



DECEMBER 2025 NEWSLETTER

UPCOMING ACTIVITIES

Friday With Friends: Come to the Amenities Center on **Friday, December 5 from 5 – 7 p.m.** to relax and converse with old friends and new! Bring your favorite beverage in a non-breakable container and a snack to share with the group.

Interested in planning activities for the Watercrest Community? Please contact Sean Noonan at sean@sunstatemanagement.com with your expression of interest.

BLACKBURN COURT PROJECT

Thanks to the efforts of Watercrest residents, members of the Board of Directors, and with the support of Blue Heron Pond and The Floridian Club, the Blackburn development proposed for the south side of Venice Avenue, opposite our Whale Bay gates, has been denied. This “final” decision was announced by the Sarasota County Commission at a marathon meeting in Venice on Wednesday, November 5, 2025.

This is very good news, particularly when considering the impact and potential harm this project might have done to the environment, local infrastructure, and traffic density.

Watercrest residents can be grateful to those who raised their voices in support of our community.

HYUNDAI OF VENICE ANNOUNCES PLANS FOR EXPANSION

Several Watercrest residents and members of the Board of Directors attended a neighborhood workshop at Hyundai of Venice on November 19, 2025, to learn more about a proposed expansion of the dealership across the street on Crestview Drive and Times Circle.

The dealership has acquired the property that was formerly intended for a seniors’ residence and then more recently, for a pickle ball complex.

With the acquisition of the property across the street, Hyundai of Venice will install new facilities consistent with the design and features of the existing car lot and buildings.

This workshop is a requirement of Sarasota County as one of the steps taken during the application and planning process. It may be one to two years before the land is developed and construction begins.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Owners contemplating any changes to the exterior of their homes are required to submit an ARC request to watercrest.arc.assistant.chair@gmail.com. You can find an ARC request form on mywatercrest.com, under the Community Association tab/Forms/Architectural Review Request.

NEW PROCESS FOR REPLACEMENT OF SHRUBS

In an effort to streamline the process for the replacement of shrubs, requests for new shrubs are to go directly to the Landscape Committee at landscapewatercrest@gmail.com. At that point the committee will set a time to come to your house to discuss shrubs. They will also confirm your availability to water the new shrubs for a month once they are planted as the sprinklers and driplines alone do not supply enough water for new shrubs to survive. Your shrub order will be combined with others to purchase and schedule installation in the most efficient and cost-effective manner.

UPCOMING MEETINGS

Architectural Review Committee: Thursday, **December 4** & Thursday, **December 18** – both at 10:30 a.m. in the Guardhouse and on Zoom.

Watercrest Annual Membership Meeting: Thursday, **December 4** at 6:00 p.m., at the Jacaranda Public Library and on Zoom.

While there is not a board of director election this year due to fewer candidates running than open positions, there will still be an annual meeting of the membership.

Legal Owners or designated voters are reminded to **complete the Limited Proxy Form, whether they intend to attend the meeting or not.** This is critical for determining a quorum and voting on surplus rollover. The Watercrest Board recommends voting YES on the Surplus Rollover, which will allow Watercrest to apply surplus revenue (if any) to subsequent years operations **without being taxed** on the surplus. Completed forms can be brought to the meeting, e-mailed to Sunstate, U.S. mailed to Sunstate, or given to a neighbor attending the meeting. Look out for email blasts for copies of the Limited Proxy if you misplaced the form.

If you have questions or did not receive your Proxy package, please contact Sean Noonan of Sunstate Property Management at sean@sunstatemanagement.com