



Update for May 22, 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

- 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):** Repairs were made to the asphalt in the south lot this week. The civil engineer helping with this project will be here early next week to inspect the surface. Once accepted, the parking space lines will be painted. Then the contractor will move to do the same in the north parking lot. The carports have some additional downspout work to be completed. We are also trying a gutter guard system on the upper deck west carport (under the tree). If this gutter guard proves to work well, it will be installed on the remaining carports.

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Parking Restriction Changes: All parking is currently open. Future restrictions will be sent to residents as final work is scheduled.

Material Change – North Entrance: Thank you to everyone who voted. This was a close vote, so it took a little longer to reach a 31 majority.

The vote was
YES = 31
NO = 24

After the south lot has been completed, the asphalt at the north entrance will be taken out and replaced with a concrete surface.

- c. **Utility Balcony Architectural Metal:** The design drawings were reviewed, and a few minor modifications were requested. Production should begin soon after the drawings are modified and approved. We are anticipating installation to begin in June.
2. **Generator:** TECO Gas completed work on Wednesday to increase the gas pressure to the level needed to properly operate the new generator. The electrician received the materials needed to complete their work. This work is scheduled for next Friday 05/29. The start-up process has been scheduled for the following week. Until then, the generator could be manually started and would operate the elevator.
3. **Generator Area:** A new Tuff Shed is being 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. Steve and the board are exploring options for replacing the fencing and recycling trash bin barrier. We have 2 options but waiting for one more option and should have the details next week. The plan is to get new fencing up once the new shed is in place.

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 of both the existing conditions as well as the cleaning and lining that have been completed. There will be a meeting at the end of next week to discuss findings and recommendations. As we go through this process owners will be kept informed on existing conditions and proposed solutions.
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. **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 which has not been scheduled. No additional information can be provided at this time.

7. **Security Cameras & Entry System:** The agreement was signed to re-establish the cameras on the new carports. The work is expected to take place in the coming weeks. There is no date at this time for the installation of the new Butterfly entry system, but admin training will take place in 2 weeks in preparation for the changeover. 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. **Are you leaving for the summer?** We hate to see you go, but if you must, remember to complete the Departure Checklist and get it to Steve. At the minimum, everyone must be following the "required" items on the list. Click the button below for the checklist, or there are copies printed in the mail room.
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:

None that are known



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

Note: Because no renovations are scheduled, the elevator pads will not be put up each day. It is important that you let me know of any deliveries or work being done that may require pads for protection of the elevator walls.

11. **Full Length Mirrors for Sale:** **Price Reduction.** There are only 2 remaining 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 \$150.00 each.

12. **Bike Storage:** The bike storage room on the ground floor is full, and most of the bikes have flat tires and probably have not been used in a long time. There are new residents in the building who would love to utilize this space if there was more room. If you have a stored bike that you no longer want, I would be happy to help you donate it. If you are leaving for the summer, it would be great if you could store it in your unit.

13. **Regular Board Meeting:** There is a regular board meeting scheduled for next Tuesday May 26th 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.

14. **Social Calendar:**

- TGIF Poolside: Friday June 12th at 5:00 pm
- RSA Brunch: Sunday in the fall, date TBD
- TGIF with Sarasota Trivia: Date TBD



Memorial Day: Steve will be off on Monday for Memorial Day. Mark will be here to take care of trash duties. Thank you Mark!