

Manager's Report

November 15, 2010



I hope this report finds you and your family in good health. As we roll into the Holiday Season your Association Management Team is continuing on with the multiple projects around Majestic. The property is looking better and better everyday. First, let me thank everyone who was able to attend this years Annual Homeowner's Weekend November 5th and 6th. We had a great turn out and thanks to everyone who participated. This was my first Homeowner's Meeting since being hired as the Community Association Manager for Majestic and it was a pleasure meeting each of you at Friday's reception and Saturday's meeting. I look forward to working with each of you over the coming years.

Friday afternoon kicked off the weekend with the Rental Meeting held in the Majestic Theater followed by a wonderful reception for all homeowners Friday evening in the ballroom. Thank you to Edgewater's Food & Beverage Team who according to everyone's taste buds did an incredible job. Saturday morning concluded the weekend events with the Annual Homeowner's Meeting. As part of the meeting 4 seats were up for election. Congratulations to the 4 incumbent Directors, Gary Baker, Greg Boyd, Dan Hancock, and Ed Hickey, all of whom retained their seats. Thanks again to the Board of Directors for all their work and to all the homeowners who participated in the weekend's events.

Your Association Team continues to work hard on the several projects taking place around property. If you haven't been here in the past several months you will notice a big difference. Having painted all the unit entry doors earlier in the year, The Painting Project on the exterior of the building continues to make good progress. Currently the crews are on the south side of Tower 1 painting the balcony walls and ceilings of the 06, 07, 08, and 09 stack. This week they will move the stage and begin pressure washing and painting the 10, 11, 12, and 13 stack. Hopefully if the weather holds out they will continue working through the end of the year and into next year finishing up on Tower 1 and Tower 2 south balconies. Also, just a couple of weeks ago the carpet on both crosswalk bridges were replaced. The new carpet is a highly durable vinyl backed carpet which will make it easier to clean and maintain. Also, one advantage to this carpet is that instead of it being a continuous roll the carpet comes in 20"x20" tiles so if we do get a bad stain that just won't come out we can always replace that piece or section without having to replace the entire carpet. Another project that we have been anticipating since the end of last year is the installation of the cell tower by AT&T on the roof of Tower 1. If you have driven up Front Beach Road in the past week you have noticed the enormous crane in front of Majestic. The installation is nearing completion hopefully by the end of this week if the weather holds out. This was a result of the homeowner vote that took place last December and will in turn pay the Tower 1 Association \$30,000 per year. The Maintenance Team has also been extremely busy with tile and painting of the common areas.

We added tile to the Tower 2 elevator lobby on the ground floor, Tower 1 elevator lobby and the long corridor leading from the main lobby toward the outdoor pool of Tower 1. With these areas taking a beating during season from luggage carts this will make it much easier to maintain as well as bringing a cleaner, fresher look to the lobbies. The Team has also painted all the lobbies as well as the walls of the indoor pools areas on both towers. These are just a few of the projects taking place around property and so far we have received numerous compliments on the condition of the property from owners, guests, and others along the beach.

Since the day it opened, Majestic Beach Resort has been known as one the premiere properties along Northwest Florida's Emerald Coast. Your Association Management Team will continue to work hard to maintain that status. Again, it was a pleasure meeting many of you at the Homeowner's Weekend. I look forward to meeting all our owners over the coming weeks and months. If we can assist you in any way, please don't hesitate to let us know. We are here to serve you.

Sincerely,



Paul Shamblin
Community Association Manager