



Update for May 15, 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
- Roof Replacement

- 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):** We are working with the contractor to work on a few areas of concern on the surface of the south lot. Once completed the parking space lines will be painted. Then they will move to do the same in the north parking lot.

Parking Restriction Changes: The south parking lot was opened today for traffic and parking. Future restrictions will be sent to residents as they are scheduled.

Material Change – North Entrance: Thank you to everyone who voted. This was a close vote, so it took a little longer to reach a 31 majority.

The vote was YES = 31, NO = 24.

The asphalt at the north entrance will be taken out and replaced with a concrete surface.

- 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 in early June.
2. **Generator:** A sub-contractor for TECO Gas will be here on Tuesday to replace some equipment and pipes to increase the gas supply going to the generator. The electrician has ordered the wiring needed to complete their work. Once both are done, the next startup process will be scheduled. Until then, the generator could be manually started and would operate the elevator.



3. **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.
4. **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.
5. **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.
6. **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

555 S Gulfstream Avenue, Sarasota, Florida 34236

phone: 941.953.6033

email: manager@theroyalstandrew.com



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>

7. **AC Preventive Maintenance:** Climatic Conditioning began preventive maintenance on owners AC units this week and will continue doing the remaining units next week. I have sent emails to owners who are scheduled for next week with the day and time that your AC work is scheduled.
8. **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.
9. **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.
10. **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.

11. **Full Length Mirrors for Sale:** [Price Reduction](#). There are only 2 remaining 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 \$150.00 each.

12. **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.

13. **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.

14. **Social Calendar:**

- [TGIF Poolside: Friday June 12th at 5:00 pm](#)
- RSA Brunch: Sunday in the fall, date TBD
- TGIF with Sarasota Trivia: Date TBD