



Update for April 17, 2026

The power outage this week was caused by an underground power line that failed. FPL routed new lines overhead and across the south parking lot to restore power. This affected 5 buildings in the area. Today FPL isolated the bad wire (near Regency) and switched us back over to the main power lines. They are leaving the temporary lines in place until all repairs have been completed and tested.

- 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):** The south parking lot resurfacing was done on Wednesday. The contractor will be back after the south carports have been completed to fill in the areas around the carport posts and complete the concrete valley curb out to the sidewalk. Then they will do parking space line painting.

CRA will be here on Monday to begin the awnings along the parking structure and prepare to install the south carport.

The south parking lot will remain closed until all this work has been completed.

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 wiring change needed for code compliance was to happen when we had the power issues on Wednesday, so it has been rescheduled for next week. After that ACF Power will be here to perform the startup and testing. 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. Once more information is gathered, it will be shared with owners.
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 heater. Water had to be diverted to bypass the heaters until it can be repaired. I do not have a date at this time, but it should be early next week.
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 stop functioning and not allowing 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. **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:

205 – Work from water damage

301 – Bathroom drywall and painting

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

10. **Realtor Roundtable:** The Realtor Roundtable was held on Monday with 17 owners participating on site and 10 more on Zoom. The planning committee wants to thank owners and the 2 local experts, Georgia Kopelousos and Stacy



Hanan, for taking the time to attend this informative event. Anyone who is interested in watching the video of this event may click on the link below.

<https://www.dropbox.com/scl/fi/zk6chprcd32j4j3gm7e8/Realtor-Roundtable-04.06.26.mp4?rlkey=7x3m5iwj6mhheznxaan6no1ib&st=6xtimgjj&dl=0>

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:** There is a regular board meeting scheduled for next Tuesday April 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 later today.

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