

Majestic Beach Resort Community Association, Inc.



2006 Fall/Winter Newsletter

Tower II is a Reality! The first unit in Tower II closed in late May, and the last unit that was sold pre-construction closed in mid-October. During those 4½ months there was lots of activity with owners moving in, units being decorated, and people enjoying the pools, as well as Visions Lobby Bar—which, don't forget, is open to all owners and guests.

Oh, Those Winter Storms: Unless you've personally witnessed one, it may be hard to believe that some of the fall and winter storms here are actually more destructive than tropical storms and hurricanes. The wind around high-rise buildings can be brutal. Furniture blowing off of balconies is one of the most dangerous consequences of these storms. 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 put the furniture inside the condo before they depart. It's not unusual to find furniture on the beach, in the pools, or across Front Beach Road after even a small storm, and, if it survives the fall, it's usually unmarked so maintenance has no way of knowing whose it is.

Annual Owners Meeting: This year's annual meeting will be at 10:00 am on Saturday, December 16th, 2006, in the ballroom of the Activities Building at the resort. At this meeting there will be an election to fill six seats on the board of directors. Anyone desiring to be a candidate for the board must notify the association in writing by the close of business on November 6, 2006. Candidate resumes must be

received no later than November 11th. In addition to the annual meeting, there will be an owner's reception on Friday evening and lunch on Saturday following the meeting. More information on these two social events will be mailed with your election ballot package.

Air Conditioner Warranty Issues: Please keep in mind that as a condition of your warranty you must keep the filter inside your air handler clean. Also, the mechanical closet inside your condo should not be used for storage. Placing items in this closet can restrict air flow to the condensing unit, which can cause it not to cool properly and even freeze up. The thermostat inside your unit should be set at 78 degrees or cooler to ensure that the air inside the condo is properly conditioned. Otherwise, the interior can become hot and humid, which will result in surface mold. Neither the developer, nor the general contractor, nor the Association will be responsible for improperly maintained equipment or any resulting mold conditions.

Is Your Condo for Sale? If your condominium unit is listed and you would like for any real estate agent to be able to show it, please notify Owner Services at (850) 563-1017. Unless we specifically have your permission to open the condo for any real estate agent, all requests for entry by other agents will be referred to your listing agent, who will have to make arrangements to open the condo. Unless your listing agent lives in the immediate vicinity, you may want to consider giving blanket authorization for any real estate agent to enter.

Keep that Electricity On: Please make sure that you maintain electrical service to your condominium unit and keep the temperature set at 78 degrees or cooler. This not only helps to prevent the growth of surface mold, it helps your unit show better, if it's for sale. We've heard of real estate agents refusing to show units if the power is off. Others do not like to take clients into condos that are dark, hot, and humid, and those conditions certainly do not impress prospective buyers.

Workers Compensation: Unit owners are responsible for any person or company they

invite onto Association property. That responsibility includes making sure that anyone you hire has the proper workers compensation insurance or a valid exemption from the State of Florida. By ensuring that all workers are properly insured, it will ultimately benefit you personally and the Association as a whole, should there even be an injury claim.

Door Keys: For those of you with metal door keys that have not yet done so, please send 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 or a water leak, or to assess storm damage.

Warranty Issues: Now that all of the construction is complete, the general contractor, B.L. Harbert, has closed its on-site office and transferred project management back to its headquarters in Birmingham, Alabama. All warranty requests must be submitted in writing and faxed to the contractor at (205) 802-2867. Please keep in mind that any request that is not warranty related will be subject to a service call charge. To help you determine what is and what is not warranty, go to the Association web site at www.mbrowners.com, click on the "Warranty Info" navigation button on the left side of the home page, and review the warranty information chart.

It's Budget Time: Your Board of Directors has been working on a draft budget to provide adequate funding to operate the resort during the 2007 fiscal year. They reviewed every budget item, line-by-line, before arriving at a budget that will provide enough money to pay the Association's bills, insure the property, keep the lights on, and keep everything clean, operational, and properly maintained. Insurance was the most expensive line item, coming in at over \$1 million. Utilities were second at about half of that, and labor was a distant third. Please keep in mind that tower two was not projected to open until August 2006, even though it actually opened at the end of May. Now that there is more community property to maintain, coupled with the fact that essential items such as water, electricity, cable TV, and labor will all be

required for a full 12 months in 2007, rather than half the year as was the case in 2006, both the tower two and community property budgets had to be increased to cover those additional months.

New Policy Resolutions: At their meeting on October 20, 2006, the Board of Directors passed two new policy resolutions. One established guidelines for protective hurricane shutters, the other clarified towing procedures. Copies of both new resolutions are included with this newsletter, along with the resolution on collection of late assessments passed back in November 2005. All of these policy resolutions, as well as other important documents, can be found in the "Documents Library" section located inside the owner's area of the web site at www.mbrowners.com.



Association Web Site: Don't forget to check out the Association's web site at www.mbrowners.com. It contains lots of valuable information, including a resort telephone directory, Board of Directors contact information, staff bios, approved meeting minutes, resort photos, and links to your condo documents so you can print them out for free!

Did You Know? Majestic Beach Towers is what the State of Florida refers to as a mixed-use multi-condominium. In simple terms that's when a condominium contains both residential and commercial units, and more than one condominium is operated by the same Association. At Majestic, tower one has 329 residential condos and 21 commercial units. Tower two has 194 residential and 10 commercial units. All 554 units pay assessments on the same "per square footage" basis. Although each condominium tower is a separate legal entity, both belong to the same Majestic Beach Resort Community Association.