



OCTOBER 2025 NEWSLETTER

PAINTING OF VILLAS WEST OF CRUISE AND WHALE BAY DRIVES

Painting of the first two groups of villas has now been completed. While we have experienced some expected delays due to weather, the project is moving along well and is expected to be completed in the next few weeks.

MEETING POSTPONED RE PROPOSED BLACKBURN COURT PROJECT

Most Watercrest residents received a mailed notice that a revised version of the Blackburn development proposal, on the south side of Venice Avenue opposite our Whale Bay gates, is back on the agenda for consideration by the Sarasota Planning Commission. The revision presents a slightly smaller project in which the building height is reduced to 45 feet, the number of units is reduced to 160 units, and the commercial space is reduced to 10,000 square feet.

However, please note that according to the Sarasota Planning Department, the Blackburn Court project will no longer be heard on October 8th, as first announced. Postcards will be sent to residents advising them of this cancellation as well as when the project is rescheduled for review at a later date.

REPAIRS

Repairs to the pool deck drainage system and paver cleaning are expected to get underway sometime between October 2nd and October 14th. During this time, the Amenity center will need to be shut down for 3-5 days. Please watch out for E Blasts for specifics dates that the work will be performed and when the center will be shut down.

Recently one of the gym windows which had a broken seal has been replaced under warranty for a labor charge only. We are pursuing a window tint to match the other windows in the gym.

SEWER INSPECTION

The Board recently had M.R.I. Underwater Specialists perform a sewer inspection for our community, and the report showed that 12 of 50 structures inspected were at least 25% blocked by sand and other debris. A clean-out of the 12 structures with 25% or more blockage will be scheduled in the near future.

LANDSCAPING

Replacement sod from a list carried over from earlier this year for approximately 34 homes will be scheduled for installation in late November or early December. Another list is being finalized from damage caused by the spring draught, irrigation system breakdown, chinch bugs and fungus, and is expected to be scheduled for some time in the spring.

A list of shrubs requiring replacement is being maintained by the landscape committee. If you have shrubs needing replacement, please submit a work order to Artistree who will submit the request to the landscape committee who will finalize the order and installation of plants once an economically justifiable sized order is reached. Residents submitting work orders requesting their irrigation system be checked may be charged for the service – the best way to address this issue is to submit work orders reporting dead turf which, when responded to by ArtisTree, will also include an examination of the irrigation system to ensure it is working properly and supplying sufficient water to satisfy the needs of the lawn.

The trimming of low hanging branches and cutting back of growth away from structures on hardwood trees on Haze and Nearpoint Drives was completed the week of September 22nd. Brazilian pepper plants were also cut back on the outside of the east fence of Watercrest.

HURRICANE PREPAREDNESS

We are well into the hurricane season, but September and October have historically been the months that cause greatest concern for Watercrest residents. The Board of Directors encourages every resident to review their personal plans and circumstances, so that they are ready for the next storm. The Watercrest Community Hurricane Binder can be found at the bottom of the “Documents” tab on our web site: www.mywatercrest.com.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Owners contemplating changes to the exterior of their homes are required to submit an ARC request to watercrest.arc.assistant.chair@gmail.com. The Committee meets twice a month to review applications. You can find an ARC request form on mywatercrest.com, under the Community Association tab/Forms/Architectural Review Request. Be sure to avoid delays or denials by including all pertinent supporting documentation, such as plot plan/marked survey, photos, diagrams, contractor license and liability, materials and colors to be used, as indicated on the ARC request form itself.

THANK YOU TO YOUR BOARD, COMMITTEES, PROPERTY MANAGEMENT AND INDIVIDUAL OWNERS WHO WERE HARD AT WORK OVER THE SUMMER ASSISTING IN COMMUNITY PROJECTS:

1. Coordination of North and East Fence Repair – Pat Dyer
2. Watering new plants - Amenity Ctr., Traffic Circle & Venice gates – Mike Benedetto & Lenny Costa
3. Major Irrigation repairs, Line Breaks and Pump Covers – Pat Dyer & Mark Brettin
4. Crestview Asphalt Repair – Pat Dyer
5. Placement of Flags for Memorial Day – Rose Benedetto, Joyce Cannone, Volunteers
6. Installing Internet to Venice Gate – John De Young & Mark Brettin
7. Crestview Exit Gate Ground Sensor replacement – Mark Brettin & Pat Dyer
8. Cutting Tall Grass outside North Fence – Bob Tegowski & Mark Brettin
9. Community Tree Trimming Quotes and Scheduling – Bob Tegowski
10. Pool Vendor Change Over – Bill Isenstein & Mark Brettin
11. Routine Pool Water Testing – Mark Brettin & Pat Dyer
12. Pool Deck Drainage Repair and Enhancement – Mark Brettin & Pat Dyer
13. Monthly Newsletters, Calendars & other Communications – Mike Sale
14. Sealcoating of Crestview from Jacaranda – Pat Dyer
15. Bi-Monthly ARC Meetings - Pam Matsanka, Diane Sale, Mark Freeman, Ron Benoit, Julie Hankard
16. Additional Bulletin Board at Mailboxes – John De Young
17. Landscape Bids – Bill Isenstein

18. Enhanced Cash Management & Investment Renewals – Mark Bedard
19. Monthly Finance Report to Community – Mark Bedard
20. Completion of 2024 Audit by CPAs – Mark Bedard
21. New Towing Company Sign Install – John De Young
22. Holiday Lighting 2025 Agreement – Bill Isenstein
23. Property, General Liability & Umbrella Insurance Renewal – Janet Slavin & Bill Isenstein
24. Blackburn Project – Janet Slavin & John De Young
25. Coordination of Villa Painting Project – Pat Dyer
26. Safety Bollards Installed at Call Boxes – Pat Dyer
27. Replacement of Failed Modem at Guardhouse - Mark Brettin
28. Coordination of Sewer Inspection – Pat Dyer
29. Gym Window Warranty Replacement – Pat Dyer & Sean Noonan
30. Compliance and Property Management support – Sean Noonan & Sunstate Team members

UPCOMING MEETINGS

Watercrest Board of Directors Meeting: Thursday, October 9 at 6:00 p.m., at the Jacaranda Public Library and on Zoom

Architectural Review Committee: Thursday, **October 2** & Thursday, **October 16**– both at 10:30 a.m. in the Guardhouse and on Zoom

UPCOMING ACTIVITIES

Halloween – Watercrest Kids and Grands are invited to our Annual, Bring Your Own, Painting Pumpkins and Plunge event on Sunday, October 19th 11:00 a.m. at the Amenity Center. The Activities Committee will provide materials for the kids to paint their pumpkins and enjoy Halloween treats. Be sure to wear bathing suits and take a plunge while the pumpkins are drying. **PLEASE RSVP NOT LATER THAN Friday 10/17** to: Deb Lonsdale 1(856) 287-9682

TRICK OR TREATING will be held on Friday October 31st from 5:30 p.m. to 7:30 p.m. at resident driveways. Motorist please be careful of children and parents crossing the street during this time period.