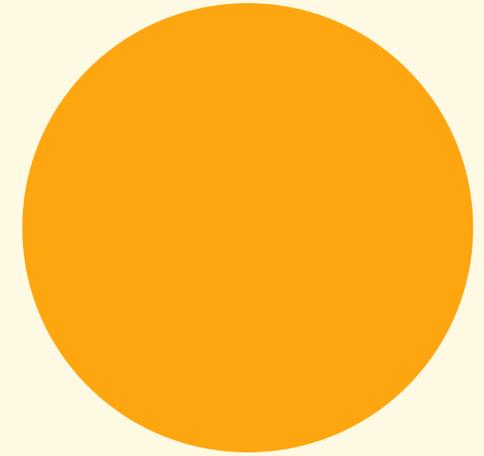


# **Venetian Pointe Homeowners Association Board of Directors Meeting**



**February 24, 2026**

# Agenda

**Welcome & Introductions**

**1**

**Statutory Requirements**

**2**

**Board & Committee Reports**

**3**

**Old Business**

**4**

**New Business**

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# **Welcome & Introductions**

**Welcome to the February 2026 Board of Directors meeting for Venetian Pointe HOA.**

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

**We welcome all new Homeowners to our community**

**Amy Bush, our Precedent LCAM is in attendance**



**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**



**2**

# **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 Annual Meeting Election Results**



2

# Statutory Requirements Cont.

## Annual Meeting Election Certification

On January 27, 2026, an election was held with the following audited results:

102 votes were recorded – (54 required to achieve Quorum) Check ✓

- **Result 1: Excess Revenue Rollover - Requires simple majority of votes cast to pass.**  
**93 YES and 0 NO (9 blank or abstained): PASSED**
- **Result 2: Four Open Seats for Voting Directors**
  - The top four vote totals were elected for the 2026-2027 term
  - Jim Bankowski, Pam Salaz, Dave Marek, David Larson
  - Welcome to the Board, first time Board Member David Larson
  - Many thanks to all those who volunteered to stand for the election



# Statutory Requirements Cont.

## Results of Board Organizational Meeting Held January 27, 2026

- **Board of Directors Title and Term Summary**

Voting Directors	Title	E-Mail	Term
Jim Bankowski	President	<a href="mailto:president@venetianpointehoa.com">president@venetianpointehoa.com</a>	January 2026 to December 2027
Pam Salaz	Vice President	<a href="mailto:vicepresident@venetianpointehoa.com">vicepresident@venetianpointehoa.com</a>	January 2026 to December 2027
David Marek	Secretary	<a href="mailto:secretary@venetianpointehoa.com">secretary@venetianpointehoa.com</a>	January 2026 to December 2027
Dari Dingle	Treasurer	<a href="mailto:treasurer@venetianpointehoa.com">treasurer@venetianpointehoa.com</a>	January 2025 to December 2026
David Larson	Director at Large	<a href="mailto:director@venetianpointehoa.com">director@venetianpointehoa.com</a>	January 2026 to December 2027



## 2

# Statutory Requirements Cont.

<b>President</b>	<b>Vice President</b>	<b>Secretary</b>	<b>Treasurer</b>	<b>Director</b>
<ul style="list-style-type: none"> <li>• Running Meetings</li> <li>• Establish Meeting Agendas</li> <li>• Act as Liaison with Management Company</li> <li>• Daily Administration of the Association Affairs</li> <li>• Direct Point of Contact to LCAM</li> <li>• One Board Vote</li> </ul>	<ul style="list-style-type: none"> <li>• Assist President</li> <li>• Attend Board Meetings</li> <li>• Vote on Board Actions</li> <li>• Vote on Policy and Procedures</li> <li>• Communicate with Owners</li> <li>• Work with Chartered Committee</li> <li>• One Board Vote</li> </ul>	<ul style="list-style-type: none"> <li>• Responsible for Minutes of all Association Meetings</li> <li>• Announce Meetings and Prepare Agendas</li> <li>• Liaise with LCAM</li> <li>• Maintain Association Records</li> <li>• Maintains List of Owners</li> <li>• Verify Proxies</li> <li>• Certify Actions of the Board</li> <li>• File Forms with State Agencies</li> <li>• Manage Correspondence</li> <li>• One Board Vote</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare the Annual Budget</li> <li>• Maintain Association Accounts</li> <li>• Maintain Revenue &amp; Expense Reports</li> <li>• Report Financial Status</li> <li>• Manage Association Funds</li> <li>• Oversee &amp; Report Annual Statement to Owners</li> <li>• Review &amp; Sign Annual Tax Return</li> <li>• One Board Vote</li> </ul>	<ul style="list-style-type: none"> <li>• Assist Officers &amp; Other Directors</li> <li>• Attend Board Meetings</li> <li>• Vote on Board Actions</li> <li>• Vote on Policy and Procedures</li> <li>• Communicate with Owners</li> <li>• Work with Chartered Committee</li> <li>• Work on Special Projects</li> <li>• One Board Vote</li> </ul>

**3**

# **Board & Committee Reports**



# Treasurer's Report

31-12-25			
	Actual	Budget	Variance
<b>Balance Sheet</b>			
<b>Assets</b>			
<b>Cash</b>			
Popular bank - operating account	\$116,061.01		
Popular Bank - reserve account	\$65,460.46		\$8,708.33
<b>Total operating and reserve cash available</b>	<b>\$181,521.47</b>		
<b>Investments</b>			
From Operating - Bank OZK CD/IRA 7 months 4.50%	\$78,187.85		
From Operating - Bank OZK CD/IRA 7 months 4.498%	\$61,603.27		
From Reserve - Bank OZK CD/IRA 7-month 4.50%	\$78,187.42		
<b>Total Investments</b>	<b>\$217,978.54</b>		
<b>Other Short Term Assets</b>			
Total Accts Receivable	\$1,222.34		
Prepaid Insurance	\$26,686.24		(\$3,733.57)
Other ST assets	\$3,954.07		
<b>Total Other ST assets</b>	<b>\$31,862.65</b>		
<b>TOTAL ASSETS</b>	<b>\$431,362.66</b>		
<b>Liabilities</b>			
Total Accts Payable	\$1,487.30		
Deferred Revenue	\$0.00		
Accrued Expenses	\$1,212.90		
Prepaid Fees	\$45,659.39		
Due to developer	\$45,000.00		
Other liabilities	\$2,440.00		
<b>TOTAL LIABILITIES</b>	<b>\$95,799.59</b>		
<b>Equity</b>			
Reserves	\$143,647.88		
**Surplus /Deficit current year	(\$3,740.75)		
Surplus /Deficit - prior year	\$55,655.94		
Capital Contributions as of 12/31/2025	\$140,000.00		\$1,500.00
<b>Total Fund Balances</b>	<b>\$191,915.19</b>		
<b>Total Liability and equity</b>	<b>\$431,362.66</b>		

## Year-End 2025 FINANCIAL REPORT

	31-12-25			Year to date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Income Statement</b>						
Income	\$47,746.67	\$47,379.13	\$367.54	572,960.00	568,550.00	\$4,410.00
Special assessment	\$0.00	\$0.00	\$0.00	27,500.00	-	\$27,500.00
Operating and Reserve interest income	\$1,731.26	\$250.00	\$1,731.26	\$7,579.31	3,000.00	\$4,579.31
Other Interest and Fees	\$208.36	\$41.63	\$166.73	3,121.90	500.00	2,621.90
<b>Total Income</b>	<b>\$49,686.29</b>	<b>\$47,670.76</b>	<b>\$2,015.53</b>	<b>611,161.21</b>	<b>\$572,050.00</b>	<b>39,111.21</b>
<b>Operating expense</b>	<b>\$68,743.61</b>	<b>47,670.87</b>	<b>(\$21,072.74)</b>	<b>\$614,901.96</b>	<b>572,050.00</b>	<b>\$42,851.96</b>
<b>Net income</b>	<b>(\$19,057.32)</b>	<b>(\$0.11)</b>	<b>(\$19,057.21)</b>	<b>(3,740.75)</b>	<b>\$0.00</b>	<b>(3,740.75)</b>



# Treasurer's Report Continued

30-11-25			
	Actual	Budget	Variance
<b>Balance Sheet</b>			
<b>Assets</b>			
<b>Cash</b>			
Popular bank - operating account	\$144,511.76		
Popular Bank - reserve account	\$61,105.60		\$4,353.47
<b>Total operating and reserve cash available</b>	<b>\$205,617.36</b>		
<b>Investments</b>			
From Operating - Bank OZK CD/IRA 7 months 4.50%	\$77,334.50		
From Operating - Bank OZK CD/IRA 7 months 4.498%	\$61,603.27		
From Reserve - Bank OZK CD/IRA 7-month 4.50%	\$77,334.07		
<b>Total Investments</b>	<b>\$216,271.84</b>		
<b>Other Short Term Assets</b>			
Total Accts Receivable	\$2,331.91		
Prepaid Insurance	\$30,419.81		(\$3,733.57)
Other ST assets	\$3,675.72		
<b>Total Other ST assets</b>	<b>\$36,427.44</b>		
<b>TOTAL ASSETS</b>	<b>\$458,316.64</b>		
<b>Liabilities</b>			
Total Accts Payable	\$2,488.64		
Deferred Revenue	\$47,746.67		
Accrued Expenses	\$1,190.00		
Prepaid Fees	\$10,264.15		
Due to developer	\$45,000.00		
Other liabilities	\$2,215.00		
<b>TOTAL LIABILITIES</b>	<b>\$108,904.46</b>		
<b>Equity</b>			
Reserves	\$138,439.67		
**Surplus /Deficit current year	\$15,316.57		
Surplus /Deficit - prior year	\$55,655.94		
Capital Contributions as of 01/31/2024	\$140,000.00		\$1,500.00
<b>Total Fund Balances</b>	<b>\$210,972.51</b>		
<b>Total Liability and equity</b>	<b>\$458,316.64</b>		

## November 2025 FINANCIAL REPORT

	30-11-25			Year to date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Income Statement</b>						
Income	\$47,746.67	\$47,379.17	\$367.50	525,213.33	521,170.87	\$4,042.46
Special assessment	\$0.00	\$0.00	\$0.00	27,500.00	0.00	\$27,500.00
Operating and Reserve interest income	\$464.56	\$250.00	\$464.56	\$3,687.38	2750.00	\$937.38
Other Interest and Fees	(\$58.54)	\$41.67	(\$100.21)	5,074.21	458.37	4,615.84
<b>Total Income</b>	<b>\$48,152.69</b>	<b>\$47,670.84</b>	<b>\$481.85</b>	<b>561,474.92</b>	<b>\$524,379.24</b>	<b>37,095.68</b>
Operating expense	\$55,953.25	47,670.83	(\$8,282.42)	\$546,158.35	524,379.13	\$21,779.22
<b>Net income</b>	<b>(\$7,800.56)</b>	<b>\$0.01</b>	<b>(\$7,800.57)</b>	<b>15,316.57</b>	<b>\$0.11</b>	<b>15,316.46</b>
<b>Note: Earned capital contributions - Nov 2025</b>						
	\$1,500					



**3**

# **2026 Committees**

## **Confirm 2026 Committee Chairs and Membership**

### **Architectural Review (ARC)**

- **Chair (Mark Ober) and members (Tom Bowman, Susan Kern, Cammy Skoog) confirmed.**

### **Compliance**

- **Chair (Joshua Albert) and members (Mary Hartwig, Tonya Lamia) confirmed.**



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# 2026 Committees Continued

## Confirm 2026 Committee Chairs and Membership

### Finance

- **Chair (Dari Dingle) and members (Brian Mayer, Tom Herrmann, Maggie Hillstrom, George Korenic, Jackie Walker) confirmed.**

### Maintenance

- **Chair (George Korenic) and members (Tom Bowman, Todd Johnson, Bonnie Mayer, Mark Ober, Jackie Walker) confirmed.**

### Neighborhood Watch

- **Chair (Pam Salaz) and members (Fran Matheis, Jeff Skoog, Julie Hancher, Becky Hogue, Abhishek Rai) confirmed.**



# 2026 Committees Continued

## Revised ARC Guidelines

**Chairman Mark Ober and the ARC team have updated the ARC Guidelines of March 1, 2023 and recommend adoption by the Board. Effective date, if adopted, is March 1, 2026.**

**4**

# **Old Business**



4

## Old Business

### **Lee County Violation (VIO2023-00911): Re-Plant Trees**

**Our contracted vendor, West Coast Environmental, re-planted the dead trees in the preserve to regain compliance. We are awaiting re-inspection by Lee County.**

### **Reserve Study Refresh**

**Florida Property Assessment Team (FPAT) awarded contract Jan 2026 to refresh our reserve study at \$2.8k. The project begins with a site walk-thru on March 18<sup>th</sup>. Several of our volunteers who have intimate knowledge of our shared assets will work closely with the Project Manager from FPAT during knowledge transfer.**

### **Preserve Area Maintenance Contract**

**Renewed annual service contract with West Coast Environmental (WCE) at \$10,450/yr which is a 10% increase (\$9,500/yr) to cover rising costs of chemicals.**



4

# Old Business

## Janitorial Service Contract Pool Area & Gym

**Renewed annual service contract with Green & Clean at a lower monthly rate  
Sent RFP to 4 vendors and Green & Clean was the lowest responsible bidder.**

Vendor	Base Bid (\$)
Ally Property Service	459.99 mo
Beyond Fast Cleaning	600.00 mo
Bride and Groom with a Broom	480.00 mo
Green & Clean	452.24 mo

**Further negotiating with Green & Clean netted these final results:**

- **Original RFP proposal cost \$452.24/mo.**
- **New Best and Final cost \$290.00/mo.**
- **Savings of \$162.24/mo.**
- **2025 Green & Clean rate was \$450.69/mo.**

**5**

# **New Business**



## **New Business**

### **Venetian Pointe Garage Sale**

**Community garage sale is confirmed for March 7th from 9:00 am to 2:00 pm. Please stage your sale items before 9:00 am and clear before 3:00 pm. Also, keep customers cars off all lawn areas & especially fragile sprinkler heads!!! If possible, mark them and cover.**

### **Pool Maintenance Contract to be Revised**

**General Manager from Pool Doctor attended onsite service review mtg to address homeowner complaints of pool cleanliness. The outcome was pool is only getting cleaned on Mondays and Fridays which is not best practice for pools like ours. It will cost additional \$67/Wednesday if we agree to the new service contract. (\$1,132/mo → \$1,400/mo)**



5

## New Business

### Replace Gate Call Boxes & Gate Arms

53-5350-00-00	Gate Repair	\$10,000.00	\$1,603.70	\$30,000.00
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**Business I.T. Solutions of SWFL dba Affordable Gate Service**

**\$7,000 for 8 New Gate Arms and 10 Lane Delineators**

**\$10,000 for 2 New Call Boxes with Sun Hoods and Goosenecks**

**\$17,000 total**

**1 of 8 gate arm motors has been replaced year to date due to failure  
Balance of budgeted funds will be used to replace motors as needed**

**Reconvene Ad-Hoc Painting Committee** Bankowski & Larson co-chairs

**Painting begins 2027 and bids are needed now to secure a painter**

**Volunteers will be solicited to assist with bids**



5

## New Business

### **New Signage at Entrances**

**At the Annual Meeting, a homeowner brought up the need for new and possibly improved signage at both entrances to help discourage and/or prevent soliciting on property. Also, neighborhood watch or similar.**

**We need a volunteer(s) to work with that homeowner(s) and come up with appropriate signage both from a legal and aesthetic standpoint with costs for budgetary purposes**

**Findings, if any, can be shared at the next Board meeting or tabled insufficient/dead**



# 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 March 24, 2026**

**Tuesday April 28, 2026**

**Tuesday May 26, 2026**

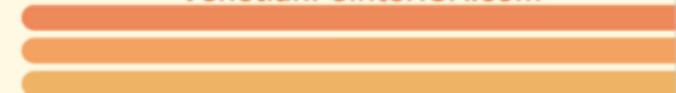
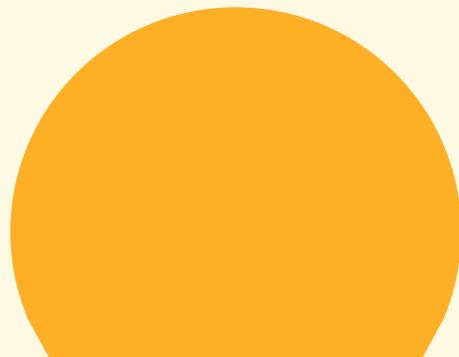
**Tuesday June 23, 2026**

**Tuesday July 28, 2026**

**Tuesday August 25, 2026**

**Tuesday September 22, 2026**

**Fourth Quarter Budget, Board and Annual Meetings TBD.**



A decorative graphic featuring thick, stylized lines in red and orange. The lines form various shapes, including a large 'U' shape on the left and a vertical line on the right. A solid green circle is positioned on the right side, overlapping the red line. Two small black circles are also present: one on the orange vertical line and another on the red horizontal line.

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