



Update for July 02, 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 last week to finalize preparation for the inspection. I learned this week that TKE needs to do some final balancing work on the north elevator prior to inspection. This should take place next week.
- b. **Parking Lot Project (Drainage, Asphalt, Carports):** The parking space line painting was completed on the south side today but not the north. This will happen on Monday morning, so unfortunately, the north parking lot will need to be clear again on Monday. The parking space line painting under the parking garage was not included in the original



contract so additional proposals are being solicited for this prior to doing the work.

Parking Restriction Changes: On Monday (07/06) the north parking lot will need to be clear for line painting. Side note: Please make sure your guests have a Guest Parking Permit with your unit number on the permit. Steve has permits in the office.

c. **Utility Balcony Architectural Metal:** POMA Metals will be starting the installation process for the architectural metal this coming Monday 07/06. The first week will be setting up the swing stage and installing the inner structure of screens and railings. If all goes well the architectural metal panels could begin going up the following week. While this is taking place there may be some restrictions on walking directly in and out the back door. We may need to walk a few feet down the walkway then out to the parking lot. This will be clearly marked if necessary.

2. **Generator:** The generator will run a test cycle every Tuesday at 11:00AM for 20 minutes. There was an indication that it may have run a secondary test cycle at midnight last Saturday. If we find this is the case, it will be corrected. Last week a city inspector was here to inspect the electrical work which passed. The city should be back here soon 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 is currently working on putting together a bid package for contractors and a budget figure for the project.](#)
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 cleaned the exterior windows this week. If you are here, please let me know soon if there are any concerns about the work that was done.](#)
7. **Security Cameras & Entry System:** [The work to reestablish the security cameras lost during the hurricanes continued today with the installation of new cameras. There is more work to be completed next week.](#) 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

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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) happened on Saturday June 27th. I have left these details in the update for this week. Here's what you should know.
- a. There is a 90-day period where everyone is eligible for free equipment upgrades (cable and Wi-Fi) if you currently have older equipment.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. The new service includes a cloud-based DVR service, so no special equipment is needed for this.
 - f. Includes voice remotes, so if you do not have one, call Xfinity to get one.



The bottom line is that everyone should call Xfinity 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.

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?msocid=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

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

July 4th celebrations: There is expected to be a few gatherings of owners and friends on the pool deck this Saturday. Please note that there is no glass permitted on the pool deck, and everyone must clean up after themselves. We hope that everyone has a great time, but also remember that there are owners who live close to the pool deck, so please be considerate and keep the noise down if in the area at night.