



Update for June 26, 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
- [New Generator](#)
- [Carports/Awnings](#)

- a. **Elevator Modernization:** [TK Elevator had an electrician here on Tuesday to finalize preparation for the inspection. The work they now need to complete involves shutting down the south elevator, so that portion will be done on the day of inspection. TK and ACF \(generator\) are coordinating with the state inspector to set the inspection date for the north elevator. As of writing this, I have not received an update from TKE on the date for the inspection.](#)
- b. **Parking Lot Project (Drainage, Asphalt, Carports):** There was some line painting done in the south lot that happened during the board meeting



last week. It was not done correctly and will be redone. The contractor did one single line instead of the double lines that are in every parking space. This makes it easier for everyone to ensure adequate clearance between vehicles.

Parking Restriction Changes: [No parking restrictions at this time.](#)

c. **Utility Balcony Architectural Metal:** [The architectural metal panels are in production. POMA Metals was expected to begin the project yesterday, but they were delayed. Unfortunately, I no update has been received on a new start date.](#)

2. **Generator:** The generator start-up process was completed last week. After doing some modifications to the natural gas installation, the generator was successfully tested under full load for 4 hours. The generator will run a test cycle every Tuesday at 11:00AM for 20 minutes. [Yesterday a city inspector was here to inspect the electrical work which passed. The city should be back here next week to inspect the gas supply work.](#)
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. The project committee is currently reviewing fencing options for near the generator, in front of the recycling bins and in the north garden.
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

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of both the existing conditions as well as the cleaning and lining that have been completed. David was here last week and brought in a few sample sections of pipe showing proper lining techniques both for drain stacks and 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 windows next week from June 29th through July 1st.
7. **Security Cameras & Entry System:** The work to reestablish the security cameras lost during the hurricanes continued this week. The new conduit and cable are almost complete, and the remaining work will be finished soon. 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.

8. **Cable TV & Internet Change:** The transition to bundled services (cable, internet, DVR) is scheduled to take place tomorrow June 27th. **The letter that Xfinity mailed to owners listed the incorrect date for the transition.** The transition is not 09/01/2026 as listed in the letter, it is 06/27/2026. 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. If you pay your bill through Auto-Pay, you will only be charged for any upgrades beyond the new bundled services. I would recommend turning off Auto-Pay during the initial transition period so that you can first check your bill before any draft from your bank account.
 - d. 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.
 - e. 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.
 - f. The new service includes a cloud-based DVR service, so no special equipment is needed for this.
 - g. 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

If you are not arriving back to RSA until after 09/30/2026, please still call Xfinity to confirm if need to get new equipment. I can assist you with the installation if you are not on site.

The channels are a “TV Plus” package which can be viewed by clicking the button below.

<https://www.xfinity.com/learn/channel-lineup?msockid=38447f9bbe13697c09d06897bf09682c>

9. **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.

10. **Regular Board Meeting:** The next regular board meeting is scheduled for Tuesday July 21st 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.

11. **Social Calendar:**

- TGIF Poolside: Friday July 10th at 5:00 pm



- RSA Brunch: Sunday in the fall, date TBD
- TGIF with Sarasota Trivia: Date TBD