



Update for April 3, 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):** The removal of old asphalt in the south parking lot was started this week, and the surface preparation will be completed early next week. The new asphalt will be in place by the end of next week (weather permitting). I have CRA lined up to come back the following week to begin the process of installing the new south carports and the awning along the west side

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of the parking structure. This means parking restrictions will continue for 2-3 more weeks.

- 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 natural gas line was hooked up this week and is waiting for inspection by the city (gas portion). I learned today that the electrical side had run into an issue with needing another ground line to be able to pass inspection, and this cannot be in the same conduit as the wiring. The contractor said he will have the materials next week and get it installed at the beginning of the following week.
3. **Smoke Alarm Testing:** Electronic Protection Systems will be here next Thursday (04/09) to perform annual testing of the fire panel / smoke alarm system. This will begin at around 9AM. **They will need access to the entry area of every unit.** Mark or Steve will be with them during this process. There will be short alarms sounding at times during the day.
4. **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.

5. **Cable TV & Internet Survey:** 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.

6. **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
1504 – Final finishing detail work

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

7. **Realtor Roundtable:** The Realtor Roundtable is scheduled for this coming Monday April 6th from 4pm to 6pm in the Garden Room and via Zoom. This session will focus on Sarasota Bay condominiums and explore how upcoming enhancements to RSA may influence its future market position after infrastructure needs are addressed. Owners were asked to submit questions for the participating real estate professionals, and there were several questions received that will be used as part of the discussion. The roundtable will be recorded for anyone who cannot attend.



Zoom Link

<https://us02web.zoom.us/j/88938586867?pwd=VAY1by5v7D6U2ZIGZNEUcobKzC1x2b.1>

Meeting ID: 889 3858 6867

Passcode: 298684

8. **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.
9. **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.
10. **Social Calendar Change:** Please note that the Social Committee has decided to move the Brunch and Trivia events to the fall. TGIF events will continue.
 - TGIF Poolside: Friday April 10th at 5:00 pm
 - RSA Brunch: Sunday in the fall, date TBD
 - TGIF with Sarasota Trivia: Date TBD