



Update for May 29, 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.
- b. Parking Lot Project (Drainage, Asphalt, Carports):** Repairs were made to the asphalt in the north lot this week including filling in around the carport posts. The civil engineer helping with this project will be here Monday morning to inspect the surface. Once accepted, the parking space lines will be painted. The north entrance asphalt will be removed Monday evening, and the concrete will be poured on Tuesday. The south carport lighting was installed this week. I also had the electrician get power back to the lamp posts along Palm Ave. The carports have some additional downspout work to be completed. We are also trying

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a gutter guard system on the upper deck west carport (under the tree). If this gutter guard proves to work well, it will be installed on the remaining carports.

Parking Restriction Changes: All parking is open for the weekend. On Monday afternoon the north entrance will be closed off and remain closed until Thursday. Parking spots for 1401 and 1001 will be unavailable during 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:** TECO Gas completed work last Wednesday to increase the gas pressure to the level needed to properly operate the new generator. The electrician was here today completing their work. The start-up process is scheduled for next Tuesday 06/02. Until then, the generator could be manually started and would operate the elevator.
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 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 will be on-site on Monday June 8th to discuss findings and recommendations. As we go through this process owners will be kept informed on existing conditions and proposed solutions.
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. **RSA vs. Simon Roofing:** We are pushing to get the next round of mediation scheduled, but no date has been set at this time.
7. **Security Cameras & Entry System:** The agreement was signed to re-establish the cameras on the new carports. The work is expected to take place in the coming weeks. There is no date at this time for the installation of the new Butterfly entry system, but admin training will take place in 2 weeks in preparation for the changeover. There are many new features in this system which will be explained in detail when we get ready to make the transition. In



the meantime, you may check out the system using this link (we are getting the 12" panel). <https://butterflymx.com/industries/hoa-condo>

8. **Cable TV & Internet Change:** The transition to bundled services (cable, internet, DVR) will take place at the end of June. Additional details will be provided as we get closer to this date. I have requested that Xfinity check the current signal to the building as well as the condition of the current cable infrastructure.

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

None that are known

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

Note: Because no renovations are scheduled, the elevator pads will not be put up each day. It is important that you let me know of any deliveries or work being done that may require pads for protection of the elevator walls.

10. **Full Length Mirrors for Sale:** **Price Reduction.** There are only 2 remaining full-length mirrors that the association is selling. They were the sample mirrors used to show as options for hallways that did not pass an owner vote. They were purchased for a little over \$300 each and asking \$150.00 each.

11. **Regular Board Meeting:** The next regular board meeting is scheduled for Tuesday June 16th at 4:00PM. This will be both in person in the Garden Room

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

12. Social Calendar:

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