

Copper Creek of Riverview Homeowners' Association, Inc.

Special Meeting of the Membership for Discussion and Approval of the 2026 Budget
October 23, 2025, (Via Zoom) Immediately Following Membership Paint Voting Meeting .

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: Proper notice of the meeting was provided 14 days in advance via posting on the community bulletin board, the Copper Creek website, the McNeil Management portal, and the Copper Creek Facebook page. Notices were also mailed to all members.

Proof of Quorum: A quorum was established with the presence of Adiana Rivera (President), Joe Parker (Vice President), and Jack Marti (Secretary/Treasurer).

Also Present: Jeff Shreaves, LCAM McNeil Management Company

Agenda Items

Reports:

Jeff Shreaves, LCAM (McNeil Management), provided a financial update. As of this date, the Association has \$63,480 in operating funds and \$10,477 in reserves, for a total of \$73,926. Jeff noted that while the Association's financial position has improved, available operating funds remain limited. Delinquencies continue to decline, reflecting positive progress.

Main Agenda Item:

- Proposed 2026 Annual Budget of the Association / Assessments – Discussion and Voting

President Adiana Rivera presented the proposed 2026 budget. Each line item was reviewed, and explanations were provided for all increases and decreases. It was noted that the Pest Control line item will be reduced from \$12,000 to \$5,000, as regular pest control is already covered under the landscape contract, leaving only fire ant treatment as an additional expense.

Treasurer Jack Marti presented the painting proposals. Of the five quotes received, two final vendors were considered. The board reviewed cost comparisons, warranties, and scope of work. Assessment options were discussed, including the possibility of splitting the painting cost over two budget years. After homeowner input, the board proceeded to finalize the 2026 budget.

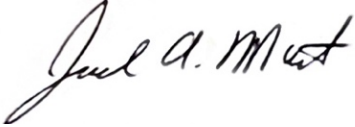
Motion: To approve the painting proposal from Florida Pro-Tech Painting and adopt the 2026 budget with an HOA operating assessment of \$262 per month and an additional painting assessment of \$103 per month. The total monthly assessment for 2026 will be \$365 per unit. The \$103 painting assessment applies only to the 2026 budget year and will not carry over into future budgets. **(Motion by Jack Marti, seconded by Adiana Rivera.) Motion carried unanimously.**

Homeowner Comments- Homeowners discussed topics including the budget, lift station maintenance, and sidewalk pressure washing.

Motion made to adjourn. (Jack Marti/Adiana Rivera) Motion carried unanimously.

Adjournment 8:10pm

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jack A. Marti". The signature is written in a cursive, flowing style.

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