

JUNE 2025 NEWS FOR HOMEOWNERS FROM VENETIAN POINTE HOA BOARD OF DIRECTORS

Open Board Position

An At-Large position has become available for the remaining term (from now until December 2025). Anyone interested in filling this approximately 6-month term, please forward your intent to president@venetianpointehoa.com. Familiarity with Microsoft Office software (Outlook, Excel, PowerPoint, Word) is required. Submit by June 23, 2025, please. Kindly include a brief bio not to exceed one page.

Governing Document Re-Write Steps Remaining in Statement of Work

Pavese Law: Deliver final draft to Board.

Venetian Pointe Board: Vote to approve final draft at scheduled Board meeting.

Precedent/Venetian Pointe Board: Mail, E-blast, post notice of special member meeting with governing document vote.

Precedent: Make online voting available to members.

Precedent/Venetian Pointe BOD: Hold special Member meeting on scheduled date.

Roof Cleaning Update

Villa cleaning has been completed. Thanks to all for your cooperation. Seven households have not yet paid the roof cleaning special assessment. Late fees now apply.

Common area roofs have also been cleaned.

Single Family Home (SFH) roof cleaning is progressing with 63 receipts confirming cleaning, 9 with apparently clean roofs but no receipt submitted and 8 apparently not cleaned. This is to remind SFH owners that the cleaning deadline with receipt submission is August 3, 2025. Violations / fines will be levied if roofs have not been cleaned by the August 3 deadline. Please send your roof cleaning receipt to

secretary@venetianpointehoa.com. If unable to attach a scan of the receipt, please submit it by mail or drop off at the following address: Precedent Hospitality Management, Attn: Blake De Leon, 6216 Whiskey Creek Dr. Suite A, Fort Myers, FL 33919.

Ad Hoc Painting Committee (Ober, Korenic, Walker, Bankowski)

The committee has reached consensus to recommend the following overall schedule to the Board: Begin painting the Zuckerman villas in Q1 of 2027. Horton single family homes are welcome to opt in at this time or wait until Q1 of 2028 when the Lennar villas will be painted. Solicit vendor quotes by May 2026. Select a vendor by June 2026 to ensure Zuckerman villas are on the vendor schedule 1Q 2027. More details to follow.

ARC Committee Meetings on As-Needed Basis for Rest of 2025

Mark Ober made a motion to suspend the remaining ARC meeting master schedule for 2025 (July through December) and revert to as-needed meetings (on Fridays, not more than one per month). Meetings will start at 10:00 am with 14-day notice when possible. The motion was seconded and passed.



Alligator in Both Lakes

The alligator nuisance hotline was called after multiple sightings in both the east and west ponds. The trapper came to Venetian Pointe and used his alligator call at both ponds to summon the alligator towards shore to be caught. The alligator did not appear. The trapper surmised the alligator was cooling off in the drainpipe that connects both ponds. Since the trapper's visit, the alligator has been spotted again. The trapper has been contacted but has not been available for a return visit.

Landscaping and Maintenance

Everyday trimmed the 8 Sable Palms at the entrances per the contract. They look beautiful. Vehicles continue to hit and knock the posts off their moorings that protect the gate kiosks at each entrance. Since installation, the posts have prevented damage to the kiosks. The maintenance committee is working on replacing the posts with heavy-duty U-shaped machine guards.

Reminder: Lease and Occupancy Restrictions Article 13 Section 1

All leases shall be in writing, and a copy of such lease shall be provided to the Association for review. The owner or lessee requesting the review shall pay to the Association or its management agent a fee of \$100 to cover the costs of reviewing the lease and examining records plus all reasonable costs incurred by the Association to conduct a background check. No lease shall be for a term of less than ninety (90) days and no Home may be leased more than three (3) times in any calendar year unless otherwise approved by Association in the case of hardship.

Tree Trimming Request Deadline Monday June 16th for Trees with Canopy over 14 Feet – Owner Expense

A total of nine homeowners have signed up so far. The Board is also arranging trimming needed in our common areas. Homeowners may still request trimming. Please do the following before the close of business on Monday June 16th.

Send an email to info@precedentmgt.com and include:

- Your name
- Your address
- The number of trees you would like trimmed
- The types of trees you would like trimmed
- Homeowners can request other tree trimming services if needed

