

ROYAL ST. ANDREW ASSOCIATION, INC.
Board of Directors Meeting – In Person & Zoom Conference
Tuesday, May 26, 2026

Minutes

Call to Order by Manager Steve Mannik at 4:01pm

Quorum Established – Five board members were in attendance: President Tom Dudar, Vice President Mark Rosenfeld (Zoom), Secretary Joe Cvengros (Zoom), Treasurer Art Molesphini, and Board Member 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 board meeting notice, and agenda went out to owners on Friday May 22, 2026, and was posted in the mail room.

Additions/Corrections to Agenda: There were none.

Approval of Board Meeting Minutes: Steve noted that the minutes from the board meeting held on April 21, 2026 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: Art displayed a spreadsheet showing variances to budget (attached). Overall RSA is 5% over in revenue and 2% under in expenses.

Account Balances

Operating Fund:	\$ 370,400
Reserve Fund:	\$1,446,700
Total Assets:	\$1,817,100

Art mentioned that the board is working with the RSA attorney to begin a formal collections process on an owner who's account is in arrears.

Steve made motion to accept the treasurer's report as presented, all approved.

Manager's Report:

Generator Update: Steve talked about the unsuccessful start-up of the generator noting there were both electrical and natural gas issues. TECO completed the necessary work on the natural gas, and the electrical work will be completed this Friday. The next start-up has been scheduled for Tuesday June 2nd.

Committee Reports:

Project Committee:

Architectural Metal: Mark said that POMA is scheduled to begin installing the architectural metal on June 22nd, and expected to be completed shortly after the July 4th holiday.

Carports/Parking Lot: Mark is not on site at this time, so Steve gave this update. Tomorrow an electrician will be installing the lighting on the south carports. The carport contractor (CRA) still has a punch list of item to complete including scuppers and downspouts. Steve also noted areas that were leaking between seams during a recent rainstorm. The resurfacing contractor will be here on Thursday and Friday to do asphalt repairs and fill in around carport posts in the north parking lot. They will also be replacing the asphalt with concrete in the north parking lot entrance.

Steve is gathering proposals for the fencing near the generator and the visual barrier for the trash bins. He is also getting a proposal from engineer John Cavoli for making a permit set for replacement of the south exit concrete apron of the parking lot.

Steve said the color of the new shed still needs to be decided. After a brief discussion, Mark made a motion for the shed to be all white with a grey roof shingle, Tom second, and all board members were in favor.

Steve made a motion to accept the Project Committee report. All were in favor.

Planning Committee: Mark noted that the committee has not met so there is no report.

Grounds Committee: Vicki talked about new flowers that were planted out front. There was some discussion on the irrigation repairs that have been completed. Due to lack of any sprinklers in the grass west of the sidewalk, this strip is hard to maintain and the option of artificial turf will be explored.

Steve made a motion to accept the committee reports. All were in favor.

No other committee had a report.

Board Business:

The Well - Tom said one of RSA's neighbors reached out to let us know about a proposed new development at Palm Ave and Mound Street. There is a group of people trying to get a petition together objecting to the project. There was some discussion and it was noted that the association

should not get involved as a group but if individuals want to oppose the project, they have right to do so, but the association (board) will not participate.

Good Neighbor:

Justin reminder everyone to please break down boxes before placing them in recycling bins. Mark had trash dropped on his head from the trash chute at 8:15am. It is the rule to not use the trash shoot between the hours of 9pm to 9am.

Board meeting agenda completed. Owners were asked if there are any questions.

There was some discussion about reinstalling cameras on the new carports and the changeover to a new entry system. A request was made to consider the option of adding access security to the elevator and stairwell. Steve will explore options and report back to the board.

There was some discussion on how to better accommodate needs when Steve is taking time off. Discussion about parking rules, contractors blocking parking, dogs urinating in the parking lot. Discussion on the plumbing consultant process.

Adjournment: Tom made a motion to adjourn, Art second, all were in favor. The meeting adjourned at 5:18 PM.

Respectfully submitted,

Approved: Board Approved
via email 05/28/2026

A handwritten signature in black ink, appearing to be a stylized 'S' or 'M' with a long horizontal stroke extending to the right.

Steve Mannik, Manager

Royal St. Andrew
2026 Income / Expense Statement as of 4/30/2026
(\$000)

	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Variance %</u>	<u>Comments</u>
<u>Revenue:</u>	230.4	220.1	10.3	5%	Footnote # 1
<u>Expense:</u>					
Direct Operating	100.7	112.9	12.1	11%	Footnote # 2
General & Admin.	<u>124.0</u>	<u>117.2</u>	<u>(6.8)</u>	(6%)	Footnote # 3
Total Operating	224.7	230.1	5.2	2%	
<u>Surplus (Deficit)</u>	5.7	(10.0)	15.6	--	

Account Balances:

Operating Fund	--	370.4
Reserve Fund	--	<u>1,446.7</u>
Total Assets	--	1,817.1

Footnotes:

- # 1 -- Late payment charges, interest, tax refund
- # 2 -- Budget evenly spread throughout the year, trending lower
- # 3 -- Appraisal fees, legal fees