

Majestic Beach Resort Community Association, Inc.



2007 Summer Newsletter

Change to the Annual Owners Meeting: At their June 15, 2007, meeting, the Board of Directors voted to change the date of the annual owners meeting. The By-Laws of the Association mandate that this meeting be held during the months of September, October, November, or December. The Board decided that the new meeting date will be the first Saturday in November. This year's annual meeting will be on Saturday, November 3, 2007.

Updated Rules & Regulations: On June 15, 2007, the Board of Directors made several changes to general rules and regulations for the resort. For starters, personal coolers that are small enough to fit underneath a pool chair are now permitted on the pool decks. Trailers are now permitted in the parking garage for no more than seven days in a 30 day period, provided they are licensed, detached from the tow vehicle, and fit into one space. Private parking signs meeting specific size restrictions for privately owned parking spaces are permitted at the owner's expense. And, finally, standardized no smoking signs are permitted on exterior unit doors. All approved signs are available at Gulf Glo Banners and Signs, (850) 234-0952.

2006 Financial Statement Available: The 2006 annual audit report, which includes the developer turnover audit, is available either online at www.mbrowners.com or by calling the accounting department at 850-235-7482. If you chose to view it online, you can print it out immediately. Just log in to the private Owner's Area and click Budget/Finance on the left side.

Card Key Door Locks: Unless you rent through the on-site rental company, you do not necessarily need a card key type lock on your front door. Quite a few owners and off-site rental companies have switched back to regular door handles or punch code locks with great success. If you decide to make the switch, hold on to your card key lock in case you ever sell or eventually decide to rent through the front desk. Owner Services can provide you with a list of local locksmiths familiar with this retrofit.

Hurricane Season is Here: Hurricane season runs from June 1st until November 30th every year. Once again experts are predicting an active season. The wind around high-rise buildings can be brutal, even during regular thunderstorms. Furniture blowing off of balconies is one of the most dangerous consequences of these storms. Please store your patio furniture inside the unit anytime you're going to be away, regardless of the season. If you rent, please ask your rental company or guests to place furniture inside upon departure.

Air Conditioner Maintenance: Please keep in mind that as a condition of your warranty you must keep the filter inside your air handler clean. You must also keep the condensation drain cleared out or it can overflow and flood the unit below you. If you cannot perform this preventative maintenance yourself, most AC companies offer annual agreements. Also, the mechanical closet inside your condo should not be used for storage because it can restrict air flow to the condensing unit, which can cause it not to cool properly and even freeze up.

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, assess storm damage, and gain quick access in an emergency.

Association Web Site: The Association's web site is at www.mbrowners.com. It contains lots of valuable information, including a resort telephone directory, Board of Directors contact information, rules & regs, condo documents, and warranty request procedures. Please check it out!