
Venetian Pointe October News From Your HOA Board of Directors

1 message

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

Fri, Oct 17, 2025 at
12:42 PM

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 2025 NEWS FOR HOMEOWNERS FROM VENETIAN POINTE HOA BOARD OF DIRECTORS

2026 Budget Approval Meeting Scheduled for November 5th, 6:00 PM, Wa-Ke-Hatchee Recreation Center

The Finance Committee met on September 22, reached consensus and proposed a 2026 budget. Agenda/notice is being sent by USPS to those who have not opted into electronic notice/voting. Your Board encourages all Members to attend the meeting and participate in the discussion. A Board meeting will follow immediately after the budget approval meeting, start time TBD.

Venetian Pointe Member Survey – Your Opinions Please!

Please participate in the upcoming Member survey to be made available via the HOA's voting software within our password-protected portal for homeowners. The survey consists of 10 questions with the opportunity for Members to express concerns and make suggestions. **The survey will be made available from October 24 through November 2.** Results will be tabulated and shared during our November 5 Board meeting.

Please Enable Online Notice/Voting to Participate in the Survey

Currently, 128 of our households have opted into online notice/voting and therefore have access to the upcoming survey. For those who have not yet enabled this function, you may do so at any time.

1: Sign into the password-protected portal for homeowners <https://condo.cincwebaxis.com/>.

2: Note that "Online Voting" appears on the home page.

3: Click on Online Voting

4: Click on Vote Now

5: Follow the prompts, confirm your identity, contact info and agree to activate online notice and voting.

Everyday Maintenance Contract Signed

The Board signed a 2-year contract to retain our current vendor Everyday Maintenance Inc. This contract will run from November 1st, 2025, through October 31st, 2027. Members have been satisfied with Everyday services thus far (approved by 96% of respondents in our March 2025 survey). Everyday was also the lowest bid this year; an incredible \$131,400 lower than competitor TLS!

East Lake Fountain Repaired

The east lake (pond) fountain has undergone significant maintenance. The motor control electrical box has been replaced; the fountain was deep cleaned to remove organic growth on each of the nozzles and the light fixture was replaced. Therefore, both fountains have recently received necessary maintenance.

Irrigation Issues

Some areas of the property have been experiencing irrigation issues for the past 3 weeks. The system is running, but the flow of water to the sprinkler heads is very low in multiple areas. Troubleshooting of the areas revealed the following:

- Low levels of watering due to homeowners tampering with the flow valves which is a violation!
- This tampering causes water pressure imbalances in these areas which have sprinkler heads barely popping up and water dribbles out versus spraying.
- We are working with Irrigation Specialists to reset the valves for all 153 stations to correct imbalance.
- Locks will also be added to the valve boxes where we believe the tampering has occurred.
- This tampering is costing the community money to pay for remediation.
- During recent wet checks, 6 stations were identified with bad solenoids, 3 stations were identified with bad decoders and 1 station was identified with a leak.
- Irrigation Specialists are working to correct the issues by COB 10/17/25
- We have also requested that the main filter be checked and cleaned for barnacles.

Current Irrigation Schedule

- Odd addresses Wednesday and Saturday with at 9:00PM start
- Even Addresses Sunday and Thursday with at 9:00PM start
- Common Areas Tuesday and Thursday with a 3:45am start

Artesian Well Pump to be Installed

- As previously reported, the artesian well has lost natural pressure and water flow is inadequate. The Board agrees to install an artesian well pump to restore adequate flow for proper irrigation.

French Drain Completed

Everyday completed the drain line from the irrigation station / artesian well head to the west lake. A cracked well-head pipe had caused flooding in the immediate area and affected several homes. The pipe was fixed but the standing water remained, which necessitated the the new drain line. We confirmed that the common area at the intersection of Venetian Pointe Drive and Cortona Way retains standing water. This attracts mosquito infestations and causes root rot to area plantings. We are looking at solutions to remedy the problem with potentially additional drain line(s).

Venetian Pointe Preserve: VIO2023-00911 (Lee County)

We are in violation again as some things replanted did not survive. This is mostly owing to record rains in June of last year followed by 2 hurricanes. We are working with our contracted vendor, West Coast Environmental, to identify the scope of the 2nd replanting required and get competitive bids to regain compliance.

Next Meetings

November 5: Budget Approval Meeting with Board Meeting immediately following.
January 27, 2026: Proposed date for annual Members meeting.

[To unsubscribe, click here](#)

Powered by CINC Community Association Management Software