



Update for April 10, 2026

- 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):** Weather and contractor availability caused a delay in progress this week. They will be working on Saturday to complete the base preparation in the south lot. The paving will be completed next week, beginning on Tuesday. The following week, CRA will be onsite installing the south carports and awning along the west side of the parking structure.

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- 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 ground wire issue I mentioned last week will be completed on Wednesday next week. I am pushing to get the start-up, and inspection completed the following week.
3. **Drain Stack Cleaning:** We are currently researching and talking with prospective plumbing consultants to help determine the best approach for the remaining drain stacks. There are three being looked at right now, and more may be added to the process. No more work will be done on the drain stacks until under the guidance of a plumbing expert.
- This is important.** We learned that using chemical-based solvents such as Drano in our drains causes damage to the pipe and especially the newly lined drainpipes. No one should be using these products any longer for any reason. There are non-chemical-based cleaners readily available or call a plumber.
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 this week. 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. **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.

7. **Work in Units:** There is work being performed in the following units next week:

205 – Work from water damage
301 – Bathroom drywall and painting
404 – Work from water damage

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

8. **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=7x3m5iwj6mhhezxnxaan6no1ib&st=6xtimgjj&dl=0>



9. **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.
10. **Regular Board Meeting:** The next regular board meeting is scheduled for 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 as we get closer to this date.
11. **Social Calendar:** [Please join your neighbors and friends at the TGIF event this evening at 5:00 PM.](#)
- TGIF Poolside: Friday April 10th at 5:00 pm
 - RSA Brunch: Sunday in the fall, date TBD
 - TGIF with Sarasota Trivia: Date TBD