
October News from Your Venetian Pointe HOA Board of Directors

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Thu, Oct 15, 2026 at 11:26 AM

To:

Venetian Pointe Homeowners:

We're pleased to provide October News for your review. Please see below.

A digital copy of this document, which aggregates important information and announcements for our community, will also be made available online at our Volunteer-Managed Website VenetianPointeHOA.com.

Remember, our mission is to serve Venetian Pointe homeowners and their families, to protect and enhance our property, and to provide value to our community. We hope you find this information helpful.

Regards,

Your Venetian Pointe Homeowners Association Board of Directors

OCTOBER 2026 NEWS FOR HOMEOWNERS

FROM VENETIAN POINTE HOA BOARD OF DIRECTORS

Third Reminder: Special Assessment for Zuckerman Villa Painting January 2027

Your Board unanimously approved a special assessment for painting. Zuckerman owners will be assessed a base amount **as shown by address in Addendum 1**. The base amount is calculated from square footage registered with Lee County. **Homeowner base amount assessment will appear in individual accounts January 2, 2027. Payment will be due no later than January 31st, 2027.** Any wood replacement will be charged additionally.

Third Reminder: Special Assessment for Lennar Villa Painting January 2028

Your Board unanimously approved a special assessment for painting. Lennar villa owners will be assessed a base amount **as shown by address in Addendum 2**. The base amount is calculated from square footage registered with Lee County. **Homeowner base amount assessment will appear in individual accounts January 2, 2028. Payment will be due no later than January 31st, 2028.** Any wood replacement will be charged additionally.

Third Reminder: Horton Single Family Painting

Lee's Painting pricing for Horton homes **is shown in Addendum 3**. Horton owners are responsible for arranging their own painting. Either take advantage of Lee's Painting pricing or arrange for a different vendor. Proof of painting (vendor receipt) must be submitted to Precedent following ARC Guidelines. Special painting ARC applications will be available by

December 1, 2026. They will include a brief application for the use of Lee Painting. A comprehensive application will be required for the use of outside vending requirements; license & insurance information, etc. **Horton homes must be painted no later than April 1, 2028.** Exact details, timing, how Horton homeowners can contract Lee's Painting, etc. will be communicated at an appropriate time.

2027 Budget Approved

The 2027 proposed budget was approved by the Board. **Quarterly assessments will be unchanged for 2027. For Single family homes \$920. For Villas \$840**

First Reminder: Community Wide Mulch Spreading

Mulch spreading is scheduled to commence the week of November 16. Please consider completing any planting prior to the mulching.

Dry Season Mowing Schedule Starts October 15

Per our contract, Everyday Landscape will mow twice per month starting October 15th.

Audited 2025 Financials Available on Password Protected Homeowner Portal

Our independent auditor, Marsocci Appleby and Company, has completed our 2025 financial audit. It is posted on our portal. From our auditor: **"We have audited the accompanying financial statements of Venetian Pointe Homeowners Association, Inc. (the 'Association'), which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended and the related notes to the financial statements. In our opinion, the financial statements referred to above present fairly, in all respects, the financial position of Venetian Pointe Homeowners Association, Inc. as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America."**

Asphalt Sealcoating

Scheduled for January 5-12, 2027. The work will be performed in 3 phases with 2-day street closing for each phase. Vehicle, bicycle and pedestrian traffic will not be permitted on the affected road area during each phase. Homeowners will need to park in designated areas during each phase. The concrete flatwork and curbing repair date is TBD and will be completed prior to sealcoating. Please communicate this critical information to your renters, dog walkers, babysitters, caregivers or anyone who delivers products or services to your home on regular basis. We cannot have these folks traveling across freshly coated roadways because they weren't informed by the homeowner.

Annual Members Meeting Confirmed for January 28, 2027

Wa-Ke Hatchee Recreation Center [16760 Bass Rd, Fort Myers, FL 33908](#), start time 6:00 pm.

- 1: Painting Special Assessment by Address for Zuckerman Villas
- 2: Painting Special Assessment by Address for Lennar Villas
- 3: Lee's Painting Pricing for Horton Single Family Homes by Model

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VP Addendum Special Assessment - Painting.pdf

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1: Zuckerman Painting Special Assessment due by January 31, 2027

Address	Lot Number	Build	Build Sq Ft	Assessment
15101 Cortona Way	35	Zuckerman	1,885	\$ 3,175.44
15111 Cortona Way	36	Zuckerman	2,948	\$ 5,011.96
15151 Cortona Way	37	Zuckerman	1,885	\$ 3,175.44
15160 Cortona Way	24	Zuckerman	1,889	\$ 3,182.22
15161 Cortona Way	38	Zuckerman	1,898	\$ 2,892.24
15170 Cortona Way	23	Zuckerman	1,898	\$ 2,892.24
15171 Cortona Way	39	Zuckerman	1,889	\$ 3,182.22
15181 Cortona Way	40	Zuckerman	1,885	\$ 3,175.44
15191 Cortona Way	41	Zuckerman	1,885	\$ 3,175.44
15200 Cortona Way	20	Zuckerman	1,885	\$ 3,175.44
15201 Cortona Way	42	Zuckerman	1,885	\$ 3,175.44
15210 Cortona Way	19	Zuckerman	1,898	\$ 2,892.24
15211 Cortona Way	43	Zuckerman	1,871	\$ 3,185.61
15221 Cortona Way	44	Zuckerman	1,885	\$ 3,175.44
15231 Cortona Way	45	Zuckerman	1,982	\$ 3,339.93
15241 Cortona Way	46	Zuckerman	1,885	\$ 3,175.44
15251 Cortona Way	47	Zuckerman	1,885	\$ 3,175.44
15261 Cortona Way	48	Zuckerman	1,885	\$ 3,175.44
15271 Cortona Way	49	Zuckerman	1,885	\$ 3,175.44
15281 Cortona Way	50	Zuckerman	1,885	\$ 3,175.44
15291 Cortona Way	51	Zuckerman	1,885	\$ 3,175.44
15301 Cortona Way	52	Zuckerman	1,885	\$ 3,175.44
15311 Cortona Way	53	Zuckerman	1,898	\$ 2,892.24
15321 Cortona Way	54	Zuckerman	1,898	\$ 2,892.24
15340 Cortona Way	6	Zuckerman	1,898	\$ 2,892.24
15350 Cortona Way	5	Zuckerman	1,898	\$ 2,892.24
15360 Cortona Way	4	Zuckerman	1,898	\$ 2,892.24
15370 Cortona Way	3	Zuckerman	1,885	\$ 3,175.44
8101 Venetian Pointe Dr	100	Zuckerman	1,898	\$ 2,892.24
8111 Venetian Pointe Dr	99	Zuckerman	1,886	\$ 3,177.13
8121 Venetian Pointe Dr	98	Zuckerman	1,885	\$ 3,175.44
8131 Venetian Pointe Dr	97	Zuckerman	1,885	\$ 3,175.44
8141 Venetian Pointe Dr	96	Zuckerman	1,885	\$ 3,175.44
8150 Venetian Pointe Dr	74	Zuckerman	1,889	\$ 3,182.22
8151 Venetian Pointe Dr	95	Zuckerman	1,885	\$ 3,175.44
8160 Venetian Pointe Dr	73	Zuckerman	1,898	\$ 2,892.24
8161 Venetian Pointe Dr	94	Zuckerman	2,948	\$ 5,011.96
8170 Venetian Pointe Dr	72	Zuckerman	1,885	\$ 3,175.44
8171 Venetian Pointe Dr	93	Zuckerman	1,885	\$ 3,175.44
8180 Venetian Pointe Dr	71	Zuckerman	2,948	\$ 5,011.96
8181 Venetian Pointe Dr	92	Zuckerman	1,885	\$ 3,175.44
8190 Venetian Pointe Dr	70	Zuckerman	1,898	\$ 2,892.24
8191 Venetian Pointe Dr	91	Zuckerman	1,885	\$ 3,175.44
8200 Venetian Pointe Dr	69	Zuckerman	1,889	\$ 3,182.22
8201 Venetian Pointe Dr	90	Zuckerman	1,885	\$ 3,175.44
8210 Venetian Pointe Dr	68	Zuckerman	1,885	\$ 3,175.44
8211 Venetian Pointe Dr	89	Zuckerman	2,920	\$ 4,964.46
8220 Venetian Pointe Dr	67	Zuckerman	2,948	\$ 5,011.96
8221 Venetian Pointe Dr	88	Zuckerman	1,885	\$ 3,175.44
8230 Venetian Pointe Dr	66	Zuckerman	1,898	\$ 2,892.24
8231 Venetian Pointe Dr	87	Zuckerman	1,885	\$ 3,175.44
8240 Venetian Pointe Dr	65	Zuckerman	1,885	\$ 3,175.44
8241 Venetian Pointe Dr	86	Zuckerman	1,898	\$ 2,892.24
8250 Venetian Pointe Dr	64	Zuckerman	1,898	\$ 2,892.24
8251 Venetian Pointe Dr	85	Zuckerman	1,885	\$ 3,175.44
8260 Venetian Pointe Dr	63	Zuckerman	1,889	\$ 3,182.22

1: Zuckerman Painting Special Assessment due by January 31, 2027

Address	Lot Number	Build	Build Sq Ft	Assessment
8261 Venetian Pointe Dr	84	Zuckerman	1,885	\$ 3,175.44
8271 Venetian Pointe Dr	83	Zuckerman	1,898	\$ 2,892.24
8281 Venetian Pointe Dr	82	Zuckerman	1,885	\$ 3,175.44
8291 Venetian Pointe Dr	81	Zuckerman	1,886	\$ 3,177.13
8310 Venetian Pointe Dr	58	Zuckerman	1,889	\$ 3,182.22
8320 Venetian Pointe Dr	57	Zuckerman	1,885	\$ 3,175.44
8321 Venetian Pointe Dr	76	Zuckerman	1,885	\$ 3,175.44
8331 Venetian Pointe Dr	77	Zuckerman	2,948	\$ 5,011.96

2: Lennar Painting Special Assessment due by January 31, 2028

Address	Lot Number	Build	Build Sq Ft	Assessment
15060 Cortona Way	34	Lennar	1,583	\$ 1,795.19
15070 Cortona Way	33	Lennar	1,583	\$ 1,795.19
15080 Cortona Way	32	Lennar	1,583	\$ 1,795.19
15090 Cortona Way	31	Lennar	1,583	\$ 1,795.19
15100 Cortona Way	30	Lennar	1,583	\$ 1,795.19
15110 Cortona Way	29	Lennar	1,583	\$ 1,795.19
15120 Cortona Way	28	Lennar	1,583	\$ 1,795.19
15130 Cortona Way	27	Lennar	1,583	\$ 1,795.19
15140 Cortona Way	26	Lennar	1,583	\$ 1,795.19
15150 Cortona Way	25	Lennar	1,583	\$ 1,795.19
15180 Cortona Way	22	Lennar	1,583	\$ 1,795.19
15190 Cortona Way	21	Lennar	1,583	\$ 1,795.19
15220 Cortona Way	18	Lennar	1,583	\$ 1,795.19
15230 Cortona Way	17	Lennar	1,582	\$ 1,794.06
15240 Cortona Way	16	Lennar	1,411	\$ 1,601.53
15250 Cortona Way	15	Lennar	1,411	\$ 1,601.53
15260 Cortona Way	14	Lennar	1,583	\$ 1,795.19
15270 Cortona Way	13	Lennar	1,583	\$ 1,795.19
15280 Cortona Way	12	Lennar	1,411	\$ 1,601.53
15290 Cortona Way	11	Lennar	1,411	\$ 1,601.53
15300 Cortona Way	10	Lennar	1,583	\$ 1,795.19
15310 Cortona Way	9	Lennar	1,583	\$ 1,795.19
15320 Cortona Way	8	Lennar	1,411	\$ 1,601.53
15330 Cortona Way	7	Lennar	1,411	\$ 1,601.53
15331 Cortona Way	55	Lennar	1,582	\$ 1,794.06
15341 Cortona Way	56	Lennar	1,582	\$ 1,794.06
15380 Cortona Way	2	Lennar	1,583	\$ 1,795.19
15390 Cortona Way	1	Lennar	1,583	\$ 1,795.19
8130 Venetian Pointe Dr	76	Lennar	1,583	\$ 1,795.19
8140 Venetian Pointe Dr	75	Lennar	1,583	\$ 1,795.19
8270 Venetian Pointe Dr	62	Lennar	1,583	\$ 1,795.19
8280 Venetian Pointe Dr	61	Lennar	1,583	\$ 1,795.19
8290 Venetian Pointe Dr	60	Lennar	1,583	\$ 1,795.19
8300 Venetian Pointe Dr	59	Lennar	1,583	\$ 1,795.19
8301 Venetian Pointe Dr	60	Lennar	1,583	\$ 1,795.19
8311 Venetian Pointe Dr	79	Lennar	1,583	\$ 1,795.19

3: Horton Single Family Pricing from Lee's Painting by Model

Model	Price
Avon	\$ 3,200.00
Clifton	\$ 3,325.00
Delray	\$ 3,600.00
Ashbury	\$ 3,725.00
Bedford	\$ 4,420.00