
Venetian Pointe August News Special Edition - Election Results

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To:

Venetian Pointe Homeowners:

We're pleased to provide this special edition of August 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

AUGUST 2025 NEWS FOR HOMEOWNERS-SPECIAL EDITION FROM VENETIAN POINTE HOA BOARD OF DIRECTORS

A Special Member Meeting was held on August 5th to Vote on our Governing Document Re-Write

Member voting quorum was confirmed as 96 (54 required) Total Yes votes = 87, total No votes = 9. Yes votes = 91% of votes cast (66% of votes cast required for passage). Therefore, the Amended and Restated Documents passed overwhelmingly. Thanks to all who voted.

Single Family Home (SFH) Roof Cleaning Completed Well Before Deadline

A big thanks to all SFH neighbors for arranging and carrying out roof cleaning! All our roofs look great. More importantly, harmful mold has been removed, extending useful life.

Homeowner High Canopy Tree Trimming

Likewise, a big thanks to those homeowners who participated in high canopy tree trimming to remove dead fronds and coconuts in advance of hurricane season.

Common Area Power Washing / Sealing Successfully Completed

The pool deck and surrounding walkways, entrance pavers (both gates), entrance towers and monument signs were power washed and sealed (where appropriate) and all look great. Thanks for everyone's patience with the brief pool closure.

Artesian Well Repair

We had a wellhead leak, which temporarily soaked the common area and a few Member back yards on the corner of Cortona Way and Venetian Pointe Drive. Immediate countermeasures diverted the water away from homes and the wellhead was repaired as soon as the vendor could, one day later.

Venetian Pointe Budget Process 2026

Treasurer Dari Dingle has the lead with the following draft schedule in place, working back from the proposed budget meeting date. All dates and actions subject to confirmation:

Tuesday October 28th: Budget meeting with all members invited

Tuesday October 14th: All Members receive the budget by US Mail.

Tuesday September 30th: Precedent commences mailing Budget to Members. Budget Agenda/Notice E-blast.

Wednesday September 23rd: Venetian Pointe sends FINAL budget with agenda/notice to Precedent.

Intermediate steps, drafts and Finance Committee involvement TBD.

Friday, August 1st: Precedent forwards 2026 "budget shell" to Venetian Pointe Board.

Third Quarter Assessments (Member Dues)

Thanks to the 172 Members who have paid 3rd quarter dues. Eight Members are overdue.

PLEASE pay your dues and fees on time to avoid escalating late penalties.

One Alligator Removed, One to Go

One of our reptiles was found and removed, with the 2nd to be removed as soon as catchable.

Protective Guards (Bollards) to be Installed at Both Gate Kiosks Mid-August

The current Summerlin entrance protective post has finally been knocked down. It and the Gladiolus post will be replaced with heavy-duty bollards around August 14th.

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