ROYAL ST. ANDREW ASSOCIATION, INC.
Board of Directors Meeting – In Person & Zoom Conference
Tuesday, July 15, 2025

Minutes

Call to Order by Manager Steve Mannik at 4:02pm

Quorum Established – Four board members were in attendance: Vice President Mark Rosenfeld, Secretary Joe Cvengros, Treasurer Bahr Mahony, Director Justin Barnes as well as Manager Steve Mannik and 5 owners in person and 10 owners on Zoom.

Confirmation of Proper Meeting Notice – Steve Mannik confirmed the meeting notice and agenda went out to owners on Friday July 11, 2025 meeting the required notice, and was posted in the mail room.

Additions/Corrections to Agenda: Bahr noted that RSA has not received the June financial report, so there is no Treasurer's report for this meeting.

Approval of Board Meeting Minutes: Steve noted that the minutes from the board meeting held on June 17, 2025 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:

<u>Roof Project</u>: We have completed the contract terms with Crowther Roofing with the assistance of an attorney with Paskert, Divers, Thompson (PDT). The contract should be fully executed in the next few days. We are also beginning the process of transferring the current roof permit from Simon Roofing to Crowther. The project will begin by the end of August. Some of the materials will not be available until mid-August, so the project should begin shortly after that. RSA, through the attorney at PDT, gave Simon Roofing one more opportunity to reconsider a previous offer, but there was no response from Simon. There are no other updates at this time with how RSA will deal with Simon Roofing. The board will set up a meeting with the attorney at PDT to discuss possible next steps. Joe talked about the process RSA went through working with an engineering to address all the issues that led to the previous roof failure and come up with a design to greatly reduce the chances of this happening again. There was some additional discussion on the new design and the materials being used.

Generator: The generator remains on track with an expected installation in early September. There is a design being completed for the concrete pad and stand that the generator will be placed on. It will be on a 4' high stand to reduce the chance of being affected by flood waters.

Common HVAC: The new Aaon unit is being shipped to ACF Standby Systems where they will add a protective coating to the unit to resist the impact of the salt air. Once coated, the installation will be scheduled. There was a comment about the need to clean all the hallway vents after the new unit is up and running.

Committee Reports:

Project Committee: Owner, Mark Rosenfeld (committee chair)

Elevator Modernization: The project is a little ahead of schedule, but we have not received a date for the changeover to the new elevator (South). Most likely early August. The committee is looking into new flooring for both elevators.

Parking Garage: The upper parking deck is still scheduled to open on Saturday 07/19/25. There will be some work needed to the drains, but it will not affect the use of the upper deck.

Building Painting and Waterproofing: The north end of the building has been completed, and the contractor has moved to the front of the building. There have been discussions within the committee about changing the pattern of the accent color, but Sherwin Williams has been unable to produce an image of the building that depicts the way the building would look. There will be additional discussions about this in the coming days.

Concrete Repairs: Most A/C condensers on the utility balconies have been placed on stands to allow for concrete repairs to be done. The process has been moving faster than expected. Concrete repairs can begin once all the block demo has been completed.

Decorative Block: There was a meeting with POMA Metals who is being considered for making an architectural metal to replace the decorative concrete blocks. There was some discussion about the design, and some concept ideas were looked at. Any ideas being considered will be shared with owners. It could be late September or October before anything can be installed. The designs will take into account the airflow requirements of the A/C condensers.

Extra Work: The board approved adding some additional work for WC-FL. Thery are re-painting the coping around the swimming pool, waterproofing and painting the untreated concrete block on the 16th floor and repairing the drains on the upper parking deck. WC-FL also provided a price to repaint the stairwell hand railing, but the price was higher than expected so we are soliciting more proposals.

Carports (lower): This is on hold until the other work has been completed.

Mark brought up a suggestion to change the name of the building. Something more contemporary. There was some discussion on this with positive feedback about the idea.

No other committee had a report.

Board Business: Nothing on the agenda.

Good Neighbor Section:

Justin talked about having a car wash in the parking lot. There was some discussion about this including the need to have rules established before starting to allow car washing.

There was some discussion about smoking near the building, and the need to request that anyone that smokes to do so away from the building.

There is still an issue with trash, and people overfilling the dumpster on the weekends and also putting a lot of non-recyclable materials in the recycling bins.

Any other questions/comments: There were none.

Adjournment: Justin made a motion to adjourn, Joe second, all were in favor. The meeting adjourned at 4:48 PM.

Respectfully submitted, Approved:

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Steve Mannik, Manager