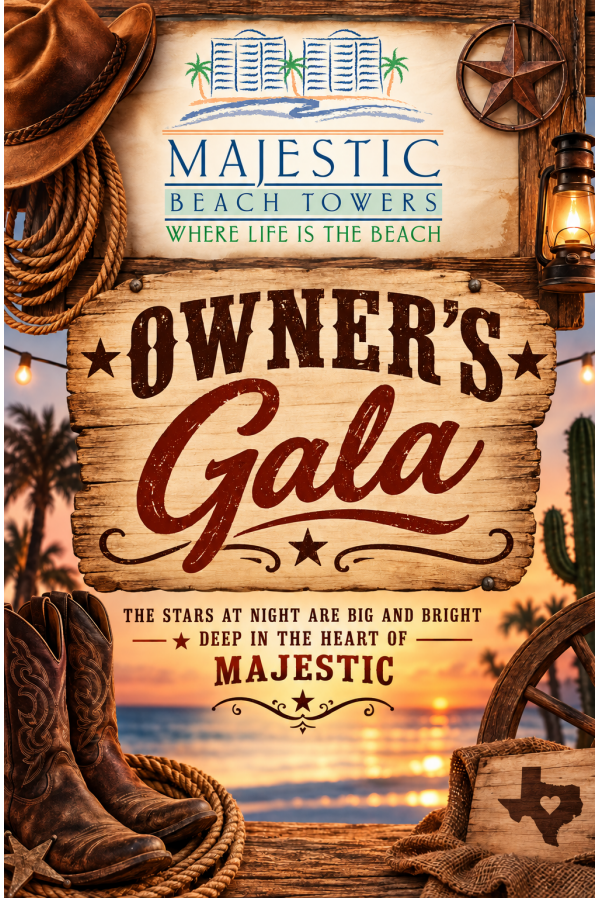
As you know, Majestic has had the Property ID system in place for several years. In years past we have eased enforcement of the bands during the



winter month, November - February. However, beginning this year we will require that guests and owners have the ID bands year-round when on property. Please ensure your rental guests and snowbirds have their bands.

2026 ANNUAL OWNERS MEETING:

The 2026 Annual Owner's Meeting & Gala are quickly approaching. The Annual Meeting is scheduled for



Saturday, November 7th at 10:00 a.m. The First Notice has already been mailed to all owners. This year's Owner's Gala is scheduled for Friday, November 6th at 6:00 p.m. This year theme is "The Stars At Night Are Big And Bright Deep In The Heart Of Majestic". Dress will be country western. Further details on these two events, as

well as other owner events planned throughout the week will be coming soon.

REMOTE LEAK DETECTION:

New apps are developed on what seems like a daily basis to help owners maintain and control their units remotely. From door locks and doorbell cameras to thermostat apps, owners can monitor almost every aspect of their unit from their cell phone. However, very few use this same technology, which is available, to monitor for leaks within their units. Online there are multiple app based leak detection devices, such as [Govee](#), which are simple to install and



easy to use. This simple step in preventative maintenance can help save you or the neighbor below you thousands of dollars in damages down the road.



DRYER VENT **CLEANING:**

Dryer vents over time build up with lint, which can not only present a serious fire hazard, but can also impact the dry time on your dryer and can result in higher power bills. As with your HVAC system, your dryer vent also needs cleaning in order to work more efficiently. Additionally, your condo also has a booster fan, which helps push the hot air from your dryer outside through the vent. These fans also can clog up with lint. Many owners have utilized the services of a professional company that will clean your units dryer vent system including the booster fan. The Association's Vendor List has multiple vendors who offer this service and a thorough inspection of your dryer ventilation system. Two of those vendors include:

Preventative Dryer Vent @ (850)890-6503

and

Majestic On-Site Maintenance @ (850)563-1000

WATER HEATER **MAINTENANCE:**



Like the HVAC system in your condo, preventative on your unit's water heater is often overlooked. Nobody wants their water heater to break down. However, a neglected water heater not only can result in a cold shower, but can also cause extensive damage to not only your condo unit, but to that of your fellow owners.

Regular inspections and preventative maintenance by a professional can preserve the efficiency and extend the life of your water heater. Here are some helpful water heater maintenance tips that should be part of your regular unit checklist.

- 1. Visual Inspection:** Simply conduct a visual inspection of the water heaters components for apparent signs of wear and tear. Check the water heater pan and the floor surrounding it for signs of water.
- 2. Test the Valve:** Test the pressure-relief valve located on the top or side of the water heater. This valve opens automatically if the pressure inside the tank gets too high. (Excess pressure can actually cause the tank to explode.) To test it, first ensure the discharge pipe on your water heater tank is piped into the discharge hub drain at the rear of the water heater and gently lift the lever on the pressure-relief valve. If the valve doesn't release water lower the lever back to its normal position. Contact a certified plumber to replace the valve.
- 3. Check the Pressure Regulator:** On a high-rise condominium the buildings booster pump system pumps water up the building to the units. The pressure regulator reduces the pressure of the water as it gets to your unit. In some units there is a gauge on the regulator in order to monitor pressure. The pressure on these regulators should not get above 70-75 psi (pounds per square inch). Once they start getting over 75 psi, it is time to replace the regulator. Contact a certified plumber to replace the valve.
- 4. Life Expectancy:** While a water heater in a normal single family home can last up to ten years, in a high-rise condo the normal life expectancy is only approximately 6-7 years. It can be difficult to determine when a water heater will stop working, as the water heaters usually begin deteriorating from the inside out. When replacing your water heater it is important to use a certified plumber. Additionally, ensure

that the drain line from the water heater pan to the main drain has the proper pitch. The original plumbing contractor installed 2"x4"s under the water heater pan to lift the pan in order to ensure the proper pitch of the drain line. Please be sure when changing the water heater that your plumber replace the 2"x4"s.

Pressure Reducing Valve



Pressure Regulator



HVAC **MAINTENANCE:**

On a regular basis, the Association's Maintenance staff is called due to a leak

within a condominium unit. Often the source of the leak is due to an HVAC system that either has a dirty filter, dirty coil, or clogged drain line. An HVAC system is like a car. It needs proper care and maintenance to function correctly and extend its lifespan. A properly working HVAC system is one that will keep your condo nice and cool for several years to come. But the pre-requisite for this longevity is HVAC maintenance, which is essential. Properly maintaining your HVAC can lower your power bills, improve air quality, increase the lifespan of your HVAC, improve efficiency of your HVAC, and result in

fewer emergency repairs. Below are some crucial keys to proper preventative maintenance.

- 1. Clean the Condenser:** Outdoor condensers exposed to our salty environment can get notably dirty, causing the system to work harder to create the necessary cold and warm air you want in your condo. Cleaning condensers reduce the likelihood of damage to any internal components. It is important to ensure that there is no debris on the top and sides of the outdoor air-conditioning units. Use your garden hose on the fins, making sure that you get in-between the crevices to get all the gunk out.
- 2. Change the Filter:** One of the most apparent reasons for air conditioner repair is a dirty air filter. Changing the filter is one of the more straightforward ways of doing HVAC maintenance to improve the air conditioner's efficiency, reduce energy costs of heating the home, and decrease the likelihood of needing repairs. Check your filter monthly to ensure it isn't dirty or clogged.
- 3. Clean the Drain Line:** An air conditioner, along with cooling, also takes out the moisture from the air. This moisture then accumulates within the drain lines of the air conditioner and is directed outside. Over time, with the accumulation of dirt and dust, the drain lines can become clogged and even be a home for algae and mold. It is thus a good idea to periodically clean the drain line. Take off the air conditioner's outer cover or drain line cap and clean the drain line with a clean piece of cloth. Moreover, you can rinse it with a mixture of water and vinegar, removing any mold which might have formed.
- 4. Keep your HVAC Closet Clear:** Your HVAC closet is not meant to be a storage closet. Cluttering the closets with paint cans, beach items, etc. restrict the return air flow your HVAC needs to run efficiently. Additionally, these items also collect dirt and dust which clog your HVAC filter. It is also recommended to clean this closet regularly to reduce any excess dust and debris.
- 5. Regular or Annual Professional Check-Up:** A check-up comprises an on-site visit from a certified HVAC technician who will examine the HVAC system and ensure it operates at optimum performance.

Many HVAC companies offer affordable preventative maintenance plans. Owner Services can provide a list of

recommended HVAC vendors that can address all your HVAC needs.

As always, should you have any questions do not hesitate to contact the Association Office at (850)563-1017.

Sincerely,

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



RCAM Florida | 495 Richard Jackson Blvd. | Panama City Beach, FL 32407 US

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



Try email marketing for free today!