



HOA NEWSLETTER FALL 2025

Board Meeting Minutes Notes- September 2025 Board Meeting

Some Highlights:

- Telcom opportunity now complete! The HOA expects a check for \$62,000 mid-November. We will net \$49,500 from this amount.
- Palm Tree trimming is scheduled toward the last part of October, more definite dates forthcoming.
- Motion made to “approve the proposed amendment to Section 7 of the Declaration, transferring responsibility for exterior home painting to the Association and move to a community vote on the change. Passed unanimously.
- Motion made to use the “Ballot Bliss” electronic voting platform for the amendment vote. Passed unanimously.
- Set dates for Paint Amendment Vote results and Annual budget meeting. Date set for October 23, 7:00pm. Budget approval meeting and paint amendment vote tally.
- An overview of painting proposals to date were presented and the painting process discussed.
- Some suggested color palettes for community members to view should we move ahead with the painting. Adiana noted that community members will have a voice in the colors.
- Jack Marti presented the tentative 2026 budget so community members could see where costs may fall for the 2026 budget. That budget will be finalized and approved at the October meeting.

To review the latest **Complete Draft** of the HOA Board Minutes and Treasurers Report go here: [September 2025 Board Minutes](#).

This is the draft Minutes, to be approved at the next HOA Board meeting.

Copper Creek of Riverview Brief Financial Summary- 2nd Quarter 6/30/24

- Total Assets: \$64,875 (Operating: \$54,429; Reserves: \$10,446)
- HOA remains cash-positive, but reserves are low for long-term needs
- Total Income: \$474,939 (Over budget by \$86,843) (This is because of Transfer of funds from reserves to pay lift station costs. It is only booked as income. Not real income.)
- Assessments: \$388,187 (on track with budgeted \$388,096 through August)

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.

Cash Flow:

- Available cash: \$54,429.
- Current Year Assessments (2025): Collected on track through August (\$388,187 actual vs. \$388,096 budgeted.
- Legacy Delinquent assessments: \$100,000, significantly impacting liquidity. *Going forward we will use an attorney for collection moving away from the Axiom collection agency. We do expect better results.*

Notes:

- Gate costs are trending over budget.
- Overall, HOA is still in a semi-positive financial position YTD.
- If water usage continues at current levels, HOA could end the year about \$9,000 over budget on water.
- Electric is underbudget by \$5,405.

Complete Summary is Available with the Draft Minutes

PAINTING AMENDMENT VOTE COMING UP!!



Copper Creek HOA – Painting Amendment Vote

Voting will open **October 15, 2025**, and close **October 23, 2025**. You may vote by paper ballot or electronically.

Your Board is proposing an amendment to transfer responsibility for exterior home painting from individual homeowners to the Association. This change would:

- Ensure consistent curb appeal throughout the community
- Use licensed, insured contractors for quality results
- Save costs through community-wide bidding and coordination
- Extend the repainting cycle to 8–10 years, giving homeowners more time to budget
- Eliminate homeowner-to-homeowner inconsistencies and disputes over paint upkeep

We need at least **64 YES votes** (30% of all homes) to pass this amendment. Your participation is vital!

Voting Options

- **Paper Ballots** will be mailed to all homeowners.
- **Electronic Voting (recommended):** It's faster, more secure, and saves on mailing costs. **To use electronic voting, you must first complete a simple Consent Form by September 30th.**
👉 [Electronic Voting Consent Form](#)

It takes just a couple minutes and will register you for this vote and all future HOA elections. You'll need your Unit ID, found on your payment coupon or by logging into the McNeil portal.

Let's work together to keep Copper Creek looking its best and manage painting costs fairly. Please be sure to vote — **paper or electronic — but VOTE!!**

UPCOMING BOARD BUDGET MEETING & PAINT AMENDMENT VOTE TALLY

Date: October 23, 2025

Time: 7:00pm

Location: Via Zoom (see link below)

The Copper Creek HOA Board will hold a duly noticed meeting to:

- Open, tally, and announce results of the community-wide painting amendment vote
- Discuss and approve the 2026 budget and assessments

This meeting is important for **all homeowners**. It directly affects community assessments and the long-term upkeep of our neighborhood. We strongly encourage every owner to attend so you can understand the budget process, painting process, and witness the vote results firsthand.

Zoom Meeting ID: 750 730 2693

To join via computer/laptop/app:

<https://us02web.zoom.us/j/7507302693>

AGENDA

1. Call to Order
2. Proof of Notice of Meeting
3. Establish Quorum
4. Open & Tally Painting Amendment Votes
5. Announce Voting Results
6. 2026 Budget Presentation & Review
7. Member Questions / Discussion
8. Board Motion & Approval of 2026 Budget
9. Adjourn



Parking Regulations Reminder.

Short-term Parking Only Please remember that the parking spots near the pool are exclusively for short-term use. This includes times when you are picking up mail or enjoying the pool facilities. These spots are not meant for overnight parking or as personal parking spaces.

Tow-Away Zone Alert: Be advised, this area is a designated tow-away zone. To avoid fines and the inconvenience of having your vehicle towed, please adhere strictly to the designated uses for this parking area.

Where You Can Park in the Community:

1. Inside your garage.
2. On your driveway.
3. Along the curb of **your** driveway, ensuring at least two tires are on the concrete curb portion.

Prohibited Parking Areas:

- On the street.
- On any sidewalks outside of designated driveway areas.
- On the grass.
- Overnight at the pool area without a displayed guest permit.
- In front of the emergency access gate (note: vehicles will be towed without further notice)

Reasons for Towing:

- Parking in any of the above-listed prohibited areas.
- Parking recreational or off-road unregistered vehicles.
- Leaving unlicensed or inoperable vehicles parked in the area.

We kindly ask for everyone's cooperation in following these rules, which are in place to ensure that all residents have fair access to our shared spaces, as outlined in our community Declaration (Deed Restrictions) Article IX – (Pages 18-19).

Thank you for your attention to this matter and for helping keep our community safe and accessible for all!

2025 Hurricane Season Reminder

It's been quiet.... But we are still amid the Hurricane season. Again, a reminder:



Be Prepared!!!

- Know where your storm shutters are located, and how to install them and who will install them?
- Have you planned for water supply. (Stock up now)
- Alternate toilet option should power go out and lift station is down.
- Have a 2-week supply of required medications and equipment on hand.
- Flashlight and batteries.
- Cash on hand...ATM's may be down.
- Do you know where your insurance documents are?
- Take a video or photograph of your home contents and possessions in case of an insurance claim.
- Determine your sheltering options.
- First Aid Kit!
- Keep your car gas tank full in case you need to leave quickly.
- Have non-perishable food on hand. At least 1 week supply. Get a hand can opener!
- Rain gear.
- Plan your evacuation route. Have an alternate route

Here are some additional good resources for emergency weather planning:

[National Weather Service](#)

[Florida Disaster Emergency Management](#)

[Ready.Gov/Hurricanes](#)

Upcoming Holiday Trash Pickup Schedule

On the following Holidays there is no trash pickup.

- **Thanksgiving Day** (Fourth Thursday in November)

Regular schedule resumes on the Friday after Thanksgiving

- **Christmas Day** (December 25)

Regular collection schedule on Dec. 24 and 26

- **New Years Day (January 1)**
- **Matin Luther King , Jr. Day (Third Monday in January)**

All facilities will close at 2:30 PM on Dec. 24

Facilities are open and regular collection is scheduled for all other holidays.

NOTE: If the holiday falls on a Sunday, collection and facilities will follow the normal schedule on Saturday and Monday, unless noted above.

FYI....

Community copies of documents and forms can all be found at:
<https://coppercreekriverview.com/copper-creek-hoa-documents/>

Your Account information can be found at:
<https://mcneilmsi.com>

Copper Creek Community Yard Sale!

Mark your calendars!
Saturday, October 4th | 7:00 AM – 2:00 PM

It’s time to clean out those closets, garages, and attics — and turn your treasures into cash! Join your neighbors for a fun community-wide yard sale right here in Copper Creek.

Whether you’re selling, shopping, or just strolling, this is a great way to connect with neighbors and discover some bargains. Don’t miss it!

More details to come soon... but for now, start setting aside those items you’ve been meaning to part with. Let’s make this a great day for the whole community!

Reminder: New Roof Replacement & Repair Guidelines

The Board of Directors recently adopted updated **Architectural Guidelines** regarding roof replacement and repair. These standards are now in effect and apply to all roofing projects, whether full replacement or partial repair.

Key Requirements:

- The approved community standard shingle is **Timberline® Weathered Wood** (or a product that closely resembles its color and appearance).
- **All roofing work—repairs or replacements—must be submitted through the Architectural Review process and approved prior to starting any work.** An **Architectural Alteration Application** is required.
- Homeowners are responsible for ensuring shingle color matches their existing roof, especially for partial repairs.
- **Soffit and fascia** repairs or replacements must remain **white**, consistent with Copper Creek’s original design, and must also be included in the application.

Important: Failure to obtain approval before beginning work may result in the requirement to **redo the project at the homeowner’s expense** to meet community standards.

Maintaining a uniform and cohesive appearance protects the beauty and property values of Copper Creek. Thank you for your cooperation in following these guidelines and helping keep our neighborhood looking its best!

Contact Info

McNeil HOA Management Company
Email: management@mcneilmsi.com
813-571-7100

Your HOA Board
Email: hoa.coppercreekinfo@gmail.com

Your HOA Board Members.

Adiana Rivera: Board President
Joe Parker: Board Vice-President
Jack Marti: Secretary-Treasurer

Newsletter Produced/ Edited by Jack Marti

IMAGE ATTRIBUTIONS

Fall Border: <https://www.freeimages.com>
Vote Sign: [Graphiga](#)
Hurricane Symbol: [seticon](#)
Budget Meeting: [Slamlabs](#)

If there is any information, you’d like to see in the newsletter please drop an email to the board email and it will certainly be considered!



Thank you for being part of the community!