



Update for June 5, 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

- a. Elevator Modernization:** TK Elevator will schedule the inspection of the north elevator once the new generator is running and has passed its inspection. [A TKE tech was here this week checking all the wiring to the new generator transfer switch to make sure everything is ready on their side once the generator is ready.](#)

- b. Parking Lot Project (Drainage, Asphalt, Carports):** [The civil engineer helping with this project was here Monday morning and inspected the surface. Aside from small areas around four carport posts, he felt the surface was acceptable and no further repairs are needed. There remains a punch list of items to be completed including line painting, finishing the curb along the walkway, and some misc. details. The north entrance asphalt was removed, and concrete was poured on](#)

555 S Gulfstream Avenue, Sarasota, Florida 34236

phone: 941.953.6033

email: manager@theroyalstandrew.com



Tuesday. There is some finishing work to be completed in this area, but the entrance has been reopened to traffic. CRA will be back on Wednesday and Thursday next week to complete their punch list of remaining items on the carports. This includes some additional downspouts, installing a gutter guard system on the upper deck west carport (under the tree), and a few other misc. items.

Parking Restriction Changes: Almost no parking restrictions at this time. 902 and 1001 are blocked off.

- c. **Utility Balcony Architectural Metal:** The architectural metal panels are in production. The installation is scheduled to begin the week of June 22nd, and completion the week of July 6th.
2. **Generator:** The second attempt at completing the start-up process was done on Tuesday but was not completed. The increased gas pressure completed by TECO achieved the gas levels needed; however, the regulator was unable to hold consistent gas flow when the generator was under a load. The correct regulator was delivered to us and will be installed in the coming days. The work done on Tuesday completed the hookup to the transfer switch so if the power were to go out, the generator would automatically start and run the elevator. For those who are here, you may have noticed that the generator started up last evening. This was a programmed weekly test cycle. The programming will be changed to run this test cycle on Tuesday's at 10AM which is the same as the previous generator.
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. Steve and the board are exploring options for replacing the fencing and recycling trash bin barrier. We have 2 options but waiting for one more option and should have the details next week. The plan is to get new fencing up once the new shed is in place.

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 reviewed the videos of both the existing conditions as well as the cleaning and lining that have been completed. David will be on-site next Monday June 8th to discuss findings and recommendations. 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 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 will be cleaning exterior window from June 29th through July 1st.



7. **RSA vs. Simon Roofing:** We are pushing to get the next round of mediation scheduled, but no date has been set at this time.
8. **Security Cameras & Entry System:** The agreement was signed to re-establish the cameras on the new carports. The work is expected to take place in the coming weeks. There is no date at this time for the installation of the new Butterfly entry system, but admin training will take place in 2 weeks in preparation for the changeover. 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. **Cable TV & Internet Change:** The transition to bundled services (cable, internet, DVR) will take place at the end of June. [In next week's update I will provide details for the changeover.](#)
10. **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.
11. **Regular Board Meeting:** The next regular board meeting is scheduled for Tuesday June 16th 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 when we get closer to this date.



12. Social Calendar:

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