

VENETIAN POINTE HOMEOWNERS ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING

The Annual Meeting of Venetian Pointe Homeowners Association, Inc., will be held on Tuesday, January 27, 2026, at 6:00 PM, at Wa-Ke-Hatchee Recreation Center (Community Room) located at 16760 Bass Road Fort Myers, Florida 33908, for the purpose of conducting the lawful business of the Association. An identification of agenda items is as follows:

1. Call to order by President;
2. Appointment of Chairman of the Meeting by President;
3. Proof of Notice of Meeting;
4. Reading and disposal of unapproved Minutes;
5. Reports of Officers;
6. Reports of Committees;
7. Appointment of Inspectors of Election;
8. Election of Directors (continue agenda while votes are counted);
9. Unfinished Business, if any;
10. New Business:
 - a. *Vote to approve carrying forward excess operating income from the current fiscal year's assessments into the next fiscal year.*
11. Member Forum (no vote);
12. Announcement of Directors;
13. Adjournment.

Thirty percent (30%) of all Association members (a "quorum") must be present at the meeting, in person or by proxy, in order for the business to be conducted. Members voting electronically are also considered present for the purpose of a quorum under Section 720.317(2), Florida Statutes. It is VERY IMPORTANT that you either attend in person, vote electronically if you have consented to do so, or provide a limited proxy in order to conduct business at this annual meeting.

Enclosed with this Notice is a Ballot for the Election of Directors along with Candidate Information Sheets prepared by the candidates for the Board who are solely responsible for the contents of their statements. The Association is transmitting this information in accordance with the requirements of Florida law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the information statements.

**NOTICE OF ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
UPON ADJOURNMENT OF ANNUAL MEETING**

The Organizational Meeting of the Board of Directors shall be held Tuesday, January 27, 2026, at 6:30pm, or immediately following the Annual Meeting (whichever is later), at Wa-Ke-Hatchee Recreation Center (Community Room) located at 16760 Bass Road Fort Myers, Florida 33908, for the following business:

1. Call to Order;
2. Proof or Waiver of Notice;
3. Election or Appointment of Officers;
4. Next Board of Directors Meeting Date;
5. Adjournment.

BY ORDER OF THE BOARD OF DIRECTORS

Date: On or Before January 13, 2026

By: David Marek
Secretary David Marek

INSTRUCTIONS FOR VOTING

Since the business of the Association necessitates participation of its members, we respectfully request your presence in person or by proxy at the Annual Meeting. Please be advised of the following requirements of the Association in the Bylaws of the Association:

The Members of the Association are entitled to one (1) vote for each Lot owned by them. The total number of Voting Interests equals the total number of Lots subject to the Declaration. Suspension of a Voting Interest shall not affect the basis for which Common Expenses are shared or Common Surplus is owned. However, suspended Voting Interests shall be subtracted from the total number of votes required when calculating any required vote or quorum during the period for which said Voting Interest is suspended. If a Lot is owned by one (1) natural person, his right to vote shall be established by the record title of the Lot. If a Lot is owned jointly by two (2) or more natural persons that are not acting as trustees, then that Lot's vote may be cast by any one (1) of the Owners. If two (2) or more Owners of a Lot do not agree among themselves how their one (1) vote shall be cast, then that vote shall not be counted for any purpose. If a Lot is owned by a corporation, then any officer of the corporation may vote on behalf of said corporation. If a Lot is owned by a partnership, then any general partner may vote on behalf of the partnership. If a Lot is owned in trust, then the grantor of the trust or any beneficiaries residing in the Lot shall be entitled to vote. If a Lot is owned by a limited liability company, then any member (if member managed) or manager (if manager managed) may vote on behalf of the limited liability company. Subject to the qualifications above, any person with apparent authority asserting the right to vote on behalf of a Lot owned by an artificial entity shall be conclusively presumed to be entitled to vote on behalf of said Lot, unless the Lot has filed voting instructions with the Association designating some other person entitled to vote. Voting certificates are not necessary. If multiple Owners or non-individual Owners of a Lot cannot agree on a vote, the vote shall not be counted as to the issue upon which disagreement exists. No individual may cast a vote assigned to a Lot where the voting rights assigned to the Lot are suspended pursuant to the terms of the Governing Documents and/or Florida law.

INSTRUCTIONS FOR VOTING ELECTRONICALLY

If you have consented in writing to receive notice and vote electronically, you may receive notice accordingly with instructions for voting electronically. The members who have opted into electronic voting should:

1. Sign into the password-protected portal for homeowners as you usually would.
2. Click on 'Online Voting'
3. Click on 'Vote Now'
4. Peruse supporting documents, if any, for the ballot items
5. Follow the prompts to vote on each ballot item.

INSTRUCTIONS FOR MARKING AND RETURNING ELECTION BALLOT

1. The enclosed Election Ballot lists all candidates who are qualified to run for the Board of Directors. There will be four (4) Directors elected. Please **vote for no more than four (4) candidates** by marking the Ballot with an "X" on the line next to the candidate's name.
2. The Election Ballot may be submitted to the Association: (i) electronically using the instructions provided for electronic voting, (ii) by hand-delivery, mail, or email before the scheduled time of the meeting, or (iii) in-person until last call for Ballots during the Annual Meeting. If submitting prior to the Annual Meeting, it can be hand-delivered, mailed, or emailed (either by you or by your proxy) to the Association's management at:

Venetian Pointe Homeowners Association, Inc.
C/o Precedent Hospitality Management
6216 Whiskey Creek Drive, Suite A
Fort Myers, FL 33919

Email: info@precedentmgt.com

If you are voting electronically, please follow the electronic voting instructions provided with the notice.

3. **The Election Ballot must be received by the Association before last call for Election Ballots during the Annual Meeting. If mailing or emailing, please ensure that your ballot is delivered to the Association prior to the Annual Meeting.**
4. If you are going to attend the meeting, you may cast your Election Ballot at the meeting. Ballots will be available before the start of the meeting for those who have not already submitted a Ballot.

INSTRUCTIONS FOR MARKING AND RETURNING PROXY FORM

Please note the following information about PROXIES:

1. A proxy is for the purpose of appointing another individual or member of the Association to cast your vote for you as you specifically direct (except for non-substantive items) in case you are not able to attend the meeting. It must be signed by all owners of the Lot or the one among them that they designated on a voting certificate. The vote you indicate on your limited proxy form is the vote that will be cast on your behalf.
2. The proxy should be submitted to the Association before the scheduled time of the meeting. It can be hand-delivered, mailed, or emailed (either by you or by your proxy) to the Association's management at:

**Venetian Pointe Homeowners Association, Inc.
C/o Precedent Hospitality Management
6216 Whiskey Creek Drive, Suite A
Fort Myers, FL 33919**

Email: info@precedentmgt.com

3. The proxy should be submitted as far in advance of the meeting as possible, in order to avoid delay in registration.
4. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
5. A proxy may be revoked in writing or superseded by a later proxy to another person. It also may be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
6. A proxy form is enclosed with this notice for your use.

PROXY FORM

The undersigned, owner or designated voter of _____ (Lot address) appoints _____ or, if left blank, the Secretary of **VENETIAN POINTE HOMEOWNERS ASSOCIATION, INC.** ("Association") as my proxyholder to attend the Annual Meeting of the Association on **Tuesday, January 27, 2026, at 6:00 PM, at Wa-Ke-Hatchee Recreation Center (Community Room) located at 16760 Bass Road Fort Myers, Florida 33908**. The proxyholder named above has the authority to vote and to act for me to the same extent that I would if I were personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS (*You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxyholder to vote on other issues that might come up at the meeting and for which a limited proxy is not required.*)

_____ I authorize and instruct my proxyholder to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (*For your vote to be counted on the following issues, YOU, the Lot Owner, must indicate your preference in the blanks provided below. The proxyholder cannot exercise their judgment in voting on these items for you.*) I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER(S) AS I HAVE INDICATED BELOW:

1. **Do you approve the carryover of any excess operating income from the current fiscal year's assessments to be applied to and used towards expenses in the coming fiscal year and not treated as taxable income in the year of assessment in accordance with Revenue Ruling 70-604? (The Board recommends and asks that all Members cast their vote "YES, I APPROVE. ")**

_____ YES, I APPROVE

_____ NO, I DO NOT APPROVE

Printed Name of Owner

Signature of Owner

Date

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy set forth above.

Printed Name of Proxyholder

Signature of Proxyholder

Date

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

VENETIAN POINTE HOMEOWNERS ASSOCIATION, INC.

BALLOT FOR ELECTION OF BOARD OF DIRECTORS
January 27, 2026

The following individuals have submitted their candidacy for election to the Board of Directors of Venetian Pointe Homeowners Association, Inc. There are four (4) vacancies on the Board and you may vote for up to four (4) individuals by placing an "X" next to their names.

_____ James Bankowski
_____ David Larson
_____ David Marek
_____ Alvin Roland
_____ Pamela Salaz
_____ Jackie Walker

Please vote for no more than four (4) individuals. If you vote for more than four (4) individuals, your Ballot will be invalid.

SIGNATURE: _____

PRINTED NAME: _____

LOT ADDRESS: _____

DATE: _____

The Ballot may be submitted to the Association: (i) electronically using the instructions provided for electronic voting, (ii) by hand-delivery, mail, or email before the scheduled time of the meeting, or (iii) in-person until last call for Ballots during the Annual Meeting. If submitting prior to the Annual Meeting, it can be hand-delivered, mailed, or emailed (either by you or by your proxy) to the Association's management at:

**Venetian Pointe Homeowners Association, Inc.
C/o Precedent Hospitality Management
6216 Whiskey Creek Drive, Suite A
Fort Myers, FL 33919**

Email: info@precedentmgt.com

If you are voting electronically, please follow the electronic voting instructions provided with the notice.

CANDIDATE INFORMATION SHEET

For Election to the Board of Directors of Venetian Pointe Homeowners Association, Inc.

Name: Jim Bankowski

Address: 15201 Cortona Way

Describe your background, education, qualifications, and any other information about yourself that you consider relevant for Members to know:

I am applying for my second term on this Board. I will continue to dedicate myself to working harmoniously with other board members and volunteers as well as the management team at our professional property management company to continuously make Venetian Pointe a great place to live. Carol Ann and I moved to Venetian Pointe in August of 2022. Previously, we owned a condo in Ft. Myers for 11 years where I served as President of the HOA for two years. Prior to retiring, I worked for 40 years in the data and telecommunication field as a sales engineer and then moved into sales supporting large public and private enterprises across NY State. I hold a bachelor's degree in computer science and have completed course work in advanced communications design.

Signature: *James Bankowski*

(Candidate: Please note that you may either submit this Candidate Information Sheet OR a separate resumé of your own, not to exceed one side of the page and no larger than 8-1/2" x 11". The properly provided information will be distributed with the ballots for Election of the Board of Directors.

DEC 1 5 2025

CANDIDATE INFORMATION SHEET

For Election to the Board of Directors of Venetian Pointe Homeowners Association, Inc.

Name: David Larson

Address: 8170 Venetian Pointe Dr.

I was born and raised in North Dakota and earned a BSBA in Accounting from the University of North Dakota in 1978. My career began at The Pillsbury Company/General Mills, where I held numerous roles in Financial Reporting, International Accounting, and Finance. In the latter half of my career, I specialized in Information Management Systems, participating in global SAP business software implementations. I retired in 2013 after more than three decades of business leadership.

My volunteer service includes roles as Treasurer, Vice President, and Council President of a Lutheran church in Minnesota. We purchased a condominium in Terraces at Riverwalk and became Florida residents in 2014. I became active in the HOA serving on the Board of Directors of the Master Association (2016–2017) and as Treasurer of Terrace II Association (2021–2025). My wife and I purchased our Venetian Pointe Villa in June 2025 and are thoroughly enjoying our new home and community.

I believe a strong HOA is built on these principles:

- Ensuring Association documents and rules are understood and followed
- Maintaining community upkeep and appearance
- Practicing fiscally responsible management of the Association's budget and financials
- Maintaining fully funded reserves through professional reserve studies
- Implementing preventative maintenance for large community assets
- Avoiding or limiting special assessments to owners
- Promoting transparency and open communication

With my background in finance, systems management, and community leadership, I am dedicated to serving Venetian Pointe with integrity, accountability, and a focus on preserving the value and quality of our neighborhood.



CANDIDATE INFORMATION SHEET

For Election to the Board of Directors of Venetian Pointe Homeowners Association, Inc.

Name: David Marek

Address: 15291 Cortona Way

Describe your background, education, qualifications, and any other information about yourself that you consider relevant for Members to know:

Dave grew up on a farm in northeastern Ohio. He holds Bachelor of Arts and Master of International Management degrees. He held various leadership positions in multinational companies from 1981-2021. Dave and spouse Henni closed at VP in July 2019. He was elected President of the Venetian Pointe HOA BOD in March 2022 and has served as Secretary from 2023-present. Dave has endeavored to provide strategic leadership and support while on the BOD. He has represented the vast majority of neighbors who want to live in peace and civility. With President Jim Bankowski, Dave has taken a leadership role in successfully implementing online notice/voting. Dave personally reached out to canvass Members to participate in surveys and important votes. The results were the successful implementation of online notice/voting (71% enabled to date), passage of statutory reserves (101 yes votes), passage of our governing document re-write (91% favorable). He also personally canvassed Members to participate in 2 surveys to definitively establish Member opinions, concerns, suggestions. He has led the effort to communicate consistently with monthly news and informative PowerPoints for BOD meetings. He has updated documents on the password protected portal for homeowners in a timely fashion. Dave has held Precedent accountable and provided detailed, accurate meeting minutes within 5 working days of any meeting. He has utilized Microsoft 365 tools effectively while serving on the Board. Going forward, Dave pledges to continue serving Members equally; Zuckerman/Horton/Lennar, villa/single family, full/part time. He will continue to insist on zero tolerance for aggression to protect residents, vendors and invited guests. He pledges to redouble efforts to promote mutual respect as the key to making real progress in the community and living up to our significant potential. Dave suggests he can best serve the community by continuing as Secretary.

Signature: 

CANDIDATE INFORMATION SHEET

For Election to the Board of Directors of Venetian Pointe Homeowners Association, Inc.

Name: Alvin Roland

Address: 15350 Floresta Lane, Fort Myers

Describe your background, education, qualifications, and any other information about yourself that you consider relevant for Members to know:

My wife Jackie and I have lived in Florida for 12 years and this is the second HOA community we have lived in. We moved into our home in Venetian Pointe in February 2020, where we reside as full time residents. I am running for the board because I care for our community, I believe in open communication and I will ensure every homeowner's voice is heard. I am committed to building trust through transparency and accountability, by working together we can build a stronger, more resilient community that will thrive for years to come.

With over 40 years in chemical manufacturing I have gained comprehensive expertise in plant operations, quality control, and regulatory compliance while ensuring peak efficiency with the highest safety standards. I served on the chemical safety board and committee for over 30 years and I was production supervisor for over 20 years, I was also elected union president for which I served for over 10 years.

Signature: Alvin Roland

CANDIDATE INFORMATION SHEET

DEC 08 2025

For Election to the Board of Directors of Venetian Pointe Homeowners Association, Inc.

Name: Pamela Salaz

Address: 15261 Torino Lane

Describe your background, education, qualifications, and any other information about yourself that you consider relevant for Members to know:

Background: My husband Joe and I have lived year round in Fort Myers since 1988. We lived in two previous HOA communities prior to moving to Venetian Pointe August 2019.

Employment: life prior to retirement in 2018, included employment with Lee Health as a Family Nurse Practitioner for 24 years, providing primary health care for this community. Committee membership including serving on the Lee Health Finance Committee for eight years as well as the Lee Health Ethics Committee for six years.

HOA: I was appointed to our HOA Board of Directors in April 2020 as a Replacement Board member and elected for 2 Subsequent terms, serving as a Director-at-large and as Vice President.

There is still much to be accomplished within our Venetian Pointe HOA. I believe Board members need to be fair, reasonable, capable people, able to excuse their own personal agendas to consider the entire membership and act in their behalf. Further, Board members to be good examples and follow the Rules of The HOA. I believe that I can and will continue to uphold this path.

Signature: Pam Salaz

DEC 4 2025

CANDIDATE INFORMATION SHEET

For Election to the Board of Directors of Venetian Pointe Homeowners Association, Inc.

Name: Jackie Walker

Address: 15311 Cortona Way

Describe your background, education, qualifications, and any other information about yourself that you consider relevant for Members to know:

I served on the board for 2 years. I also work on the beautification committee and maintenance team.

I was a flight Attendant for 18 years and a teacher for 22 years. I have a lot of experience work with people. My masters degree is in curriculum and instruction.

I like to be involved in the community, I would continue the work that the current board has done. I have always tried to do what is best for the whole community.

ELECTRONIC VOTING OPT IN INSTRUCTIONS

**DEADLINE FOR ELECTRONIC VOTING IS TUESDAY, JANUARY 27, 2026
WHEN ANNOUNCED AFTER THE START OF THE ANNUAL MEETING**

VENETIAN POINTE HOMEOWNERS ASSOCIATION Board of Directors has approved a resolution to authorize electronic voting in accordance with the requirements of Florida statutes. Electronic voting is available now, but you must opt-in. It is our goal to have all homeowners participate in electronic voting. If you have not opted in yet or have not received an invitation via email, please follow the instructions below.

(Must have valid email address)

Log in to your community website portal.

Click on 'Online Voting' on the Menu Bar at the top of the page.

Home Owner Info  Association Info  **Online Voting**  Contact Us

Scroll down and click on 'Vote Now' and follow the instructions.

Click the button below to cast your vote. Voting is limited to one (1) vote per household. An emailed receipt confirming your vote will be sent after you cast your vote.

Click Here to Access Online Voting

[Vote Now](#)