



Dear Majestic Beach Resort Owner,

I hope this letter finds you and your family in good health. Spring is now upon us and with the warmer weather and smell of sun tan lotion in the air, your Home Owner's Association Team is wrapping up some last minute housekeeping items around property. A recent review of the Owner Services owner files has revealed that we have several units in which we do not have updated contact information, copies of your unit insurance, or emergency access to your unit

Florida Statute, chapter 718, paragraph 718.111(5) grants the Association the irrevocable right of access to each condominium unit during reasonable hours to perform maintenance (such as pest control), repairs, replacement of common elements, and to prevent damage to common elements or units. Not having a key or keyless door code on file hampers the Association's ability to perform its duties. Furthermore, should there ever be a fire or major water leak involving your unit and we do not have a key or keyless code on file, your front door may have to be forcibly opened and then repaired or replaced at your expense. Not having a key or keyless code on file might also be an inconvenience for many of you in the event you get locked out. Or if you want to have something delivered or work performed inside your unit when you are unavailable to personally open the door.

All keys are kept in a locked key box inside the Owner Services office which is also locked anytime it is not occupied. Keys are signed out and back in each time they are removed by Owner Services or a security officer. The key box is inventoried and each key is accounted for at the end of each day.

Please mail your key to: Majestic Beach Resort Community Association  
Attn: Owner Services  
10901 Front Beach Road  
Panama City Beach, FL 32407

Also, Florida Statute, chapter 718, paragraph 718.111(11) is implicit on the responsibility of the each unit owner to insure their individual property. As you insurance policy renews each year please be sure to provide an updated copy of your policy for the Association records.

Lastly, we have included with this letter a Contact Information Sheet. We want to be sure that in an emergency situation we can reach our owners as well as be sure we can provide updated correspondence on events and meetings at Majestic. Please take the time to fill the contact information sheet out and either mail or fax to Owner Services (850)563-1025

Should you have any questions or need assistance please don't hesitate to call myself or Owner Services (850)563-1017.

Cordially,

  
Paul Shamblin  
Association Manager