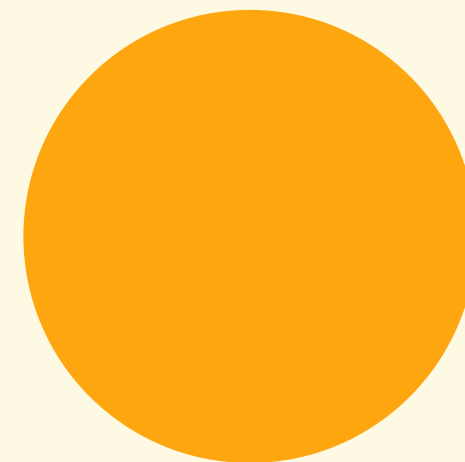




# **Venetian Pointe Homeowners Association Board of Directors Meeting**

**June 24, 2025**



# Agenda

**Welcome & Introductions**

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**Board & Committee Reports**

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# **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.**



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# **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**



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# **Board & Committee Reports**





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# Treasurer's Report

## May 2025 FINANCIAL REPORT

31-05-25			
	Actual	Budget	Variance
Balance Sheet			
Assets			
Cash			
Popular bank - operating account	\$172,367.86		
Popular Bank - reserve account	\$35,023.01		
<b>Total operating and reserve cash available</b>	<b>\$207,390.87</b>		
Investments			
From Operating - Bank OZK CD/IRA 7 months 4.641%	\$75,286.62		
From Operating - Bank OZK CD/IRA 7 months 4.641%	\$60,000.00		
From Reserve - Bank OZK CD/IRA 7-month 4.641%	\$75,286.62		
<b>Total Investments</b>	<b>\$210,573.24</b>		
Other Short Term Assets			
Total Accts Receivable	\$6,041.80		
Prepaid services & Insurance	\$12,952.93		
<b>Total Other ST assets</b>	<b>\$18,994.73</b>		
<b>TOTAL ASSETS</b>	<b>\$436,958.84</b>		
Liabilities			
Total Accts Payable	\$22,505.04		
Deferred Revenue	\$47,746.68		
Accrued Expenses	\$3,642.21		
Prepaid Fees	\$21,398.65		
Due to developer	\$45,000.00		
Other liabilities	\$1,660.00		
<b>TOTAL LIABILITIES</b>	<b>\$141,952.58</b>		
Equity			
Reserves	\$110,309.63		
<b>**Surplus /Deficit current year</b>	<b>(\$4,959.31)</b>		
Surplus /Deficit - prior year	\$55,655.94		
Capital Contributions as of 01/31/2024	\$134,000.00		\$0.00
<b>Total Fund Balances</b>	<b>\$184,696.63</b>		
<b>Total Liability and equity</b>	<b>\$436,958.84</b>		

31-05-25				Year to date		
	Actual	Budget	Variance	Actual	Budget	Variance
Income Statement						
Income	\$47,746.66	\$47,379.17	\$367.49	238,733.32	236,895.85	\$1,837.47
Special assessment	\$27,500.00	\$0.00	\$27,500.00	27,500.00	-	\$27,500.00
Interest and Fees	\$903.64	\$291.67	\$611.97	2,000.24	1458.35	541.89
<b>Total Income</b>	<b>\$76,150.30</b>	<b>\$47,670.84</b>	<b>\$28,479.46</b>	<b>268,233.56</b>	<b>\$238,354.20</b>	<b>\$29,879.36</b>
<b>Operating expense</b>	<b>\$56,532.01</b>	<b>47,670.83</b>	<b>(\$8,861.18)</b>	<b>\$273,192.87</b>	<b>238,354.15</b>	<b>(34,838.72)</b>
<b>Net income</b>	<b>\$19,618.29</b>	<b>\$0.01</b>	<b>\$19,618.28</b>	<b>(4,959.36)</b>		

Note: Earned capital contributions - May 2025 \$0

Note: The Year to date net loss reflects the shortfall resulting from the actual expenditure on mulch exceeding the budgeted allocation

# **4 Old Business**



## Old Business

### Ad Hoc Committee for Painting

**Members: Ober, Korenic, Walker, Bankowski (chair)**

**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.**

**This committee has completed it's work for the time being and we thank them for their time and service.**

**More info will follow at a future time from the Board and a new committee may be created to carry on the next steps.**

### 2025 Roof Cleaning Update

**Villa roof cleaning is completed. Seven Members have not yet paid the special assessment. Late penalties now apply.**

**Thus far, 66 (83%) Single Family Home (SFH) owners have completed roof cleaning and submitted receipts. Thanks for that. The remaining SFH owners are reminded that you have 90 days from May 6th, 2025 to carry out roof cleaning at your residences. Please submit proof of roof cleaning (receipt) to [secretary@venetianpointehoa.com](mailto:secretary@venetianpointehoa.com) no later than August 3rd, 2025. Failure to complete roof cleaning will result in violations / fines.**



## Old Business

### **Summerlin Perimeter Fence Repair Update**

Vendor contracted, will start work soon.

### **Artesian Well Update**

Vendor contracted, will start work soon.

### **Tree Trimming Update**

In preparation for hurricane season, Twin Palms Tree Service will start work soon on homeowner trees that requested trimming along with common area trees identified by our Maintenance Committee Chairman.



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## Old Business

### Governing Document Re-write Update

#### Remaining Statement of Work Actions:

**Venetian Pointe BOD:** Vote to approve final draft during the June 24th Board meeting.

**Precedent/Venetian Pointe BOD:** 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.

**Deliverable:** A rigorous, workable, lasting governing document to replace current developer documents.

**Period of Performance:** To be completed by August 1st, 2025.

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# **New Business**



## New Business

### Open Board Position

**Maggie Hillstrom stepped away from the Board to tend to personal matters and we thank her for all her time and work over the last 17 months. We are looking for a volunteer skilled in Microsoft tools to backfill the position until January 2026.**

### Gate Kiosk Protection Upgrade

**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. It is proposed to replace the single posts that are barely hanging on with heavy-duty U-shaped machine guards.**

#### High Profile Machine Guards



High-profile machine guards provide heavy-duty impact protection for racks, loading docks, personnel, and more. Machine Guards are made with welded steel to prevent potential injuries in environments where machinery is present. Guards also include visibility stripes to alert employees to potential hazards that should be avoided.



## **New Business Continued**

**Power Wash and Seal Pool Deck and Walkways**  
**Power Wash Both Gatehouse Entryway Pavers**

**We have two quotes to review and discuss.**

**We also need confirmation from Treasurer Dari that we have funds to cover the cost of either proposal.**

**The pool deck has never been power washed and sealed since it was installed. Best practice suggests we are past due on that maintenance item. White entryway pavers need to be freshened with washing.**

**All American Pro Pressure Washing LLC: \$4,150**  
**Pressure Syndicate and Soft Wash: \$5,900**





# 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 July 22, 2025**

**Tuesday August 26, 2025**

**Tuesday September 23, 2025**

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

The background features a minimalist design with thick, rounded lines. A vertical orange line runs down the left side, intersecting two horizontal red lines. To the right, another vertical red line runs down the edge, with a small black dot on it. A large green circle is positioned in the lower right area. The text 'VenetianPointeHOA.com' is centered in a bold, orange font.

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