



## **AUGUST 2025 NEWSLETTER**

### **PROPOSED BLACKBURN COURT PROJECT**

As outlined in detail in the Board's July 21 e-blast to Watercrest owners, Blackburn Court is a proposed mixed-use development on the 10 acres directly across from our residents' entrance on Whale Bay Way. The developer is requesting rezoning to build (2) multi-family apartment buildings each 55 feet in height, creating 190 apartment units plus an additional 30,000 sq. ft. of retail and professional space.

Please rest assured that the Board is monitoring this project closely. Concerned Watercrest residents may address their objections to this Blackburn Court Project to the County recipients listed in the July 21 e-blast.

### **WEED CONTROL CHALLENGES**

Residents may have noticed a marked increase in weed growth recently due to the hot, wet, humid weather conditions. ArtisTree has increased their staff for weed control activity; however it is difficult to keep on top of this under the current weather conditions. Your patience and cooperation are appreciated as we work to meet this challenge.

### **ALGAE IN PONDS**

Another downside of the hot, wet, humid conditions is the growth of Chara Algae in our ponds. The algae were treated by our pond management company in the 3rd week of July, which will help the algae die off. The southwest pond, which has the greatest amount of algae, will be treated again in August. The algae are not harmful, and will go away as a result of the treatments and cooler weather when it comes.

### **PAINTING OF VILLAS WEST OF CRUISE AND WHALE BAY DRIVES**

As approved at the last Board meeting, a contractor has been hired to paint the exteriors of the 44 oldest villas (those west of Cruise and Whale Bay Drives). The work is scheduled to commence around the middle of August. Owners of these units who would also like their gutters, soffits and downspouts painted should contact Sean Noonan immediately at [sean@sunstatemanagement.com](mailto:sean@sunstatemanagement.com) if they have not already done so. The painting process is estimated to last 10 weeks. During this time, the painting contractor will have trailers parked in the area overnight and units that are being painted will also have to have their cars parked in the street on the days and nights their unit is being painted. You may want to avoid the work area if at all possible. Please proceed cautiously through the work area if you must travel through it.

## **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Just a reminder to owners planning to submit ARC requests for exterior changes to their properties. Submissions should be sent to [watercrest.arc.assistant.chair@gmail.com](mailto:watercrest.arc.assistant.chair@gmail.com) . Please do not submit requests online at the Sunstate portal, as this feature of the site is not functional at this time.

## **UPCOMING MEETINGS**

**Architectural Review Committee:** Thursday, **August 7** & Tuesday, **August 19** – both at 10:30 a.m. in the Guardhouse and on Zoom.

There are no Watercrest Board of Directors meetings scheduled for the summer months of June, July and August 2025. Watercrest residents can always reach Property Manager, Sean Noonan, who is in regular contact with Board members (941-870-4920 or [sean@sunstatemanagement.com](mailto:sean@sunstatemanagement.com)).