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## Venetian Pointe February News From Your HOA Board of Directors

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From associationmanagement@cincsystems.net <associationmanagement@cincsystems.net>

Date Tue 2/17/2026 6:25 AM

Venetian Pointe Homeowners:

We're pleased to provide February News for your review. Please see below.

A digital copy of this document, which aggregates important information and announcements for our community, will also be made available online at our Volunteer-Managed Website [VenetianPointeHOA.com](http://VenetianPointeHOA.com).

Remember, our mission is to serve Venetian Pointe homeowners and their families, to protect and enhance our property, and to provide value to our community. We hope you find this information helpful.

Regards,

Your Venetian Pointe Homeowners Association Board of Directors

### **FEBRUARY 2026 NEWS FOR HOMEOWNERS FROM VENETIAN POINTE HOA BOARD OF DIRECTORS**

#### **Venetian Pointe HOA Annual Meeting Election Audited Results**

Election results were audited; one vote for one candidate was missed and added. Overall quorum is now 102, with no impact on the candidates' order of finish. This was the third highest quorum since build-out. Thanks again to the candidates who stood for election and to all those who voted.

#### **Venetian Pointe Preserve: VIO2023-00911 (Lee County)**

West Coast Environmental (WCE) has re-planted trees needed to satisfy the open violation with Lee County. WCE will contact Lee County for next steps to close out the violation and dates of inspector walk-through.

#### **Venetian Pointe Committees 2026**

Committee Chairs were asked to confirm 2026 committee membership. The Board will vote on committee recommendations at our February Board meeting. Thus far, no one

has volunteered to re-establish a social committee. If interested in serving on any committee, contact [info@precedentmgt.com](mailto:info@precedentmgt.com) before February 23.

### **Revised ARC Guidelines**

ARC Chair Mark Ober is working with his committee to update the March 2023 version of the ARC guidelines. The Board will vote on the updated guidelines as recommended by ARC at the February Board meeting.

### **Confirmation of Exterior Paint Colors, etc. - Your Help Please**

The ARC guidelines include a list of exterior paint numbers, pavers, roof tiles etc. Example: Zuckerman Villa Sherwin-Williams paint, front door and house trim #7012, Creamy Satin, exterior walls and garage door #6142 Macadamia Satin. Driveway pavers are Standard Old Miami (dark orange/tan/chocolate); roof tiles are Standard Barcelona khaki blend. **To complete and verify this important information, please reply with your paint, driveway paver and roof tile information to [arc@venetianpointehoa.com](mailto:arc@venetianpointehoa.com).**

### **Irrigation Update**

We will be adjusting the irrigation schedule to align with Lee County guidelines. Please know, the brown / yellow grass in some parts of the community is a result of cold weather damage. When the soil temperature drops, the growth slows or stops causing the grass to turn brown or yellow. While the grass may look dead it is usually just resting and the lawn will green up again in the spring. It is also recommended not to fertilize any dormant grass as this will further burn the lawn.

### **Speed limit**

The speed limit is 15 miles per hour in Venetian Pointe. The safety of all residents and their guests was considered when this speed limit was adopted. Homeowner cooperation is encouraged and appreciated.

### **Public Service Announcement – Zuckerman Villa Plumbing Upgrade**

Some Zuckerman owners have opted to replace the original push-on plastic water valves throughout their villas. See the addendum below for details

### **Public Service Announcement - Secure a Home Watch**

It is that time of year for seasonal owners to begin searching for and securing a reliable home watch person or professional service. It is best practice to have them check on your home regularly once you've traveled north or for those homeowners simply traveling on extended vacations.

### **Next Board Meeting**

Confirmed on February 24th, 2026, starting time at 6:00pm, Lakes Regional Library, 15290 Bass Road, Fort Myers. The auditorium was unavailable, so venue is Conference room A, capacity 14. Seating is very limited on a first-come, first-serve basis. A Zoom link will be included in the official agenda/notice.

### Addendum: Zuckerman Villa Plastic Water Valve Upgrade

For Reference Only: Original Plastic Water Valve and Supply Hose

 What is this valve called? : r/Plumbing

For Reference Only: Retrofitted Metallic Water Valve and Supply Hose

 Complete Toilet Set Valve 1/2 in. NOM ...

For Reference Only: Original Plastic Water Valve and Supply Hose



For Reference Only: Retrofitted Metallic Water Valve and Supply Hose

