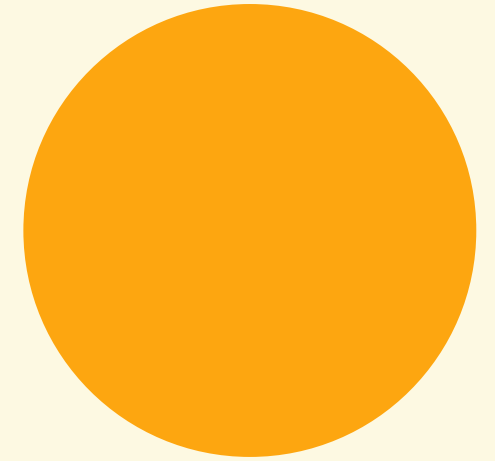


Venetian Pointe Homeowners Association Board of Directors Meeting

June 30, 2026



Agenda

Welcome & Introductions

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Welcome & Introductions

Welcome to the June 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

Cheley Herman is in attendance representing Precedent.



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**



3

Board & Committee Reports



3

Treasurer's Report

MAY FINANCIAL REPORT:
In process, will be available by June 30 Meeting



3

Ad Hoc Painting Committee

Objective: Recommend a vendor that balances cost, risk, and completeness of scope for the community-wide painting project.

Why Should We Paint: •Article XI, Covenants for Maintenance, Section 7a – Exterior Painting and Pressure Cleaning, •ARC Guidelines (Page 13) - Exterior Painting every 7 to 10 years, •Current Paint - Builder Grade with Minimum Coverage Thickness

Committee Primary Recommendation: Lee Painting

Why: •Highest total score (13), •Most complete scope (reduces surprises/change orders), •Strong execution clarity and dedicated workforce, •Includes items others exclude (gutters, future work phases), 👉 Best balance of risk control and long-term value

Evaluation Criteria & Scoring (1–5)

Cost (5 = lowest), Risk (5 = lowest risk / most predictable outcome), Completeness (5 = most detailed scope with minimal gaps)

**3**

Painting Committee Continued

Vendor Scores: Optimal Score = 15

Vendor	Cost	Risk	Completeness	Total
Lee Painting	3	5	5	13
Hammond	2	4	4	10
Imperial	5	2	2	9
ACE	3	2	2	7

**3**

Painting Committee Continued

Key Differences Driving Scores

Cost for Zuckerman Villas (64): Hammond \$243,525, ACE \$231,070, Lee \$209,350, Imperial \$168,669

Risk (Cost Overruns & Execution):

Higher Risk Vendors: Imperial-multiple add-ons (labor rates, lanai costs, etc.), ACE-lacks clarity on materials/work methods

Lower Risk Vendors: Lee-detailed scope, dedicated crew, clear prep standards, Hammond: detailed spec but at premium price

Completeness of Proposal: Lee Painting proposal includes gutters & downspouts, detailed prep + materials, Future phase (Lennar villas). Other Vendors gutters/downspouts not included, gaps in execution detail

Major Risk Area – Wood Fascia: All vendors treat this as extra cost.

Hammond: \$30/linear foot, **Imperial:** \$95/hour + materials + 15%, **Lee:** separate estimate, **ACE:** unclear.

👉 This creates budget uncertainty across bids, Lee & Hammond are clearer.



3

Painting Committee Continued

Alternative Low-Cost Vendor: Imperial

Why: Lowest upfront cost

Caution: High likelihood of cost escalation, Limited scope and missing components

👉 Only recommended if the Board prioritizes minimum initial spend and accepts risk

✗ Not Recommended: ACE → insufficient detail for confident decision; **Hammond** → strong but not cost-competitive given similar benefits from Lee

Board Decision Guidance

- If priority = **predictability / quality / fewer surprises** → **choose Lee**
- If priority = **lowest upfront cost** → **consider Imperial (with caution)**

Lee Painting cost to homeowners shown in the following slides...

**3**

Painting Committee Continued

Zuckerman Villa painting cost by sq' includes billing costs, outlined below.

A Special Assessment will be charged to Zuckerman owners in January of 2027.

Square foot taken from Lee County website. Final costs dependent upon rotten wood replacement.

Square Footage Models	Cost Per Model
1698	\$2,892.24
1865	\$3,175.44
1866	\$3,177.13
1869	\$3,182.22
1871	\$3,185.61
1962	\$3,339.93
2920	\$4,964.48
2948	\$5,011.96

**3**

Painting Committee Continued

**Lennar Villa painting cost by sq' includes billing costs, outlined below.
A Special Assessment will be charged to Lennar Owners in January of 2028.**

Square Footage Models	Cost Per Model
1411	\$1,601.53
1582	\$1,794.06
1583	\$1,795.19

**3**

Painting Committee Continued

Horton Single Family Home cost by model, outlined below.

Horton owners may participate in the below pricing if they commit to painting at the same time as Zuckerman Villas (1Q 2027) or Lennar Villas (1Q 2028). Horton owners are responsible for paying directly to chosen vendor.

Type	Cost Per Model	Facia, Gutters & Soffit \$475
Avon	\$2,725.00	\$3,200.00
Clifton	\$2,850.00	\$3,325.00
Delray	\$3,125.00	\$3,600.00
Ashbury	\$3,250.00	\$3,725.00
Bedford	\$3,945.00	\$4,420.00

4

Old Business



Old Business

Lee County Violation VIO2023-00911

Case# VIO2023-00911 We still need to seek approval for installing required plant life in several bare areas and to ensure the understory ground cover returns to bloom this summer. We were also noticed for the removal of exotics on the other side of the southside fence line which we own. Our contracted vendor, WCE will work with Lee County and provide quotes for additional work as necessary.

WCE sent final as-built drawings of all trees to the County to close out DOS2016-00088 and LDO2023-00314.

Reserve Study Refresh

The 2nd draft July and the 3rd and final draft will be completed by the end of October. This document will be voted upon by the Board and used starting January 1st 2027 as our new reserve study guide.

East Pond Fountain

Scheduled for re-install June 29 or 30.

5

New Business



New Business

Revised Collection Standard Operating Procedure

Proposed Revision:

0–30 days delinquent → Property manager handles

30+ days delinquent → Turn over to attorney

Attorney handles lien/foreclosure while manager stays informed.

New LCAM

George Eckhardt is onboarding and will become our new LCAM. Exact timing TBD.

Cane Toads

If individual homeowners are troubled by this and other pests near your residences, arrange for removal / extermination on your own. More detail on this upcoming in July News.

Diseased Palm Trees (Ganoderma, Etc.)

Individual homeowners are responsible for removing, stump grinding and replacing with non-palm tree(s). In these cases, ARC approval is not required.



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 28, 2026

Tuesday August 25, 2026

Tuesday September 22, 2026

Fourth Quarter Budget and Board Meetings TBD.





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Addendum – Painting Detail

Next Steps:

- Clarify wood fascia repair assumptions
- Confirm inclusions/exclusions in final contract (especially gutters & lanais)
- Align timeline (2027 villas + any future phases).

Pricing Differences:

- Imperial - Lowest cost overall (~\$154k villas; ~\$2,410–\$2,635 per villa depending on inclusions)
- Lee Painting - Mid-range (~\$209k for Zuckerman villas; ~\$3,271 per villa)
- ACE - Higher (~\$231k; ~\$3,610 per villa)
- Hammond - Highest cost (~\$243k; ~\$3,805 per villa)
- 👉 Key takeaway: Large ~35–50% price spread between lowest (Imperial) and highest (Hammond)

Scope and What's Included:

- Lee Painting - ✅ Includes gutters and downspouts, ✅ Includes detailed prep and surface work scope ✅ Includes future phase (Lennar villas 2028)
- ACE / Hammond / Imperial - ❌ Do NOT include gutters and downspouts, ⚠️ Varying levels of detail (ACE specifically noted as lacking execution/material details)
- 👉 Key takeaway: Lee provides the most complete scope, others leave gaps.



Addendum – Painting 2

Wood Fascia Repair Handling (Risk Area)

- **Hammond** - \$30 per linear foot, HOA approval required
- **Imperial** \$95/hour + 15% markup
- **Lee Painting**-Separate cost submitted later to Board
- **ACE** ✗ No clear detail provided.
- 👉 **Key takeaway:** Significant uncertainty/variability in repair costs across vendors.

Single Family Home Options

- **ACE, Hammond & Lee** ✓ Provided pricing with participation discounts tied to timing (must align with villa work)
- **Imperial** ✗ No meaningful proposal for single-family homes.
- 👉 **Key takeaway:** Only some vendors support community-wide participation strategy

Quality/Execution Confidence

- **Lee Painting**- ✓ Detailed prep methods and materials, ✓ Dedicated employee crew (not subcontractors), ✓ Strong emphasis on workmanship quality
- **ACE**- ⚠ Lacks clarity on materials and execution approach
- **Hammond**- ✗ Detailed proposal but highest cost
- **Imperial** 💰 Lowest price but: ✗ Limited scope, ✗ Additional charges likely
- 👉 **Key takeaway:** Tradeoff between price vs. confidence in execution quality.



Addendum – Painting 3

Additional Cost Adders

- **Imperial - Extra \$14,400 for lanai walls/ceilings (not included initially)**
- **Hammond - Higher baseline pricing + add-ons**
- **ACE - Missing detail may hide add-ons**
- 👉 **Key takeaway: Some “low bids” may increase significantly with add-ons.**

Bottom-Line Differences:

- **Lowest Cost: Imperial (but most limitations/unknowns)**
- **Most Complete Scope: Lee Painting**
- **Most Detailed Spec: Lee & Hammond**
- **Highest Cost: Hammond**
- **Best for Broad Participation: ACE / Hammond**