
Venetian Pointe June News From Your HOA Board of Directors

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Venetian Pointe Homeowners:

We're pleased to provide June 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.

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

JUNE 2026 NEWS FOR HOMEOWNERS FROM VENETIAN POINTE HOA BOARD OF DIRECTORS

Board Meeting Confirmed for June 30, 2026

As usual, the start time is 6:00 pm, Lakes Regional Library Auditorium. Among other issues, the Board will vote on a contractor to paint common area structures and Zuckerman Villas Q1, 2027.

Ad-Hoc Painting Committee Update

Multiple painting bids are under consideration. The committee will make a recommendation to the Board before the scheduled BOD meeting.

Reminder: Article XIII, Section 1, Lease and Occupancy Restrictions

- All leases shall be in writing, and a copy of such lease shall be provided to the Association for review.
- The Owner or lessee requesting the review shall pay the Association (\$100) Dollars to cover the costs of reviewing the lease and examining records plus reasonable costs incurred by the Association to conduct a background check.
- The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and policies adopted by the Association.
- Should an Owner fail to perform his/her obligations under this section, the Association shall have the right, but not the obligation to evict such tenant and the

costs of the same shall be charged to the Owner as an Individual Assessment.
-The ability to lease one's Home or Lot is a privilege, not a right, which privilege may be revoked by the Board of Directors for violations of this Article by the Owner or tenant(s).

Homeowners are Responsible for their Tenants and Visitors Complying with our Rules

While we all enjoy short-term visitors, long-term visitors must be registered with our management company. This is to remind homeowners that you are responsible for tenant / visitor knowledge and compliance with our rules. While most residents, tenants and visitors understand and obey our rules and regulations, some do not. Excessive noise, unaccompanied minors at our pool and other infractions have recently been reported and cannot be tolerated.

Your HOA Board Does Not Arbitrate Neighbor to Neighbor Disputes

The right to quiet enjoyment is listed in our governing documents and residents are free to report any violation to info@precedentmgt.com. That process takes time and may result in a violation/fine. **Any illegal activity, excessive noise, domestic disputes, etc. must be reported to the police immediately by whomever witnessed it. Board Members will not call on your behalf if you've witnessed any of the above.**

Our LCAM Amy Bush is no Longer with Precedent

Amy has left Precedent for another opportunity. Her successor will be named soon.

Three Homeowners are Overdue (Quarterly Assessment Plus Late Fees)

Unfortunately, these homeowners have not paid assessments on time and incurred late fees. The current non-payment balance exceeds \$3,000. This is a reminder that late payment by a few is unfair to the rest who pay on time. Also, future late payment correspondence/collection will be handled by our contracted HOA attorney, Pavese Law.

Coconut Removal and High-Canopy Tree Trimming

Our contracted vendor was on site and completed both common area (paid by HOA) and homeowner trimming/coconut removal (paid by homeowners). Thanks again to the Members who signed up for this service. This is also a reminder for those who have not yet trimmed high-canopy trees and removed coconuts. Hurricane season is upon us. **Make your trees safe for yourself and your neighbors.**

Diseased Palm Trees to be Removed

The Board is arranging for the removal of three diseased palms (2 at residences, 1 in common area). This is necessary to prevent spreading to other healthy trees. All homeowners should check the health of their trees and remove diseased ones before they can endanger others. Diseases such as ganoderma could kill all the palms in our neighborhood if left unchecked.

East Pond Fountain Removed for Service

The repaired unit will be reinstalled shortly. Thank you for your patience.

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