



August 29, 2011

Dear Majestic Owners-

I hope you and your families are doing well. I am emailing you this morning to inform you on an upcoming utility maintenance project that will affect electrical service to several units in Tower 1.

As many of you may recall, in 2008 on a very busy July 4th holiday Majestic Beach Resort had a section of the electrical bus duct system in Tower 1 fail. The electrical bus duct system supplies electrical service to the residential units in Tower 1. When this occurred in 2008 several units in Tower 1 were without power for many days during peak season while a replacement section of bus duct was manufactured, shipped, and then replaced. Since then the Association Board has taken a proactive stance to help prevent an event similar to 2008 from happening again. Each year we have a thermal scan conducted on the entire bus duct system on both Tower 1 and Tower 2. This year the thermal scan indicated a section on Tower 1 that was running above the recommended heat range. We were informed by the electrical contractor that while this does not put the bus duct in immediate danger of failing, we do need to perform the necessary maintenance in order to keep the bus duct within the proper temperature ranges and to ensure that there isn't any major issues with the bus duct.

In order to perform the required maintenance we will need to disconnect the service to all units on the 16th through the 23rd floors of Tower 1 while the section of bus duct is pulled apart and replaced. The replacement section is currently being manufactured and will be shipped to the contractor on September 15th. We have checked the general occupancy levels over the next month and have determined that the best date to perform the replacement will be Monday, September 26th. The power will be shut off by 8:00 AM (CST) on the 26th and will be out for approximately 8 hours. Again, this will only affect those units on the 16th – 23rd floors. Service to the Common Areas, Elevators, and Life Safety Systems will not be interrupted. Please notify any tenants, management companies, and guests who will be in your units on September 26th. If you have any questions don't hesitate to call or email me.

Sincerely,

A handwritten signature in blue ink, appearing to be "Paul Shamblin", followed by a horizontal line.

Paul Shamblin
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