



Update for June 12, 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

- a. **Elevator Modernization:** TK Elevator will schedule the inspection of the north elevator once the new generator is running and has passed its inspection. A TKE tech was here last week checking all the wiring to the new generator transfer switch to make sure everything is ready on their side once the generator is ready.

- b. **Parking Lot Project (Drainage, Asphalt, Carports):** There remains a punch list of items to be completed including line painting, finishing the curb along the walkway, and some misc. details. Line painting will be done on Monday (weather permitting). I will send a text to owners whose cars need to be moved once we are certain the painting will be done. CRA was here this week to complete their punch list of remaining items on the carports. This included some additional

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scuppers, cleaning and installing a gutter guard system on the upper deck west carport (under the tree), and a few other misc. items.

Parking Restriction Changes: No parking restrictions at this time.

- c. **Utility Balcony Architectural Metal:** The architectural metal panels are in production. The installation is scheduled to begin the week of June 22nd, and completion the week of July 6th.
2. **Generator:** There will be a third attempt at finalizing the generator start up this coming Monday. The gas contractor will be here to install the correct regulator, and then the generator contractor will perform the start up process. The electrical contractor will also be on site just in case they are needed.
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 will be much better quality both in appearance and design with a wind speed rating of 160mph. Steve and the board are exploring options for replacing the fencing and recycling trash bin barrier. We have 2 options but are waiting for one more option and should have the details next week. The plan is to get new fencing up once the new shed is in place.
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 has reviewed the videos of both the existing conditions as well as the cleaning and lining that have been completed. David was here on Monday and brought in a few sample sections of pipe showing proper lining techniques both for drain stacks and

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lateral pipes. These techniques will be detailed in the Request for Proposal that David will be working on soon. We have also asked him to give us an idea on the estimated costs.

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. **Window Cleaning:** Dutchman will be cleaning exterior window from June 29th through July 1st.
7. **RSA vs. Simon Roofing:** We are pushing to get the next round of mediation scheduled, but no date has been set at this time.
8. **Security Cameras & Entry System:** The work to reestablish the security cameras lost during the hurricanes will take place next week. There is no date at this time for the installation of the new Butterfly entry system, but I have received a Tenant Guide which will be very helpful for everyone to become familiar with the set-up and functionality of the new Butterfly system. When we get close to the changeover everyone will receive an email with a link to download and set up the app. Please click on the button below to view and download the guide.



9. **Cable TV & Internet Change:** The transition to bundled services (cable, internet, DVR) will take place on June 27th. Xfinity did a mailing to all owners this week with information on the bundled services. Honestly, it's more of a sales piece than providing details about the changeover. Here's what you should know.
- a. The service change will automatically happen on June 27th.
 - b. There is a 90-day period where everyone is eligible for free equipment upgrades (cable and Wi-Fi) if you currently have older equipment.
 - c. If you have Xfinity Wi-Fi, your current billing will end on June 27th. Everyone will be changed to a 400 Mbps speed. If you upgraded to a faster speed and want to maintain the faster speed, you need to call Xfinity.
 - d. If you do not have Xfinity Wi-Fi you should contact your current provider to cancel that service and call Xfinity to get the equipment and installation scheduled.
 - e. The new service includes a cloud-based DVR service, so no special equipment is needed for this.
 - f. Includes voice remotes, so if you do not have one, call Xfinity to get one.

The bottom line is that everyone should call Xfinity after 06/27 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. Wait to call on or after 06/27/2026. 800-934-6489 or 833-501-1970



10. **Shopping Carts:** When using a shopping cart, please return it to the storage area by the mail room as soon as it is no longer needed. We have 4 carts and for some time now I have not seen 4 carts available, and sometimes only 1 for a long period of time. These shopping carts and the brand-new luggage cart are not to be used by contractors.

11. **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.

12. **Regular Board Meeting:** A regular board meeting is scheduled for next Tuesday June 16th 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 in a separate email later today.

13. **Social Calendar:**

- TGIF Poolside: Tonight Friday June 12th at 5:00 pm
- RSA Brunch: Sunday in the fall, date TBD
- TGIF with Sarasota Trivia: Date TBD