



February 6, 2025

Royal St Andrew Association Members

This is an official notice that a Board of Directors Meeting will be held in conjunction with the Annual Meeting on Thursday February 20, 2025 at 6:00PM in the Garden Room at the Royal St Andrew located at 555 S Gulfstream Ave, Sarasota FL 34236. This meeting will also have a Zoom option for members who are unable to attend in person (details below).

On the agenda for this meeting will be a discussion and consideration for a Special Assessment estimated to be around \$1,100,000. This Special Assessment is based on the following projects: Carport replacement, concrete repairs, common A/C unit, new generator, painting stairwell handrailing, and new hallway furniture. There will be another assessment for the parking lot drainage and paving, and decorative block repair/replace. The timing on the third special assessment will be based on the time it takes to have solid numbers for these projects. Current estimates for both special assessments are attached to this notice via this link.

This will be assessed to individual owners based on the percentage of ownership as listed in the Royal St Andrew Association Amended and Restated Declaration of Condominium recorded on July 12, 2010. Any funds currently in the RSA reserve account that are slated to be used for any of these projects will be utilized and have been factored into the estimated special assessment.

In addition to the costs of the contractors performing the work, the association will have other associated costs such as project management, engineering, permitting, legal, etc.

Special Assessment #2 Projects:

Carport Replacement: RSA has selected Commercial Residential Aluminum (CRA) to fabricate and install new carports. This will include the installation of new lighting for the carports, under the parking garage, and under the awnings along the building. RSA along with the help of Paskert Divers Thompson has almost completed negotiations on contract terms with CRA.

Concrete Repairs: Thornton Tomasetti Engineers noted in RSA's Milestone report that there are areas of spalling concrete on utility balcony beams, utility balcony slabs, and under the parking garage. This will

all be repaired using specifications provided by Thornton Tomasetti. The project committee is reviewing the contract terms of the preferred contractor for this project.

Project Approved in the 2025 Reserves Budget

Common HVAC Unit: The existing HVAC unit that controls the temperature and humidity in the common hallways was determined by HVAC experts to be the wrong type of unit for the building design. The unit we have is designed to use recirculated air from inside the building, and the building HVAC was designed to use 100% outside air. RSA has contracted with All Florida Mechanical to procure and install a new Aeon unit which is designed to condition 100% outside air. This will allow the system to control the temperature and humidity levels in the hallways much better than the current A/C unit.

Generator: The current Cummins generator is over 20 years old and has required thousands of dollars to be spent on repairs without being fully successful. RSA is currently gathering proposals for a new generator and looking at options for a rental in the interim. The estimated cost is based on the recommendation of our new reserve study company, Association Reserves.

Stairwell Handrail Painting: The paint on the handrailing in the stairwells is chipping and flaking off. This causes irregular surfaces which could lead to someone being cut. The estimated cost is based on the recommendation of our new reserve study company, Association Reserves.

New Hallway Furniture: The current hallway furniture is dated and worn and in need of replacement. There is a small group of owner volunteers exploring options within the budgeted amount.

The discussion during the meeting is expected to result in a determination of the dollar amount for this special assessment, and the timing of the payment. As stated in previous board meetings, there are no guarantees that additional funds will not be needed to complete these projects.

The Board of Directors appreciates your support.

Sincerely,

Steve Mannik, LCAM
Property Manager
Royal St Andrew Association, Inc.

Attachment: Special Assessment Estimates
Estimated Owner Assessment Breakdown

Join Zoom Meeting: Thursday February 20, 2025 at 6:00PM

<https://us02web.zoom.us/j/82890337800?pwd=877FmqxWmembmaR1T6dyrEhlc8dcLF.1>

Meeting ID: 828 9033 7800

Passcode: 674703

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- +1 309 205 3325 US
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