

ROYAL ST. ANDREW ASSOCIATION, INC.
Board of Directors Meeting – In Person & Zoom Conference
Tuesday, February 17, 2026

Minutes

Call to Order by Manager Steve Mannik at 4:04pm

Quorum Established – Four board members were in attendance: President Tom Dudar (Zoom) Vice President Mark Rosenfeld, Treasurer Bahr Mahony, Board Member Justin Barnes as well as Manager Steve Mannik and 5 owners in person and 8 owners on Zoom.

Confirmation of Proper Meeting Notice – Steve Mannik confirmed the board meeting notice and agenda went out to owners on Friday February 13, 2026 and was posted in the mail room.

Additions/Corrections to Agenda: Bahr said there will be no treasures report because January financials were not received in time to have a report prepared. Bahr will have a report on Special Assessment spending.

Approval of Board Meeting Minutes: Steve noted that the minutes from the board meeting held on January 20, 2026 were approved by the board via email and have been posted to the owner's page of the RSA website.

President's Report: None

Treasurer's Report: None

Manager's Report:

Drain Stack Cleaning: Steve said there is one engineer and two consultants that we are scheduling a time to talk to about how they can help RSA through the drain stack cleaning and restoration process. We are also lining up an electrical engineer to discuss the building's electrical infrastructure.

Generator: The concrete pad installation has begun and the form/rebar inspection by the city is scheduled for tomorrow. If passed the slab will be poured on Thursday. The generator will be on a 2' high stand which is to be delivered before the end of this week. Then 2 weeks for the generator to arrive. Steve said it will take the better part of a week to install and get operating. There was some discussion on how the area can be cleaned up.

Elevator: There was some discussion on the problems with the south elevator getting stuck on various floors. It's related to worn door track inserts which will all be replaced when the north elevator is operating.

Committee Reports:

Project Committee:

Mark said the committee met yesterday and has been looking at a frame around the metal wall, also panels to block the recycle bins and possible handrailing along the north walkway. Mark went to the POMA factory and talked about their impressive operation. There was some discussion on these add-on options that are being considered.

Carports: There have been discussions with CRA on the awnings along the parking structure, and the final design will now be done, and the panels can be fabricated. The installation of the awnings along the building will begin tomorrow. There was some additional discussion on carport design.

Planning Committee: Mark said that the committee met with a local realtor to talk about RSA, the area, what's trending, what the realtor community thinks about RSA, etc. More discussion like this will take place in the future as the committee develops ideas for improvements.

Landscape Committee: Vicki mentioned they are getting a cost from Tropical Gardens for doing work on the center island in the parking lot to keep sand and debris from blowing around on cars in the area. She also noted that there are new watering restrictions for Sarasota County so we may see some stressed landscaping in the coming months.

Elections Committee: Steve mentioned that there have been 31 proxies turned in for the annual meeting so the quorum has been achieved.

Internet/ Cable Service: George spent a few minutes answering a question from last month regarding terminology.

Board Business:

Bahr displayed spreadsheets and reviewed the special assessment spending of each of the 4 special assessments. Overall there is a projected surplus of funds collected.

Good Neighbor Section: Justin talked about not using any Drano or any other chemical-based liquids in drains. He then talked about the RSA Pet Policy which includes keeping barking to a minimum and especially not urinating inside or in the parking lot area. He also brought up the use of door codes and that they are being given out too easily and we need to have better controls. He also reminded everyone that activities like furniture deliveries (without management approval), moving, contractor work, is restricted to Monday – Friday only. Not only for the noise, but the elevator is not padded.

Adjournment: Mark made a motion to adjourn, Jusitn second, all were in favor. The meeting adjourned at 5:25 PM.

Respectfully submitted,

Approved:

Steve Mannik, Manager