

# Majestic Beach Resort Community Association, Inc.



## Fall/Winter Newsletter 2007

**Excitement of the Status Quo!** The BIG news this winter is that quarterly assessment fees will remain the same for 2008! Thanks to insurance rates staying below projected increases, there was enough money left in the budget to “buy down” 2008 cost increases and still maintain assessments at 2007 levels.

**The First Saturday in November:** The 2007 annual owner’s meeting and election were held on Saturday, November 3, 2007. The incumbent directors, Debra Ciano and Anne Magdic, were reelected to the Board. At the organizational meeting directly following the annual meeting, the directors voted to maintain the same corporate officers and committee chairs as in 2007. For a complete list of Board members and to read the annual meeting narrative, log in to the private “Owner’s Area” of the association website at: [www.mbrowners.com](http://www.mbrowners.com). The 2008 meeting will be on Saturday, November 1<sup>st</sup>.

**Winter Storm Warning:** Unless you’ve personally witnessed one, it may be hard to believe that some of the winter storms here on the beach are actually more destructive than tropical storms and hurricanes. The wind around high-rise buildings can be brutal, and furniture blowing off of balconies is one of the most dangerous consequences of these storms. It’s not unusual to find patio furniture on the beach, in the pools, or across Front Beach Road after even a small storm. Please store your patio furniture inside anytime you’re going to be away, regardless

of the season. If you rent, please ask your guests to place it inside before departing.

**The Filter Factor:** Please remember that your air conditioner filters need to be cleaned even during the winter months. Keep in mind that you may actually have two filters, depending upon the floor plan of your unit. Some condominium units at Majestic have a filter in the hallway, in addition to a filter underneath the air handler inside the AC closet. Don’t forget that BOTH filters need to be checked and cleaned regularly.

**A Powerful Sale?** Please be sure to keep the electricity turned on to your unit and keep the temperature set at 78 degrees or cooler. This not only helps to prevent the growth of surface mold, it also helps your unit show better, if it is for sale. In fact, we’ve heard of real estate agents refusing to even take clients into units where the power is turned off.

**I Have a Warrant for Your Request!** The Florida Condominium Act requires the general contractor to provide one-year warranties for individual condominium units. Now that tower two is a little more than 1½ years old (tower one is 2½), most individual warranties have expired. If you think you still have a warranty issue, you need to address it directly to the general contractor in writing. Please fax all warranty requests to BL Harbert’s main office at (205) 802-2867.

**Key Component:** For those of you with metal door keys that have not yet done so, please provide a copy of your door key to Owner Services so that the Association can provide pest control, perform routine maintenance, and gain quick access in case of an emergency, such as a fire, a water leak, or to assess storm damage.

**Ch...ch...changes:** Please notify Owner Services at (850) 563-1017 if you change management companies or install a different lock on your front door. This will help them assist your rental guests should they have any questions while staying at the resort.

**Electronic Locks:** Recently we've heard that some electronic door locks are not working as well as they used to. In almost every case the lock simply needed to be cleaned and the batteries replaced to make it fully operational again. If you have a card key lock on your front door and do not already have a maintenance program in place, you may find the following information helpful.

First and foremost, the best way to ensure that your electronic lock always works properly is to clean the key slot at least monthly and replace the batteries at least annually.

Per the Majestic condominium documents, lock maintenance is an individual unit owner responsibility. Since assessments are not collected to maintain private locks, whether the lock is electronic or mechanical, maintenance support is not available through the Association.

Listed below are the four most popular approaches for maintaining these electronic locks. Hopefully, one of these options will work well for you:

- Have your management company maintain the lock as part of your rental agreement.
  - Perform the maintenance yourself. Note: Nexus locks in tower I require a special 3-point screwdriver tip to change batteries (tip available at Flagala Hardware, located just east of Majestic at 9700 Front Beach Rd). TimeLox in tower II requires a standard Allen wrench.
  - Hire a locksmith. Two of the more popular companies are ABC Locksmiths at 850-234-3848 and Dana's Lock Service at 850-234-5219, but there are several others in the local area. Note: The Association does not endorse any particular locksmith company.
  - The most popular option, by far, is to hire the on-site Majestic Rental Maintenance Department to maintain the lock. They also possess full repair and re-programming capability. You can reach them at 850-235-6742 or fax a service request to 850-235-6746.
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