

Approved Minutes-11/20/2025

Copper Creek of Riverview Homeowners' Association, Inc.

Regular Meeting of the Board of Directors

September 18, 2025, 7:00 to 9:00 p.m.

Via Zoom

Call to Order: Meeting was called to order at 7:07 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 along with any documents of items being considered for action at this meeting, along with postings on the Copper Creek Facebook Page.

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 July 18, 2025, 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 report as of August 30, 2025. HOA remains cash-positive, but reserves are low for long-term needs. Also mentioned that If water usage continues at current levels, HOA could end the year about \$9,000 over budget on water. Full report attached. **Motion made to accept Treasurers report.** (Joe Parker/ Adiana Rivera) **Motion carried by unanimous Consent.** *Report Attached*
- **Managers' Report:** Jeff Shreaves reviewed:
 1. We have owners with debt balances at about \$120,000. A majority are "legacy" balances that Axiom Collection presently holds. Future delinquencies will be going to the attorney for collection. Jeff noted that through the attorney, the collection of delinquencies will be a much faster process. We did receive a check of approximately \$4900 from Axion.
 2. Number of notices sent out including violations and delinquency notices. Jeff noted that the late assessments should become more limited once more people get on the portal. There are no escalated violations to date.

3. One alteration request for installation of storm shutters. Approved

Old Business:

- **Update on TELECOM Opportunity:** Jack Marti presented the update on the TELECOM bulk internet deal. The non-bulk agreement has been completed with Spectrum. The association will receive a check for \$62,000 sometime in November. Once we pay Telecoms' negotiating fee of 20%, the community will have a payout of \$49,500. It was noted that there will be some tax ramifications for that money. Jack is working with the CPA on strategies to limit tax obligations.
- **Gate Issues:** Adiana discussed present gate issues. She noted that we have spent \$120,000 over the years for repair. Presently we are facing additional costs up to \$5000 to repair the present issues. Discussion with community. The HOA will continue to look at solutions for the gate.
- **Pond Cleaning:** Adana discussed the pond cleaning. Received quote for \$20,000 to dredge the pond. The company providing the quote said there is sediment, but it does not pose a flooding problem at this point. The dredging will be considered in the 2026 budget.
- **Hurricane Preparations:** Joe noted that volunteers are still being sought to stack chairs in the case of any impending storms. The association has historically paid for this service, but if enough people can pitch in it could be accomplished quickly at no cost. If interested, contact the board via their email.

New Business

- **Painting Amendment Change Approval:** Jack presented the proposed language for amending the Article XI, Section 7-Painting and Pressure Washing. Essentially, the amendment would transfer the responsibility for exterior home painting to the HOA and board. (attached). **Motion made to "approve the proposed amendment to Section 7 of the Declaration, transferring responsibility for exterior home painting to the Association, and authorize the collection of consents from Lot Owners via written and electronic means. Upon obtaining the required 30% approval, the amendment shall be recorded in the Public Records of the County."** (Jack Marti/Adiana Rivera) **Motion carried by unanimous Consent.**
- **Electronic Voting Platform Approval:** Discussion on electronic voting platform. After investigating several platforms Jack recommended using the Ballot Bliss platform that was used in the previous officer's election in April. Jack also discussed the consent form that will need to be signed by whoever wishes to vote electronically to receive emails from the system. **Motion made,** (Jack Marti/Adiana Rivera) **"that the Board of Directors of Copper Creek of Riverview Homeowners Association, Inc. approve the use of the Ballot Bliss electronic voting platform for the upcoming membership vote on the proposed amendment to Article XI, Section 7. Homeowners may vote electronically through Ballot Bliss, with consent affirmed in the system, or by paper ballot mailed to the Association's mailing address or hand-delivered to management by the deadline stated in the meeting notice. Voting will close at the commencement of the membership meeting at which time all ballots will be tallied, and results announced."** Motion carried by unanimous Consent.

- **Set dates for Paint Amendment Vote results and Annual budget meeting:** Discussed voting dates and meeting date for Budget meeting and Amendment vote results. **Motion made,** (Jack Marti/Adiana Rivera), **“that the Board of Directors of Copper Creek of Riverview Homeowners Association, Inc. schedule a duly noticed membership meeting for the dual purpose of (a) conducting the membership vote on the proposed amendment to Article XI, Section 7 (Exterior Painting and Pressure Cleaning), and (b) adopting the 2026 Annual HOA Budget. This meeting shall be held on October 23, 2025 at 7:00pm via Zoom, with notice, ballots, and instructions to be distributed in accordance with Florida Statute 720 and the Association’s governing documents.**

Electronic voting through the Ballot Bliss platform shall open on October 15, 2025 and remain open until the commencement of the meeting on October 23, 2025 at which time voting shall close and all ballots—electronic, mailed, or hand-delivered and received by the stated deadline—shall be included in the final tally. Paper ballots may also be submitted by mail to the Association’s mailing address or hand-delivered to management, provided they are received by the deadline stated in the meeting notice.”

- **Paint proposal discussion:** An overview of painting proposals to date were presented. There is quite a range of pricing from \$215,000 upwards to \$332,000. The board will be meeting with selected vendors for more in-depth information once the painting amendment change is completed. Adiana presented some suggested color palettes for community members to see. Should we move ahead with the painting, Adiana noted that community members will have a voice in the colors.
- **2026 Budget Discussion:** Jack Marti presented the tentative 2026 budget so community members could see where costs may fall for the 2026 budget. Jack went through line items and explained what changes and increases are being considered for 2026. He did note that this was a draft copy and will be finalized at the budget meeting in October. The floor was opened for questions and discussion.
- **Palm Tree Trimming:** Adiana noted that the lawn company is scheduling the community for the Palm trimming between mid and the end of October. Once we get firm dates, we will inform everyone.

Resident Concerns

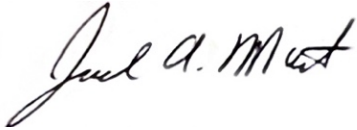
- One resident asked about the Cabana Ceiling and where we were with that. Jack Marti presented a quote to repair/enclose the ceiling in the amount of \$30,000. This will be a future item, but we did follow up the situation.
- Announcement made about the Community yard sale October 4, 2025
- Question about a foreclosed home that had people living in it without paying assessments and using the community’s water. There is a court order that permits them to stay until October 1. leaving the HOA without recourse.
- Discussion about homeowners not cleaning up after their pets and being considerate of people’s properties.

- Encouraged people to sign up on the community website and the portal to be sure to keep abreast of community happenings.
- Reminder the next meeting is October 23, 2025. Will be posted.

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

Meeting adjourned at 8:43 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jack A. Marti". The signature is fluid and cursive, with the first name "Jack" and last name "Marti" clearly distinguishable.

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

Copper Creek HOA – Financial Summary

For the period ending August 31, 2025

Overall Financial Position

- Total Assets: \$64,875 (Operating: \$54,429; Reserves: \$10,446)
- HOA remains cash-positive, but reserves are low for long-term needs.

Year-to-Date Income

- Total Income: \$474,939 (Over budget by \$86,843)
- Assessments: \$388,187 (on track with budgeted \$388,096 through August)
- Interfund Transfers: \$85,381 (unbudgeted, used for lift station repairs)
- Other Income: \$2,371 (interest, reimbursements, capital contributions)

Year-to-Date Expenses

- Total Expenses: \$444,353 (Over budget by \$67,832)
- Major Overages: Lift Station +\$105,199; Gate Repairs +\$7,564; Landscaping +\$5,160;
- Insurance: Report shows +\$10,860 over budget, but this is a reporting issue. Payments are monthly, not annual — once corrected, insurance will align with budget.
- Savings: Water currently under budget -\$70,103 (see note); Electric -\$5,405; Reserves -\$5,949

Net Operating Position

- Net Income: \$30,585 (Budget \$11,575 → Favorable by \$19,010)
- Positive despite major repairs, supported by transfers and deferred spending.

Delinquencies

- Current Year Assessments (2025): Collected on track through August (\$388,187 actual vs. \$388,096 budgeted).
- Active Delinquencies: Small portion of 2025 assessments unpaid; \$1,518 written off so far as uncollectible.
- Legacy Delinquencies: Around \$100,000 remains in collections/foreclosure from prior years.
- Key Point: 2025 collections are on budget, but longstanding delinquencies remain a financial risk.

Key Takeaways

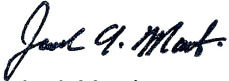
- Lift station repairs are the biggest variance driver; we need to plan for rebuilding reserves to cover future costs.
- Insurance is on budget once reporting is corrected to monthly allocation.
- Reserves contributions behind plan; long-term funding needs attention.

- Gate costs are trending over budget.
- Overall, HOA is still in a positive financial position YTD.

Water Expense Note

- Water is currently \$70,000 under budget through August, but monthly use averages \$19,800.
- Remaining budget allows only \$17,500 per month for Sep–Dec.
- If usage continues at current levels, HOA could end the year about \$9,000 over budget on water.
- Residents are encouraged to be water conscious.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Jack G. Marti".

Jack Marti

Secretary/Treasurer