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THE MAJESTIC VOICE

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SPECIAL EDITION

MAJESTIC PARK REBUILDING FOLLOWING HURRICANES HELENE 9/26/2024 THEN MILTON 10/9/2024

Hurricanes Helene and Milton came back to back and caused damage to many homes in Majestic Park. Some damages were minor, where others were affected with major destruction. We can all be thankful with no loss of life and most Park homes were livable. Moving forward to today some units are still in need of repair given many owners visit during the winter and many contractors have more work than they can handle expeditiously. In addition, some owners who may not have attended meetings or read the Master Occupancy Agreement or the BY Laws published yearly in the directory were not aware of the need for board approval for any change to their unit along with acquiring proper permits from Pinellas County for those in the county and from the City of Seminole depending on where the unit is located in the park. The City of Seminole units are located on the property which is approximately 220 feet toward the back of the park from the sidewalk on Seminole Blvd.
If an owner fails to have permits for construction or hires a unlicensed contractor they are at risk of fines from the city or county. If the owner fails to get Board approval they are in violation of Article 11 of the Majestic Park Incorporated Master Occupancy Agreement which states .

Article 11 in The Master Occupancy Agreement Titled ALTERATIONS TO THE UNIT states, "the Unit Owner shall not, without obtaining the Corporation's written consent, alter in any way, or add to the mobile home presently located upon the unit or any of its fixtures and appurtenances. The unit owner shall not change the color of the mobile/manufactured home located on the premises, or substantially alter its outward appearance without first having obtained written approval from the Board."

Majestic Park Homes Inc. Budget 2026 Maintenance Fee Increase

The maintenance fee has been $135 since 2022. Our cost for electric, water and sewer have increased. In addition, funds from the reserve have been allocated for repairs of failing infrastructure like the electrical posts and relining of the storm water piping along Palm Avenue. We have been told that the sewer grant has run out of money and our chances for getting new sewers and the road done as part of the grant is dependent on acquiring new funding. We were at the bottom of the list, because our sewers leak less than others higher on the list of proposed projects. In order to meet increased expenses the maintenance fee increase for 2026 is under the 10% allowed at 7.4% or $10 from $135 to $145. This will allow us to put approximately 10% of gross income in reserve.