

Condominium Association Fact Sheet

Property Manager		Association		Mailing Address		Contract Date:	
Ashley Roth		Majestic Cove Condominium Association Inc		c/o Condominium Associates		Mgmt. Fee	
863-266-9612		2351 Lakeview Drive		3001 Executive Drive, Ste 260			
aroth@condominiumassociates.com		Sebring, FL 33870		Clearwater, FL 33762		Reserves:	
						Annual Fees	
Number of Unit	69	Tax ID : 273904855	Fiscal Yr. 2022				
# of Bldgs:	1					Application Fee:	
# of Floors	4						
Board of Directors:	Name:		cell	Unit #		Email #	
President:	David Johnson		262-914-4067	310		mrdavejohnson@yahoo.com	
Vice President:	John Boaz		314-307-1086	204		boazwhatsup@aol.com	
Treasurer	Teresa Nickelmman		718-207-4149	408		teresan@nickelmann.com	
Secretary	Reg Barnes		863-304-8854	411		relaines@verizon.net	
Member:	Linda Schobben		813-267-4959	417		llschobben@gmail.com	
Member:				Annual Meeting			
Contracts							
Association Management	Condominium Associates						
Association Attorney	Kayne Bender Rembaum PLLC	Jeffrey A Rembaum, Esq.				561-241-4703	
Aquatics	Central Florida Aquatics, Inc.	Contract	Bob Terrell	bmterrell@embarqmail.com		863-381-4569	
Bulk Cable	Comcast						
Elevator - North Building SN#96860	Mowrey Elevator Co. of Fla Inc	Mowrey ID# 9852	863-402-1654			800-441-4449	
Elevator - East Building SN#96859	Mowrey Elevator Co. of Fla Inc	Mowrey ID# 9851	863-471-6996			800-441-4449	
Elevator - South Building #96861	Mowrey Elevator Co. of Fla Inc	Mowrey ID# 9853	863-471-6980			800-441-4449	
Elevator Telephone Monitoring Service	Elevator Telephone Service North	Elevator - North Building SN#96860 863-402-1654					
Elevator Telephone Monitoring Service	Elevator Telephone Service North	Elevator - East Building SN#96859 863-471-6996					
Elevator Telephone Monitoring Service	Elevator Telephone Service North	Elevator - South Building SN#9686 863-471-6980					
Fire Alarm Monitoring	The Hartline Alarm Company		Mark Jones	mjhartline@yahoo.com		863-382-2590	
Fire Alarm Service	The Hartline Alarm Company		Mark Jones	mjhartline@yahoo.com		863-382-2590	
Fire Extinguishers	State Fire Extinguisher Service Inc.		Jacob Rueter	Jacob@hartlinealarm.com		863-385-6254	
Gas	Sebring Gas	#110923512	Kathy Snyder	sebringgas@floridasbestgas.com		863-385-0194	

Insurance	Palm Insurance Management		Brad Terrell		727-742-4991
Landscaping	TWQ		Alex	alex@twqllc.com	863-464-0872
Licenses, Permits, Inspections					
FDBPR Division of Hotels & RestaurantsBureau of Elevator Safety					
	Elevator - North Building SN#96860	Expires 8/1/2022	Last Inspection 7-28-2021		
	Elevator - East Building SN#96859	Expires 8/1/2022	Last Inspection 7-28-2021		
	Elevator - South Building SN#96861	Expires 8/1/2022	Last Inspection 7-28-2021		
Fire Extinguisher Inspectoin	Inspect	Expiration	MFG Date	Vendor	

Type	Carrier	Policy	Effective/Expiration	Producer	Company	Phone	Email
Property	Heritage	HCP008044-1	2/12/2023	Brad Terrel	Palm Insurance Management	727-573-4120 Direct Dial 727-742-4991 Cell 727-565-0081 Direct Fax	brad@pimfl.com
General Liability	American Empire	PL E821725 00	2/12/2023	Brad Terrell	Palm Insurance Management	727-573-4120 Direct Dial 727-742-4991 Cell 727-565-0081 Direct Fax	brad@pimfl.com
Directors & Officers Liability	Philadelphia Indememinty	PCAP020380-0419	2/12/2023	Brad Terrell	Palm Insurance Management	727-573-4120 Direct Dial 727-742-4991 Cell 727-565-0081 Direct Fax	brad@pimfl.com
Umbrella	HARP	USL01482121U	2/12/2023	Brad Terrell	Palm Insurance Management	727-573-4120 Direct Dial 727-742-4991 Cell 727-565-0081 Direct Fax	brad@pimfl.com
Bond	Philadelphia Indememinty	PCAP020380-0419	2/12/2023	Brad Terrell	Palm Insurance Management	727-573-4120 Direct Dial 727-742-4991 Cell 727-565-0081 Direct Fax	brad@pimfl.com
Worker's Compensation	The zenith	FSIF Z135692404	2/12/2023	Brad Terrell	Palm Insurance Management	727-573-4120 Direct Dial 727-742-4991 Cell 727-565-0081 Direct Fax	brad@pimfl.com
Marine	Markel	9CE0538-2	2/12/2023	Brad Terrell	Palm Insurance Management	727-565-0081 Direct Fax	brad@pimfl.com

EAST BUILDING ELECTRICAL/ELEVATOR ROOM
Located in South covered parking

East Electrical Room



Main Disconnect to East Building Common Areas



Fire System



Disconnect to East building Units



East Elevator Room



East Elevator Shut Off – RED HANDLE



NORTH BUILDING ELECTRICAL/ELEVATOR ROOM

Located in North building

1st Floor Electrical Room

2nd Floor Elevator Room

North Electrical Room



Main Disconnect to North Building Common Areas



Disconnect to North building Units



North Elevator Room



North Elevator Shut Off – RED HANDLE



SOUTH BUILDING ELECTRICAL/ELEVATOR ROOM

Located in South building

1st Floor Electrical Room

2nd Floor Elevator Room

South Electrical Room



Main Disconnect to South Building Common Areas



Disconnect to South building Units



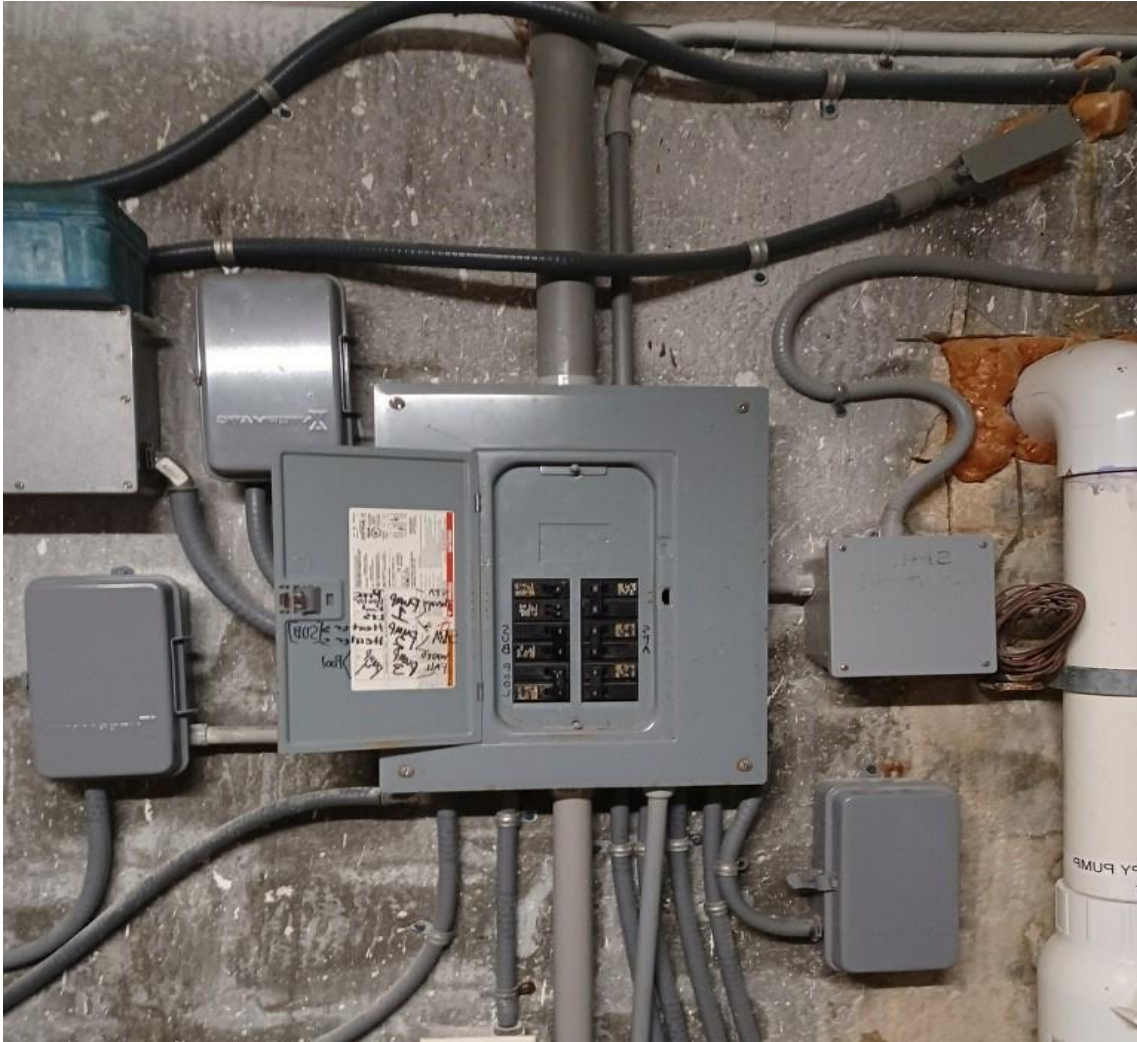
South Elevator Room



South Elevator Shut Off – RED HANDLE



Pool/Spa
Located in Basement
Code to Heaters 727



Primary Homeowner	Address	Unit No	Address 2	Email	Phone	Mobile		
Adam C. Colando	2351 Lakeview Drive	317		acolando@stetson.edu		3526368178		
Adam C. Colando	Slip #31	31						
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Alan R. Tevanian	Slip #9	9		alantevanian@gmail.com		4078646555		
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Ann G. Hamilton	Slip #34	34		safariann@icloud.com				
Ann G. Hamilton	2351 Lakeview Drive	202		safariann@icloud.com	8634142198			
Augustas P. Kavaliauskas	2351 Lakeview Drive	402		d.bitinaite@gmail.com	7274882896			
Bella Verde Holding, LLC	2351 Lakeview Drive	409		gharrsch@gmail.com				
Bella Verde Holdings, LLC	Slip #14	14						
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David & Catherine Johnson	Slip #35	35						
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David Gwaltney	2351 Lakeview Drive	305						
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Gregory Sapp	Slip #24	24		gregkim1997@gmail.com	8634412708			
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Peter G. Sharp and Diane C. Sharp Revocable Trust	Slip #27	27				
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SAN JORGE MAQ CORP	2351 Lakeview Drive	316	arancibiaromina81@icloud.com	8634462198	3059988220	
SAN JORGE MAQ CORP	2351 Slip #15	15	Lakeview Dr	3059988220	8634582613	
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Southern Blue View , LLC	2351 Lakeview Drive	303	beth.engelbrecht@yahoo.com	3192391629		
Southern Blue View, LLC	Slip #22	22				
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Suzanne Sills	Slip #8	8	nickvoz6@gmail.com		8633935224	
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Todd S. Galimidi, As TTE of the T & C Galimidi Rev Trust	Slip #25	25		tsg2513@gmail.com	8636581343	3059048239		
William L. Heavner	2351 Lakeview Drive	116						
William L. Heavner	Slip #5	5						
William Thomas Hall	Slip #20	20		glendahall41@yahoo.com, glenda@southerntierelectricsupply.com	7163731991			
William Thomas Hall	2351 Lakeview Drive	105		glendahall41@yahoo.com; tom@southerntierelectricsupply.com	7163788701	7163788701		
Zygmunt & Teresa Felkner	2351 Lakeview Drive	405		teresafelkner@gmail.com				

**Majestic Cove Condominium
Association Inc.**

Hurricane Preparedness Checklist

Date Initiated:

Before the Storm				
✓	Action	Tools Needed	Assigned to	Initials
	Pick up loose trash & excess materials in all areas		Ralph	
	Shut off main water valves and electricity		Ashley	
	Prune shrubs - clean up branches & debris		TWQ	
	Make sure all walkways are clear – remove ashtrays and plants		Ralph	
	Store/secure all outdoor furniture & décor		Ralph	
	Turn off all electricity to pool & spa (do NOT drain)		DJ's Pool	
	Remove all construction material & equipment		Contractors	
	Lock all Lobby windows & doors		Ashley	
	Lock Pool bathrooms		Ashley	
	Exit gates around pool - Leave unlocked		Ralph	
	Lift elevators to top floor & lock in position		Ashley	
	Unplug & lift all office equipment off floor		Ashley	
	Move items away from windows		Ralph	
	Issue Notice of storm, closest shelter, emergency info, & return passes to owners, rental companies, all buildings		Ashley	
	Notify police if property unattended		Ashley	
	Videotape property before storm		Ashley	
	Secure loose signs		Ralph	
	Secure storage of pool supplies		Ralph	
	Secure grill		Ralph	
	Communication to Board of Directors		Ashley	
	Communication to Owners		Ashley	
	Notify residents to clear off their balconies		Ashley	
	Notify residents to lift boat lifts and/or remove boats		Ashley	
	Notify residents to remove kayak/paddle boards from racks		Ashley	
	Fire watch		Ashley/Fire Dept	
	Order protective clean-up gear (gloves, masks)		Ashley	

Ashley Roth – Manager (863) 266-9612

Ralph Gaudino – Maintenance (863) 531-1130