Copper Creek of Riverview Homeowners' Association, Inc.
Regular Meeting of the Board of Directors
April 16, 2026, 7:00 to 8:30 p.m. Via Zoom

These minutes were approved by the Board of Directors on June 25, 2026

Call to Order: Meeting was called to order at 7:02 pm by Adiana Rivera, President.

Recording Notice:
An announcement was made that the meeting was being recorded to assist with preparation of the official meeting minutes.

Proof of Notice: 48-hour notice was posted on the bulletin board 48 hours ahead of meeting, posted on Copper Creek Community web site, and in a Constant Contact email to members.

Proof of Quorum: Board members, Adiana Rivera, President, Joe Parker, Vice President, and Jack Marti, Secretary/Treasurer were present.

Also Present: Jeff Shreaves, LCAM McNeil Management Company

Reading and Disposal of any Unapproved Minutes: The minutes from the February 26, 2026, regular board meeting, was presented. No changes noted**. Motion made to accept.** (Adiana Rivera / Joe Parker) **Motion carried by unanimous Consent.**

Reports:
Treasurer Report: Jack Marti presented the current financial YTD report as of January 31, 2026.
Total Cash Assets: $276,256

- Operating Account: $172,098
- Reserve Account: $104,159 ($64,272 for paint project/ $39,887 General reserves)
- Total Income: $251,981 (+$24,221 over budget)

Full report attached. **Motion made to accept Treasurers report.** (Adiana Rivera / Jack Marti) **Motion carried by unanimous Consent.**

Managers' Report: Jeff Shreaves reviewed:
- Receivable accounts: Six still with Axiom and Two that are presently be handled by the attorney.
- Number of properties paid up in advance in the amount of $19,000
- Notices sent out with majority being parking and blocked sidewalks, pet waste removal, stained driveways.
- There were 21 notices of late assessments.
- One alteration request which is pending on some additional documentation.

Old Business:

- **Community Paint Project:** Jack Marti presented an update on the upcoming painting project. He presented a PowerPoint that showed the three paint color palettes that will be presented for a final survey to the community. Poste size prints will be placed at the Cabana area of the colors and there will be a QR code provided so homeowners may take the survey and input their preference of color.

- **Sprinkler Project** Jack gave an update on sprinkler project. Sprinkler tech had 25 zones operating, but low well pressure created an issue with the required amount of pressure. Well company worked on the well providing new pressure tank, and regulator valve. However still not enough pressure and well company is returning this week to check things out again.

- **Tree Trimming Project:** The board has done a walk around survey and put together a list of trees needing trimmed. The list represents about 90 trees to be trimmed. **Motion made to proceed with tree trimming using Pete's Tree and Crane service for the project. Bid cost is $6225 for trimming and disposal. Date to be set for trimming.** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**

- **Cabana Repair Quotes:** Jack Marti presented several quotes regarding the replacement of the Cabana ceiling. Quotes ranged from $8500 to $28,000. Quotes will be held as we continue to watch the spending and budget and repair will be decided on in the future.

New Business

- **Annual In Person Meeting:** The Association is required to have one in person meeting per year per Florida Statutes. This meeting will be totally in person, no zoom meeting. Discussion held as to location. Jeff Shreaves noted that we could utilize the library at no cost. Using the cabana area was also discussed. **Motion made to set the in-person meeting date for Thursday, October 15,2026 at 7:00pm. Location TBD.** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**

- **Community Frontage:** Received quote from Green Team for placement of plants around the front sign area that were damaged by the cold weather. Jack noted that most of the plants have been cut back and are coming back. Board agreed to the replacement of nine plants for $360.

- **Reserve Study**: Jeff Shreaves discussed the need for a reserve study as the community does not have one and the CPA firm highly suggested having on performed. McNeil has worked with Florida Reserve Study and Appraisal, Inc. in the past and recommends them. Reserve cost would be $3400 being paid for out of the reserve account. **Motion made to approve Reserve Study to be performed by Florida Reserve Study and Appraisal, Inc** (Adiana Rivera/Jack Marti) **Motion carried by unanimous Consent.**

Resident Concerns- None brought Forward
Next Board Meeting: June 27, 2026, at 7:00pm Via zoom.

Motion to adjourn**:** (Adiana Rivera/ Jack Marti) **Motion carried by unanimous Consent.**

Meeting adjourned at 7:45 pm.

Respectfully Submitted,

Jack Marti
Secretary/Treasurer,
Copper Creek Of Riverview HOA Board

Copper Creek HOA – Financial Summary

YTD As of March 31, 2026

Balance Sheet Overview

Total Cash Assets: $276,256
• Operating Account: $172,098
• Reserve Account: $104,159 ($64,272 for paint project/ $39,887 General reserves)
The Association currently holds approximately $276K in total funds, between operating cash for day-to-day expenses and reserves designated for long-term repair and replacement projects and the painting project in 2026.

Income Review

• Assessment Income – $242,071
Trending ahead of budget prepaid dues / early payments. Our Cash position is helped by this. Budgeted $227,060. Over budget by $14,310.
• Other Income – $9,900
Includes late fees, rental application fees, reimbursements, and interest income.
• Uncollectible Assessments – $7,298
Reflects write-off of delinquent account during this period.
Total Income: $251,981 (+$24,221 over budget)

Expense Review

Total Expenses: $196,886 (–$40,320 under budget)
Major Under budget Expense Categories YTD:

- Water: $5000
- Legal- $4500
- Electric –$1477

Major Over Budget Expense Categories

- Bad Debt Write off- $5,000
- Gate Expense-$1700

Key Highlights

• The Association remains in a strong financial position with good operating cash and continued reserves building.
• Income is exceeding expectations, while expenses are being controlled.
• Monthly reserve contributions are being fully funded and remain on track.
• Water continues to be a major cost driver, though currently trending favorable.

• A delinquent account write-off ($6,200) was recorded during the period.

Overall, the Association's financial position through March is positive. We are running under budget on expenses, and our cash flow is strong, largely due to some homeowners paying assessments early.

That said, the main area we're watching is delinquent accounts. Bad debt is already over budget, and we still have a significant amount with the collection agency for collection, so that's something we'll continue to monitor closely. That said, we now have an attorney working the delinquent accounts, and this is a much more aggressive method of collection.

But overall, from an operations standpoint, we are in good shape financially.

Additional Note:

• Telecom Revenue Tax Liability: The association's' tax returns have been completed and submitted. The association paid a tax liability in the amount of $15,000 related to 2025 telecom income. Funds from that income had already been earmarked to cover this obligation.

Balances as of 4/14/2026

Total Cash: $293,304
$104,158 Reserves
$189,145 General Operating Funds

Submitted

Jack A. Marti
Jack A. Marti
Secretary/Treasurer