



Unparalleled Property Services

Date: November 18, 2022
To: The Board of Directors
From: Priscilla Nieves
Subject: Majestic Isles - Weekly Update

Administrative

1. The Office will be closed November 24-25th, 2022 for Thanksgiving.
2. If you have changes for the 2023 Directory Please call or email Priscilla. Homeowners only, please do not call for your neighbors. Thank you.
3. All notices are officially out for the Annual meeting. This should have been received by November 12th, 2022.
4. Those residents who received a violation notice please note only 2 notices go out now. If you do not rectify the issue fines can be incurred. We ask that you please reach out with any questions.
5. There is no in person meeting for the Annual Meeting. I have had a few people ask and this meeting will be run by Get Quorum on zoom. Any questions please call the office.

6. Info regarding voting:

From now until Dec 7th, 2022 Get Quorum will be sending out 2 notices per week if you signed up for electronic voting and did not vote yet.

Those who signed up for paper ballot will have until 1pm Dec 7th, 2022 to turn in their ballot. Those people who want to watch the counting of the paper ballot please come to the clubhouse by 3:30 PM Dec 7th, 2022. The counting is only for paper ballot and not electronic ballot. We will then submit our paper ballot count to get Quorum and they will announce the winning candidates on the zoom call at 6:15pm. There will be no additional speeches given the night of the annual meeting. They will just be announcing who won.

If you signed up for electronic voting please make sure you submit it electronically. We will not take a printed copy of your electronic ballot. If anyone has questions or concerns about voting please stop in anytime between 9am and 2pm between November 28- Dec 2nd and I will help them with the process. Residents can also call the office as well.

This meeting is just a zoom meeting and if received a paper ballot you can only call in and listen to this meeting but not watch the zoom. We ask if you have concerns or questions to please call us prior to the meeting.

I hope everyone has a great Thanksgiving.

Maintenance

1. Friendly Reminder shutters need to be opened by November 30th ,2022
2. Painting will begin Jan 2023. The first 97 homes will be from 10540 through 10761 & 10541 through 10760 Royal Caribbean Circle. ONLY these home owners may choose the colors for 2023 and sign off with Priscilla. Both roof mates Must be present or have a letter of agreement for the color chosen. Great news you can pick any color you like even if your neighbors already have chosen it.

3. If residents don't want to use our pressure cleaning company they need to submit an ARC prior to Dec 20th, 2022. With a company they choose to use, license & insurance must be provided.

I had a few people ask if people were walking on the roofs when they do the cleaning. They will be walking on the roof when cleaning. If any resident chooses to not get their roof cleaning done by Green Earth (Our Vendor) they will have to have it done on their own prior to Dec 23rd, 2022. The only exception is if you had your roof replaced this year. (You will need to inform office of this with documentation). Resident will need to submit an ARC form to Priscilla if you choose to have the cleaning done on your own.

Landscaping

1. If you do NOT want Mulch please call or email Priscilla to be put on the do not mulch list. This will begin in late March. We are power washing roofs in January and Painting will start in february.

Security

1. The hours of the clubhouse are 630am-11pm. Please make sure to only be in the clubhouse during these hours. The alarm will go off and the police will come out if you are inside during off peak hours.
2. The new phone number for the Gatehouse Computer is 877-563-3310 – This is toll free number
3. TEM replaced the broken camera on El claire Gate.



Scheduled Meetings and Events

1. Important dates to remember:

Annual Meeting: December 7th, 2022- Get Quorum-ZOOM- 6PM
(Those with paper ballot can call in)

2. Board workshop:

Board Meeting:
Nov 17th, 2022
10:00AM-ZOOM

ONLY ANNUAL MEETING IN DECEMBER

3. Majestic Isles Cinema Presents: TOP GUN Sunday, November 20th at 7:30 PM
No advanced registration necessary- Just pay (cash) at the door! \$3.00 PP
Ticket price includes soft drinks & snacks

We hope to see everyone there!

4. Pap Corps Annual Membership enrollment drive is beginning January 1st
Yearly member \$40 Life member \$350

Pick up application in back lobby - Put your check and application in Pap mailbox
Let's wipe out cancer

Other Items

1. The budget meeting was held on 10-26-2022 on Zoom. Coupons and a Copy of the Budget will be mailed out soon.
Budget quarterly dues starting Jan 1, 2023
Patio-1608.00
Single-1629.00
2. Items for 2023:
January- Sidewalk shaving per ADA for tripping hazard
January- Roof Cleaning- Sidewalk cleaning
February- Palm and Hardwood trimming
February- Painting of some homes
March-Mulch
April-Shredding
May-Drivers Ed class
As we get closer more specific dates will be given and posted on 63 and weekly report
3. The 2022 Candidates are as follows:
STEPHEN BERRY,
BOB EDINGER,
JERRY EHRLICH,
EVELYN HARRIS,
MARK JAFFIE,
GAIL SHATZKAMER,
HARRIS TOKAYER,
IRENE WEINSTEIN.
*** INFO WILL BE SENT OUT SOON TO RESIDENTS TO SELECT YOUR VOTE****
4. We have 4 great shows for 2023 and tickets are going fast. If you are interested in purchasing the package it's 4 shows for 100.00 or 35 per ticket. Seating is arranged as to when you purchase your ticket. The only show that is caberet style and seating is in groups of 8 is Moonlight Thief on February 4th, 2023. There will be no refunds issued on these tickets. You are welcome to bring guests and if you can't make a show can either sell your ticket or give it away. We hope to see you there!
5. There will be No additional colors added to the Painting chart for 2023.
6. Monday 10AM Chair Sculpt Robyn
Tuesday 10:15 water aerobics Robyn
Wed 10:15 water aerobics MC
Thurs 9 AM Chair Sculpt Robyn
Friday 9 AM water aerobics MC
7. Book Talks will hold its meeting on "The Paris Apartment" by Lucy Foley with a discussion lead by Claire Deveney on Wednesday, November 16 in the Clubhouse ballroom at 2 p.m. Everyone is welcome.
The Book Talks December book selection is "Sooley" by John Grisham. Allan Topolosky will chair the discussion to be held on Wednesday, Dec 21 at 2 p.m.
in the clubhouse ballroom. Contacts are Claire Deveney, 561-504-3842, and Allan Topolosky, 301-335-2288. To add your name and email address to the list, please email cdeveney@comcast.net