

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
February 3, 2026**

In attendance:

	Steve Tralie	X	Peter Linder	M	Leticia Gomez
X	Tom Shirley	X	Christine March		
X	Ruth Jungman				
	Pat Uselton				
X	Pat Lowrie				
	Bob Buck				
X	Haynie Stringer				
X	Anum Siddiqui				
	Tracey Richardson				

X=board members in attendance, G=guest, M=management company

Call Meeting to Order

After due notice of the meeting, a quorum was established and Tom Shirley, Vice President, called the meeting to order at 6:30 P.M. The meeting was held at the Sugar Land Methodist Church.

Call Business Meeting to Order

The Board of Directors tabled the Election of Officers until March 4, 2026 monthly meeting.

Call Open Forum to Order

Residents Input – No residents input.

Actions between Meetings

- a. Summarized Unannounced Meetings, if any- The Venetian Estates held the 2026 Annual Meeting on January 15, 2026 with Peter Linder nominated on the Board of Directors.
- b. Ratify Actions Approved Between Meetings, if any-None

Approved Minutes of Previous Meeting

On a motion by Haynie Stringer and a second by Ruth Jungman, January 6, 2026, meeting minutes were approved.

Committee Reports

- a. Deed Restrictions- The Deed Restrictions Committee will nominate a chairman in the March meeting. Leticia will bring a copy to Christine March of deed restriction documents for review.
- b. Architectural Control-in Pat Lowrie's reported that there is (1) application pending and it has been slow right now.

- c. **Grounds, Park & Security-** It was reported that Pat Ulelton is working on the trees ready to be trimmed. Tom Shirley reported that trees were removed from the park as well as the pumps. The pickleball court is in progress. Tom reported that Tracey is working with the VE landscaper on the boulder project for the entrance. Pat Lowrie suggested the boulder rocks spread out 10ft vs 13ft. The board agreed and Tom will share the information with Tracey.
- d. **Neighborhood Relations (Newsletter, Website & Events)-**Upcoming events were announced as follows: National Margarita Day will be held at the Richardsons house on February 28th from 4-6pm.
- e. **Caring, Welcome & Block Captains-**Ruth Jungman reported that she sent out (1) condolences card and she is preparing a few welcome baskets for new residents.
- f. **City Liaison/Legal-**No report
- g. **Lake Quality, City Water, Pumps & Dredging-** Peter Linder reported that he performed lake research and shared great findings with the board.
- h. **Treasurer’s Report (Balances as of December 31, 2025):**

New First Bank Checking 7009	\$ 21,964.20
New First Bank Money Market 8953	\$ 143,136.16
New First Bank ICS 7009	\$ 83,852.66
New First Bank 3 Month CD	<u>\$ 501,305.74</u>
Total	\$ 706,330.36

- a. **Review Financial Reports:** Anum Siddiqui provided Financial Statements as of December 31, 2025 to the Board and reviewed same.

Management Report

- a. **Correspondence received by Association, Directors, and Management-**Leticia indicated that a homeowner called and emailed on a trouble home. The board discussed it and Leticia will look into what is the next step to move forward.
- b. **Association Business and Operations-** No Report

Executive Session

Reconvene in Open Session and Report on Actions Approved During Executive Session.

- a. Collections-No action taken**
- b. Deed Restriction Report-No action taken**

The next regular monthly meeting will be held on March 3, 2026, at Sugar Land Methodist Church at 6:30 P.M.

The meeting was adjourned at 7:46 pm via a motion by Ruth Jungman and a second by Christine March.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**