

VENETIAN POINTE HOMEOWNERS ASSOCIATION

Board Meeting Agenda Notice

August 26, 2025

Start Time: 6:00 pm

IN PERSON: Lakes Regional Library, 15290 Bass Road, Fort Myers, FL 33908 (Small Conference Room B)

VIRTUAL:

To join from a PC, Mac, iPad, iPhone or Android Device in 1 Click [Click Here](#)

Or click <https://zoom.us/> Click Join, and Enter Meeting ID 720 988 4355

Join by Phone: Dial 646-558-8656 and enter Meeting ID 720 988 4355

The purpose of the Board Meeting is to conduct business as permitted by Florida Statutes and the governing documents of the Association.

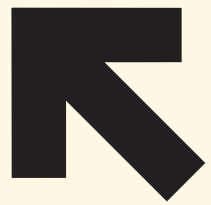
An identification of agenda items is as follows:

1. Call the Meeting to Order, Welcome, Introductions
2. Statutory Requirements
 - a. Certify Quorum
 - b. Prove Notice of Meeting
 - c. Confirm Agenda
 - d. Read (or Waive Reading of) and Approve the Last Meeting Minutes
 - e. Certify Election Result of August 5, 2025, Special Member Meeting
3. Board and Committee Reports
 - a. Treasurer (July Financials if data available)
4. Old Business
 - a. Summerlin Perimeter Fence Repair Update
 - b. Artesian Well Update
 - c. High-Canopy Tree Trimming Update
 - d. Gate Kiosk Protection Upgrade (Bollard Installation)
5. New Business
 - a. 2026 Budget Process
6. Future Meeting Schedule and Adjourn the Meeting

* Seating is limited and on a first-come-first-served basis

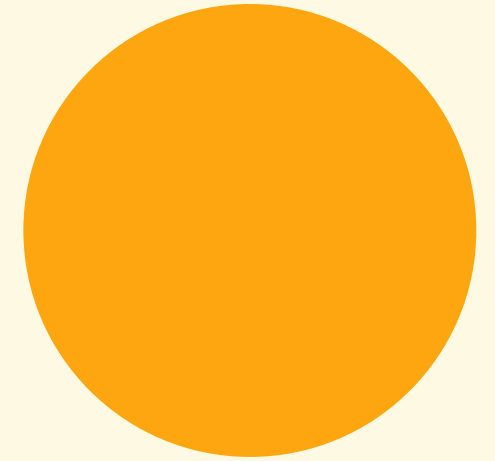
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Venetian Pointe Homeowners Association Board of Directors Meeting

August 26, 2025



Agenda

Welcome & Introductions

1

Statutory Requirements

2

Board & Committee Reports

3

Old Business

4

New Business

5



Welcome & Introductions

Welcome to this month's Board of Directors meeting for Venetian Pointe HOA.

Thank you, volunteers ... You help us all live in a world-class community with a low-fee lifestyle.

We welcome all new Homeowners to our community.

LCAM Amy Bush is in attendance representing Precedent, welcome Amy.



1

What Guides Our Work?

MISSION

The mission of our Board of Directors is to serve Venetian Pointe homeowners and their families, to protect and enhance our property, and to provide value to our community

VISION

Our vision is to improve our community by fostering neighborhood pride, encouraging cooperation, and promoting harmony among our homeowners

VALUES

Our community values include respecting each other and the diverse needs of our families, encouraging participation and volunteerism, operating in a professional manner, and advocating for the interests of the community



Board Meeting Rules

RULES FOR MEMBER ENGAGEMENT

Only Members (Homeowners) have a right to speak

Members may ask questions or comment on Board Meeting Agenda items only

Questions and comments should not exceed three minutes each

Please identify yourself with your first and last name and your address when speaking

Members are asked to address the Board only and not each other

Zoom chat is disabled. Zoom participants must raise their hands, identify themselves and speak.



2

Statutory Requirements





Statutory Requirements

1. **Certify Quorum**
2. **Prove Notice of Meeting**
3. **Confirm the Agenda**
4. **Read (or Waive Reading of) and Approve the Last Meeting Minutes**
5. **Certify Special Members Meeting Election Results**

A special members meeting was held on August 5th to vote on our governing document re-write. The final, audited result is as follows: Member voting quorum was confirmed as 97 (54 required) Total Yes votes = 88, 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. The amended and restated documents have been uploaded to the password-protected portal for homeowners.



3

Board & Committee Reports



3

Treasurer's Report

July 2025 FINANCIAL REPORT

**If data available at
meeting time.**

4

Old Business



Old Business

Summerlin Perimeter Fence Repair Update

Vendor scheduled to complete repairs the week of August 25.

Artesian Well Update

The well head pipe leak has been repaired. Drainage improvements are planned around the well head. We are once again taking flow readings to determine the flow rate as requested by our vendor. Current flow rate is 18,000 gallons/day. That is up slightly from recent readings but 1/3 of what is required in dry season. As previously reported, a solution may be to install a pump in the artesian well. Further analysis and bids are required. Any solution must be completed in advance of the dry season.

High-Canopy Tree Trimming Update

Common area trees have been trimmed by both Everyday Landscaping (10' and below) and Twin Palms Tree Service (above 10'). Private home trimming has also been completed for those who signed up. Your neighbors thank you. We strongly request homeowners who still need to have tall trees trimmed or coconuts removed to do so immediately as they pose a potential danger in high winds.



4

Old Business

Gate Kiosk Protection Upgrade (Bollard Installation)

Maintenance Chair George K. and Russ Addis have completed the installation at both entrances. As always, a big thanks to our volunteers!



5

New Business



New Business

2026 Budget Process

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, presumed venue Lakes Regional Library, 6:00 PM start.

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

Tuesday September 30th: Precedent commences mailing Budget and agenda/notice to members. E-Blast goes out.

Wednesday September 24th Board forwards Budget with agenda/notice (Marek lead) to Precedent.

Tuesday September 23rd: Treasurer Dari Dingle provides 2026 Budget Draft to Board.

Intermediate steps, drafts and Finance Committee involvement TBD.

Thursday August 21: Precedent provided budget shell to Board.



Next Meeting & Adjournment

All meetings start at 6:00 pm; preferred venue is Lakes Regional Library, 15290 Bass Road, Fort Myers; All dates, times and venues are subject to confirmation.

Tuesday September 23, 2025 Board Meeting (Tentative)

Tuesday October 28, 2025 Budget Meeting (Tentative)

(Fourth Quarter Board Meetings TBD, Annual Meeting in January, exact date TBD.)



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