



# **Venetian Pointe Homeowners Association Special Members Meeting**

**August 5, 2025**





# **Welcome & Introductions**

**Welcome to the Special Members Meeting for Venetian Pointe Homeowners Association, Inc.**

**We welcome new Homeowners to our community and ask you to please introduce yourselves.**

**We welcome Amy Bush from Precedent Hospitality and Property Management, our designated Professional Property Manager for our Homeowners Association. Blake DeLeon and Katie Moguel from Precedent are here in support.**

# Agenda

**Statutory Requirements**

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**Board & Committee Reports**

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**Election Inspectors, Ballots**

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**New Special Business**

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**Election Results, Adjourn**

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# **Statutory Requirements**

**1: Call to Order by President.**

**2: Appointment by President of a Chairperson of the Meeting**

- **Preliminary quorum count. Final tally after voting closes.**

**3: Proof of Notice or Waiver of Notice**

**4: Reading or Disposal of Unapproved Minutes**



# **Special Member Meeting Rules**

## **RULES FOR MEMBER ENGAGEMENT**

**Only Members (Homeowners) have a right to speak**

**Members may comment on Special Members Meeting Agenda items**

**Questions and comments should not exceed three minutes each**

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

**If a Member begins to criticize or disparage another Member, the Board has the right to end that Member's speaking time.**



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# **Board & Committee Reports**



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# Treasurer's Report

**July Financial  
Data not yet  
available.**



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# **Appointment of Inspectors, Call for Ballots**





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# **Election Inspectors, Ballots**

**Appointment of Inspectors of Election.**

**Call for Ballots.**

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# **New Special Business**





## New Special Business

### Ballot Item

**Do you approve the proposed Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Venetian Pointe and proposed Amended and Restated Bylaws of Venetian Pointe Homeowners Association, Inc. (collectively the “Amended and Restated Documents”)? (Proposed Amended and Restated Documents provided with Notice) (The Board recommends that you consider voting “YES”)**



# **New Special Business Continued**

## **Key Points (Q&A) about Amended and Restated Documents**

### **How did the Board Communicate with Members regarding our Governing Document Re-Write?**

**A full Statement of Work was published in March News outlining all steps and target completion date of June 25. There were seven progress updates including March, April, May, June Board meetings and April, May, June News. At the June Board meeting, the Board approved the draft re-write and voted to hold a Special Member meeting to vote on same. The original due date of End June was pushed out to August 5. In addition, Board meeting minutes were published in March, April, May, June referencing the document re-write. Therefore, a dozen official communications referenced the Statement of Work and progress.**

### **Why Amend and Restate our Governing Documents?**

**The original governing documents registered by Zuckerman Homes on June 1st, 2017 were written from the developer's (Declarant) perspective to protect their interests, not the best interests of Venetian Pointe residents. In the past 8 years, (2024 was especially impactful) new legislation has overtaken many of the provisions in the governing documents. There have been 8 amendments to the original governing documents, some of which contradict the original. Example: Original documents banned golf carts from our community while an amendment allows them.**



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## **New Special Business Continued**

### **What is the Purpose/Objective of the Amended and Restated Governing Documents?**

**Combine the original governing documents with the subsequent amendments, purge “developer language” throughout, revise to current statutory standards, revise to reflect best practice for an association of our size and scope. Eliminate illogical, redundant, cumbersome language and scrivener errors if present.**

### **Why are the Articles of Incorporation Included in the Packet?**

**Because they are exhibits referenced in the Amended and Restated Declaration. The Articles are not being amended, so their inclusion, and specifically the inclusion of what will be the “certified copy” of the Articles of Incorporation, comes out of ease of reference for the members to have these major exhibits so that they understand the references to those exhibits in the Amended and Restated Declaration.**

### **Why is There no "Marked Up" Version Which Shows Revisions?**

**Pavese Law suggested a "clean" version with no annotation as best practice. It is not required to provide a "marked up" version. Creating a "marked up" version would increase cost beyond the original bid.**

### **Who re-wrote the Documents?**

**Brooke N. Shields, Esq. had the lead with the support of Legal Assistant Theresa Lombardelli. Vanessa Fernandez, Esq. contributed significantly to confirm the voting threshold language and performed the final review. Brooke N. Shields also created the agenda/notice to ensure all statutes were met. The Board is 100% confident in the certified HOA legal experts at Pavese Law.**

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## **New Special Business Continued**

### **How Much did the Re-Write Cost the Association?**

**Pavese Law underbid Goede DeBoest at \$4,200 in a competitive bid process. That amounts to \$23.33 per VP household.**

### **Why Now?**

**There is no ideal schedule for amending and restating governing documents. However, when there are significant accumulated statutory changes (e.g. in 2024) plus multiple amendments plus popular support from members (brought up repeatedly at Board meetings), the timing is appropriate.**

### **What is Quorum / Voting Threshold for Passage?**

**Quorum of the members for the purposes of this meeting is 30% of the membership (54 of 180). In order to pass, the Amended and Restated Documents must be approved by the affirmative vote of not less than two-thirds (2/3rds) of the voting interests present, online, in person or by proxy. Example: For the last community vote (statutory reserves), 117 members cast ballots. If the same number votes this time, 78 yes votes would be required for passage (2/3). The Board therefore encourages as much voter participation as possible. Passing Bylaws alone is at a lower threshold, but the package needs to meet the higher 2/3rds bar.**

### **What's Next When the Amended and Restated Governing Documents Pass?**

**The new Documents will be registered with Lee County, the original documents and amendments will be archived. The Board will work with the ARC committee to revise the current version of the ARC Guidelines, Restrictions, Rules and Regulations (March 2023 version). That revised document will then align with the amended and restated governing documents.**

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## **New Special Business Continued**

**Final call for ballots and vote to approve Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Venetian Pointe and proposed Amended and Restated Bylaws of Venetian Pointe Homeowners Association, Inc. (collectively the “Amended and Restated Documents”).**



# **Election Results and Adjourn**

**Do you approve the proposed Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Venetian Pointe and proposed Amended and Restated Bylaws of Venetian Pointe Homeowners Association, Inc. (collectively the “Amended and Restated Documents”)? (Proposed Amended and Restated Documents provided with Notice) (The Board recommends that you consider voting “YES”)**



The image features a minimalist abstract design on a light cream background. Thick, vibrant red lines form a series of interconnected paths, including a horizontal line on the left, a vertical line on the right, and several curved segments. A solid orange line runs vertically through the center-left. A large, solid green circle is positioned in the lower right area, partially overlapping the red lines. Two small black dots are placed at specific intersections: one where a red line crosses the orange line, and another on a red line near the top right.

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