



Update for May 7, 2026

This week's update is coming to you on Thursday because Steve's son is coming down from NH and he will be taking some time off beginning tomorrow 05/08 returning on Thursday 05/14.

- 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
- **Roof Replacement**

- Elevator Modernization:** TK Elevator will schedule the inspection of the north elevator once the new generator is running and has passed

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its inspection.

- b. **Parking Lot Project (Drainage, Asphalt, Carports):** On Monday the asphalt contractor will be here to fill in around the posts in the south lot, do asphalt repairs and paint parking space lines. On Tuesday the contractor will be doing this same work in the north parking lot.

Parking Restriction Changes: The south parking lot will be reopened on Monday (05/11) in the evening after work in the area has been completed. The north parking lot will need to be clear of vehicles on Tuesday (05/12) as asphalt work is completed. This will be for Tuesday only.

Material Change – North Entrance: Last week an email went out to owners regarding a vote for a material change in the entrance area of the north parking lot. We need at least 31 votes either way (yes or no) to have the vote finalized. Thank you to the 43 owners who voted, but we need everyone to vote. **We need to be able to let the contractor know by Monday whether we are replacing the asphalt with concrete or correcting the high spot in the new asphalt, so if you have not voted, please take the time today.**

On the north side under the parking garage, the contractor had started to grind down depression to better direct storm water under the garage. They are not finished with this. It will be smoothed out and look much better before it's considered completed.

- 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 late May or early June.



2. **Generator:** The start-up of the new generator was not completed on Tuesday as we had hoped. There were some problems with both gas and electrical needed to complete the process. TECO gas is sending a crew to increase the gas flow rate to the generator, and the electrician has ordered some wiring needed to complete their work. There is one brighter side, if needed, the generator could be manually started and would operate the elevator. I do not have the specific dates for the remaining work, but I expect the next start-up process within 2 weeks.
3. **Roof Replacement:** Previously it was mentioned that Crowther had installed a roof cap that was different from what was shown in the specs for the project. There were discussions with Crowther, Taylor Engineering, and attorneys at PDT to resolve any concerns. RSA had our attorney at PDT put together a 20-year warranty document for the roof cap, which the president of Crowther signed last week. Now the entire roof system is under a 20-year warranty.
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 been in the plumbing business for 53 years and has done this type of work in old buildings since 1995. David will be reviewing not only the drain stack conditions but also drainpipes leading to the main stacks. 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

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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. **Pool Heater:** There was a leak that formed in a water flow sensor leading to the pool heat pump. Water is now running through the gas heater, so the water temperature is being controlled. The board is analyzing the cost of repairs vs replacement with a new heat pump.
8. **Security Cameras & Entry System:** Multiple security cameras that were either lost or disconnected due to the hurricanes will be replaced soon. CIA Access who installed the original cameras will be doing the work in the coming weeks. Also, the entry system has been having problems in which a panel randomly stops functioning and does not allow door access using a code, fob, or app. When this happens, you're locked out unless you have a real key. Because of this, the board has authorized replacing all entry panels with a new Butterfly system. 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>

9. **AC Preventive Maintenance:** Climatic Conditioning will be doing preventive maintenance on owner's AC units from May 13th through May 19th. I have sent email to owners who are scheduled for next week with the day and time that your AC work is scheduled.
10. **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.
11. **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.
12. **Cable TV Signal:** I have made a request to have Xfinity come out to check the signal strength of the cable service coming into the building and at other locations within the building. I have noted a few units that have random fuzzy/blurry channels. Please reply to this email if you have channels that do not come in clear. If you know which channels, please let me know which ones.



13. **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.

14. **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.

15. **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.

16. **Regular Board Meeting:** Due to limited board member availability, the board meeting scheduled for Tuesday May 19th has been changed to 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 as we get closer to this date.

17. **Social Calendar:**

- TGIF Poolside: Tomorrow Friday May 8th at 5:00 pm

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