

MAJESTIC BEACH TOWERS UNIT ENTRY DOOR PAINTING APRIL 12 - MAY 27

Dear Majestic Owners:

For several months, we have been trying to find an opportunity to paint the unit entry doors at Majestic. This work requires warm, sunny weather. Thankfully, that weather has finally arrived, and we have hired a painting contractor who will begin the work on Monday, April 12, 2010. With good weather, the work in both towers should be completed before Memorial Day weekend.

All unit entry doors in both buildings will be painted, including the entry doors located inside the vestibule to the combination units in Tower I. The painters plan to start on the top floor of Tower I, and work their way down the building. As soon as Tower I is finished, the painters will move to the top floor of Tower II and work their way down.

The work will be performed Monday-Friday between 9:00 AM and 5:00 PM. The initial plan is to paint 2-3 floors per day. We cannot give you an exact schedule because factors such as weather greatly affect the rate of progress.

Only the exterior portions of the doors and door frames (areas visible from the outside) will be painted. The door edges and door surfaces visible from the interior of the unit will not be painted. However, the doors must be opened in order to be painted and must remain open until the paint is dry. If the doors were to be painted while closed, there would be about 3/4" of unpainted area around the perimeter of the door, which would be visible and unsightly whenever the door is open.

A security guard will be posted on each floor while the doors on that floor are being painted and will remain there until all paint is dry and the doors on that floor have been locked. Only owners and registered guests will be granted entry to a floor where the doors are open for painting.

In order to do a good job, the Association MUST have access to all units. If the entry door cannot be opened because we don't have the key, the painters will simply paint what they can, which will leave an unsightly stripe around the door that will always be visible whenever the door is open. If you have any doubts as to whether or not the Association has a current key to your unit, please contact Owner Services at 850-563-1017.

Because we cannot give an exact schedule of when the doors on a particular floor will be painted, it will be difficult to organize rentals around the work. The onsite rental management company has a plan in place to minimize any inconvenience to renters and also to minimize loss of rental income during this process. But that is fairly easy to organize, because they are on site. All other rental management companies (at least the ones that we know about) are being contacted today to let them know of the upcoming work. We are asking them to check with us periodically for updates on expected schedules.

Inevitably, some doors will have to be painted while renters are occupying a unit. Hopefully, the renters will cooperate with the work crews, and most renters typically do cooperate. The fact that we are posting security guards while the work is ongoing should help to ease their concerns. Renters who refuse to let the door be painted will have to be dealt with on a case by case basis. But, because we are posting guards while doors remain open, we can't "come back next week" because there are not enough guards to cover multiple floors at one time. So, if after 2 tries they can't open the door for painting, the painters have been instructed to paint it while closed.

We apologize for any inconvenience that this may cause. There never is a perfect time to do this kind of work, but the doors really need to be painted in order to keep up the appearance of Majestic.

Should you have any questions, feel free to email me, or Glenda Stephens, Association Manager.

PS- If you are not a current unit owner at Majestic and would like to be removed from this list, please reply.

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