
Venetian Pointe March News From Your HOA Board of Directors

associationmanagement@cincsystems.net <associationmanagement@cincsystems.net>

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To:

Venetian Pointe Homeowners:

We're pleased to provide March 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

MARCH 2026 NEWS FOR HOMEOWNERS FROM VENETIAN POINTE HOA BOARD OF DIRECTORS

Venetian Pointe Committees 2026

Committee Chairs and members were confirmed at our February Board meeting. Thanks to all our volunteers. The 2026 Committee list has been uploaded to the password-protected homeowner portal and posted on our volunteer-managed user-friendly website.

Revised ARC Guidelines

Revised ARC guidelines also passed a Board vote at the February Board meeting, effective March 1, 2026. Likewise, this document has been uploaded and posted on our volunteer-managed user-friendly website.

Ad-Hoc Painting Maintenance Committee Reconvened

The Board has reactivated this ad-hoc committee. The Committee task is to arrange initial residential and common area painting starting in the 1st quarter of 2027. Please see the complete Statement of Work below.

Preserve Violation Update

On Friday 3/14, our preserve maintenance vendor, West Coast Environmental (WCE), conducted a walk-thru with two Lee County Inspectors, a Code Enforcement Officer and three Venetian Pointe representatives. The purpose was twofold:

1.) Regain compliance with Lee County Code Enforcement regarding plants and trees needing to be installed as part of the original development order DOS2016-00088 and the limited development order LDO2023-00314. In January 2026, WCE planted 49 slash pines at 10' height with 2.5" caliper, 3 live oaks at 10' with 2" caliper, and 2 cabbage palms with a 10' clear trunk height) that were identified by Lee County. The inspection went well per the two inspectors. The final step is to provide inspectors with an as-built drawing mapping the location of each new tree overlaid onto the original development order drawings. WCE will be providing that at a quoted cost to Venetian Pointe.

2.) Show progress against violation Case# VIO2023-00911. The Code Enforcement Officer agreed progress has been made and was happy to see the above work completed. However, she remains unimpressed by all the trash, vegetative debris, construction debris (such as broken roofing tiles, rebar), fill, and yard décor (such as a bird bath, solar lighting) still needing to be removed. We also need to remove all old staking and strappings from the trees and palms upright or on the ground. The understory plantings appeared to be healthy although it is impossible to determine the health of the American beauty berries as they are deciduous and have dropped their leaves until the spring. We may be forced to plant more understory plantings this spring.

This violation will remain open until we can show complete compliance outlined in the case file.

There will be a request for volunteers in the coming weeks to clean up the preserve, and we expect a great turnout. Otherwise, we will be forced to pay WCE to perform that work at great expense. We also ask residents living along the preserve to stop treating it as a dumping ground. It only takes 2 or 3 to toss yard waste or construction debris into the preserve and we all end up suffering the County's wrath.

To be clear, the preserve is an ongoing expense in perpetuity for Venetian Pointe and will endure regular inspections. The Board will look at insurance coverage as well as addressing through reserves.

Entrances Maintenance

New gate arms and call boxes will be installed soon. Please use caution when entering or exiting the property while work is being performed. The workers would like to go home safely at day's end.

Sidewalks and Curbing Maintenance

The sidewalks and curbing will be power washed in the coming weeks, weather dependent. Please be careful when you are out walking. The crews may not hear you if you approach from behind.

Landscape Maintenance

Everyday Landscape Maintenance is our contracted vendor. They mow, edge and use blowers weekly in the wet season and every other week in the dry season. Shrub/hedge trimming and irrigation wet checks occur monthly. The fertilization and insect/disease control schedule is posted on our volunteer-managed user-friendly website, venetianpointehoa.com on the “Our Resources” page.

Everyday executes these contracted services to industry standards. They are not contracted as personal landscapers and cannot accommodate individual tastes and desires. There is an opt out mechanism for shrub/hedge pruning and spraying. For example, if a homeowner wants a hedge to be taller than industry standards, they may place 2 red reflectors, one visible in the front yard and one in the back yard.

Public Service Tip – Dryer Vent Cleaning

It is best practice to disconnect dryer exhaust hoses periodically to clear accumulated lint. No special tools are needed; a vacuum cleaner will do.

Next Board Meeting

There are no pressing issues that require a Board vote. Therefore, subject to change, there will be no March Board meeting. If this changes, a statutory agenda/notice will be sent.

Addendum: Venetian Pointe ad-hoc Committee Painting Maintenance Phase 2 Statement of Work, March 2026

Background: Phase 1 of Venetian Pointe ad-hoc Painting Maintenance Committee concluded in 2025 and confirmed a painting schedule for our community. The following was added to our ARC guidelines effective March 1, 2026. See below in bold italics. ***Painting and Pressure Cleaning (Exterior, Statutory): Per Article XI, the Board is responsible for arranging Villa exterior pressure washing and painting. Per reserve study conclusions, expert recommendations and upon professional inspection, exterior pressure washing/painting should occur every 7-10 years. Pressure washing / painting will commence for Zuckerman-built villas in 2027. Lennar-Built villas will follow in 2028. Each detached single-family homeowner (Horton-built) shall be responsible for pressure washing and painting on your own. Horton-built homes may commence initial painting in 2027, but all must complete initial painting by 2028. Proof of painting (receipt) is required of all detached single-family homeowners.*** It is now time to move to phase 2 with vendor bidding, selection and scheduling.

Objective: Refresh an RFP and solicit several bids for painting. Select a qualified vendor with the best price/performance ratio. Schedule Zuckerman villa painting for Q1 2027. If advantageous, include Lennar villa painting in Q1 2028 as a package bid (presumably lower cost for more volume).

Scope: Painting of Zuckerman villas and common area structures in Q1 2027. If advantageous, include Lennar villas for Q1 2028. If not advantageous, arrange for Lennar painting separately and later.

Tasks:

Venetian Pointe BOD: Approve the reactivation of Ad Hoc Painting Committee. **Completed Feb 24, 2026.**

Ad Hoc Committee Members: Jim Bankowski and David Larson (Co-Chairs), Mark Ober, Jackie Walker (members). Additional members TBD.

Ad Hoc Committee: Refresh RFP and solicit multiple bids.

Ad Hoc Committee: Evaluate bids, discuss, deliberate, recommend a vendor to the Board.

Venetian Pointe BOD: Vote on recommended vendor.

Venetian Pointe BOD: Commit to vendor and get on the Q1, 2027 schedule.

Venetian Pointe BOD: Communicate cost of painting to Zuckerman villa owners (one cost for single-story, a higher cost for 2 story). A special assessment will be collected in Q1 2027 from Zuckerman villa owners.

Deliverable: A qualified vendor with the best price/performance ratio to pressure wash/paint Zuckerman villas and common area structures in Q1, 2027. If advantageous, include Lennar Villas to be painted Q1, 2028 as package deal.

Period of Performance for Ad Hoc Committee: May 2026.

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