



Update for April 24, 2026

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

The project timeline (Gantt Chart) has been updated and can be found on the owner's page of the RSA website. This has been done using a combination of contractor supplied information and dependencies between projects (i.e. can't start project B until project A is completed).

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

- 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):** CRA was here this week installing the awning above the west side of the parking garage and the south carports. They will be working on Saturday to complete

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the awnings, and on Monday pressure washing the carport. There is still lighting to be installed in the south carport which will happen in the next couple weeks. I expect to be able to reopen the south parking lot on Tuesday. A crew will be here on Monday 05/04 to replace a section of retaining wall at the east end near the exit. The paving contractor will be back to fill in the cut-outs around the carport posts and paint the parking space lines (date TBD).

There is work needed in the entry area on the north side of the parking lot. There will be an owner vote on whether to fix the current “high spot” in the asphalt or replace the asphalt with concrete. The vote information will go out to owners early next week.

On the north side under the parking garage, the contractor had started to grind down depression to better direct storm water under the garage. They are not finished with this. It will be smoothed out and look much better before it's considered completed.

- c. **Utility Balcony Architectural Metal:** The design drawings were reviewed last week, and a few minor modifications were requested. Production should begin soon after the drawings are modified and approved.
2. **Generator:** The work needed to bring the wiring up to current codes is planned for completion this coming Monday. This week, ACF Power, who does the start-up, raised a concern about the gas pipe size used in the installation. All parties involved are working to resolve this prior to the start-up which has been scheduled for Tuesday May 5th. The city will need to do an inspection prior to scheduling the elevator inspection.



3. **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 been in the plumbing business for 53 years and has done this type of work in old buildings since 1995. David will be reviewing not only the drain stack conditions but also drainpipes leading to the main stacks. As we go through this process owners will be kept informed on existing conditions and proposed solutions.
4. **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 more are in the pipeline. During the board meeting on Tuesday, 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.*
5. **RSA vs. Simon Roofing:** There was a scheduled mediation held on Wednesday (04/08). Both parties were given the opportunity to express their positions. There were no numbers (\$) discussed during this session, only requests from both parties to receive additional information. Both RSA and Simon agreed to a second mediation session to be scheduled for May. No additional information can be provided at this time.
6. **Pool Heaters:** *There was a leak that formed in a water flow sensor leading to the pool heat pump. Water is now running through the gas heater, so the*



water temperature is being controlled while we wait for the repairs to the heat pump.

7. **Security Cameras & Entry System:** Multiple security cameras that were either lost or disconnected due to the hurricanes will be replaced soon. CIA Access who installed the original cameras will be doing the work in the coming weeks. Also, the entry system has been having problems in which a panel randomly stops functioning and does not allow door access using a code, fob, or app. When this happens, you're locked out unless you have a real key. Because of this, the board has authorized replacing all entry panels with a new Butterfly system. 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. **AC Preventive Maintenance:** Climatic Conditioning will be doing preventive maintenance on owner's AC units from May 13th through May 19th. Next week, I will send individual emails to owners with your scheduled day and time window.
9. **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.
10. **Work in Units:** There is work being performed in the following units next week:



301 – Finishing up bathroom repairs

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

11. **Full Length Mirrors for Sale:** There are 2 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 \$200 each.

12. **Regular Board Meeting:** The next regular board meeting scheduled for Tuesday May 19th 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.

13. **Social Calendar:**

- TGIF Poolside: Friday May 8th at 5:00 pm
- RSA Brunch: Sunday in the fall, date TBD
- TGIF with Sarasota Trivia: Date TBD