



Update for July 10, 2026

- 1. Prioritized Projects:** The project committee is making progress on each of the projects and updates will be provided in these weekly updates.

Completed Projects:

- Concrete Repairs
- Decorative Block Removal
- Utility Balcony Waterproofing
- Building Waterproofing & Painting
- Upper Parking Deck Waterproofing
- Parking Garage Painting
- Stairwell Handrailing Painting
- Pool Wall and Coping Painting
- New Rooftop Lightning Protection System Completed
- Roof Replacement
- New Generator
- Carports/Awnings

- a. **Elevator Modernization:** TKE needs to do some final balancing work on the north elevator prior to inspection. The project manager was out on vacation this week, so no update on the timing was able to be confirmed.
- b. **Parking Lot Project (Drainage, Asphalt, Carports):** The parking space line painting was completed on both the north and south sides of the parking lot. The parking space line painting under the parking garage was not included in the original contract so additional proposals have been received and are being reviewed. This will include pressure



washing the entire concrete area under the garage. There are a few punch list items to be completed by the parking lot contractor before their work is considered complete.

Parking Restriction Changes: None at this time.

- c. **Utility Balcony Architectural Metal:** POMA Metals mobilized, set up the swing stage, and began the installation of framing for the inner layer of screening. **The crew will be working this Saturday** so that they are prepared to begin installing the screening when it arrives on site next week. It will most likely be the following week (07/20) when the architectural metal panels are installed.
2. **Generator:** The generator will run a test cycle every Tuesday at 11:00AM for 20 minutes. We have found out that a secondary test cycle runs at midnight on Saturday. ACF is sending a tech here on Monday to correct this. Sorry, one more Saturday night test. The city has inspected the electrical work, and the contractor is working on getting the gas line work inspected by the city.
3. **Generator Area:** A new Tuff Shed has been ordered to replace the old shed which was removed to allow for the proper clearances needed for the new generator. This is currently in the permitting process with the city. The project committee is currently reviewing fencing options for near the generator, in front of the recycling bins and in the north garden.
4. **Common Plumbing:** The board has selected plumbing consultant David Baker out of Tampa to help guide RSA through the process of cleaning/lining or replacing old plumbing pipes in the building. David is currently working on



putting together a bid package for contractors and a budget figure for the project.

5. **Electrical Infrastructure:** The project committee is interviewing electrical engineers to better understand the current conditions of the common electrical systems. So far two firms have been on site and talked with committee members, and a third is preparing a proposal. During the last board meeting, very general information was shared including a very preliminary cost estimate of \$2.0 - \$2.5 million. It's still too early to understand what the total scope and actual cost of this project will be. The first step that will happen soon will be to perform an infrared scan of all electrical infrastructure to have a clear understanding of the current conditions.
6. **Security Cameras & Entry System:** The work to reestablish the security cameras lost during the hurricanes continued this week with the installation of new cameras. There is still more work to be completed next week.
7. **New Butterfly Entry System:** The new Butterfly entry system is scheduled to be installed this coming Tuesday (07/14). Later today you should receive an email and/or text from Butterfly with a link and instructions to install the Butterfly App. The Tenant Guide will be very helpful for everyone to read and become familiar with the functionality of the new Butterfly system. Please click on the button below to view and download the guide. I have also printed a few guides and left them in the mail room. Once the new system is installed, your current entry codes and fobs will no longer work. I will have new Fobs available for those who want a fob, but I also encourage you to try the app. The Butterfly system has set up a 6-digit entry code for you which you can view and change in the app.



8. **Cable TV & Internet Change:** The transition to bundled services (cable, internet, DVR) happened on Saturday June 27th. **Everyone should call Xfinity to review your current equipment. This will confirm you have the most up-to-date equipment, and if not, you can schedule a tech to come out and install it for you for free.** You must do this by 09/30/2026 to get any new equipment and installation for free.

800-934-6489 or 833-501-1970

If you are not arriving back to RSA until after 09/30/2026, please still call Xfinity to confirm if need to get new equipment. I can assist you with the installation if you are not on site.

The channels are a "TV Plus" package which can be viewed by clicking the button below.

<https://www.xfinity.com/learn/channel-lineup?msockid=38447f9bbe13697c09d06897bf09682c>

9. **Work in Units:** There is work being performed in the following units next week:

201/202 Combining Units

Please consider holding off on renovations until after the elevators have been completed.

10. **Regular Board Meeting:** The next regular board meeting is scheduled for Tuesday July 21st at 4:00PM. This will be both in person in the Garden Room



and Via Zoom. The agenda and zoom details will be sent to owners as we get closer to this date.

11. Social Calendar:

- TGIF Poolside: Friday July 10th at 5:00 pm
- RSA Brunch: Sunday in the fall, date TBD
- TGIF with Sarasota Trivia: Date TBD