

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Triple Creek Community Development District was held on **Tuesday, September 19, 2017 at 10:00 a.m.** at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

Grady Miars	Board Supervisor, Chairman <i>(via phone)</i>
Bruce Kaschyk	Board Supervisor, Vice Chairman
Ellen Johnson	Board Supervisor, Assistant Secretary
Keith Turney	Board Supervisor, Assistant Secretary
Bob Allen	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, HGS <i>(via phone)</i>
Kyle Thornton	District Engineer, Genesis Group
Rick Herndon	Sitex
Scott Green	Field Services Manager, Rizzetta & Co.
James Butler	Club Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Audience member(s) made the following questions and/or comments below:

- Asked about landscape updated and midge fly concerns, as well as, construction debris and hurricane damage.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 15, 2017

On a Motion by Ms. Johnson, seconded by Mr. Allen, with all in favor, the Board approved the Supervisors Regular Meeting Minutes held on August 15, 2017 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2017

On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2017 totaling (\$83,431.56) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2017 Construction Requisitions # 105-122

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
105-B	Basham & Lucas Design Group, Inc.	\$64,230.00	General B
106-B	Genesis Group	\$3,641.59	General B
107-F1	Genesis Group	\$373.28	Village F1
108-F2	Genesis Group	\$373.28	Village F2
109-G1	Genesis Group	\$373.28	Village G1
110-F1	Genesis Group	\$385.00	Village F1
111-F2	Genesis Group	\$1,324.90	Village F2
112-G1	Genesis Group	\$1,849.56	Village G1
113-K	Genesis Group	\$3,642.46	Village K
114-L	Genesis Group	\$2,367.25	Village L
115-B	RIPA & Associates, LLC	\$217,338.15	General B
116-F1	RIPA & Associates, LLC	\$369,513.32	Village F1
117-G1	RIPA & Associates, LLC	\$206,224.14	Village G1
118-F1	Atlantic TNG, LLC	\$10,492.75	Village F1
119-B	Ferguson Waterworks	\$555.80	General B
120-B	Hopping Green & Sams	\$855.50	General B
121-B	TC Venture 1, LLC	\$13,367.18	General B
122-F1	TC Venture 1, LLC	\$12,682.50	Village F1

On a Motion by Ms. Johnson, seconded by Mr. Allen, with all in favor, the Board ratified the Series 2017 Construction Requisitions #105-122 for Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Order # 1

Change Order #	Contractor	Description	Amount	Contract #
1	Kearney	Hayes Pipe Supply	(62,725.91)	0038-01
1	Kearney	Atlantic	(15,675.46)	0038-01
1	Kearney	Florida Soil Cement	(2,311.48)	0038-01

This item has been tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-30, Bond Delegation Resolution for Series 2017-2

This item has been tabled.

(Mr. Butler arrived while the meeting was in progress at 10:09am)

EIGHTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the Field Inspection Report and Mr. Green reviewed the details of this report with the Board. A discussion ensued regarding several maintenance items.

The Board discussed palm transplants and removals. Mr. Allen volunteered to look at this situation on site with the landscaper.

Mr. Roethke presented the pond inspection report to the Board. A discussion ensued regarding midge flies and possible treatment options.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Enhancements

Mr. Roethke presented a proposal for mulch installation to the Board.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board approved proposal from Sitex for mulch installation at a cost of (\$20,075) for Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals for

Insurance

Mr. Roethke presented several proposals for insurance to the Board.

On a Motion by Mr. Kaschyk, seconded by Mr. Allen, with all in favor, the Board approved proposal Egis to provide insurance for the District at a cost of (\$9,937) starting on October 1, 2017 for Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Annual Engineer's Report 2017

Mr. Roethke presented the Annual Engineer's Report for 2017 to the Board.

On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board accepted the Engineer's Report for 2017 for the Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Agreement for Dog Stations

Mr. Roethke presented an agreement to install dog stations to the Board that had been previously approved and requires Board ratification.

On a Motion by Mr. Allen, seconded by Ms. Johnson, with all in favor, the Board ratified agreement with Poop 911 for the purchase and installation of dog waste stations for (\$590) and signs for (\$100) and maintenance of stations (\$17.90 weekly) for the Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

Ratification of Amendment to the Construction Funding Agreement Between Triple Creek CDD and TC Venture 1, LLC

Mr. Roethke presented an amendment to the Construction Funding Agreement between Triple Creek CDD and TC Venture 1, LLC to the Board that has been previously approved and requires Board ratification.

On a Motion by Mr. Allen, seconded by Mr. Turney, with all in favor, the Board ratified amendment to the construction funding agreement between Triple Creek CDD and TC Venture 1, LLC for Triple Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-31, Alternative Investment Guidelines

Mr. Roethke presented Resolution 2017-31 to the Board which are alternative investment guidelines.

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2017-31 for Triple Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-32,
Authorization of RFP for Amenity Center
Construction**

Mr. Roethke presented Resolution 2017-32 to the Board which authorizes the RFP documents for the Amenity Center Construction. A discussion ensued regarding the details of the design of the amenity center.

On a Motion by Mr. Allen, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2017-32 for Triple Creek Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Update on Construction Related Projects
and Proposals Related Thereto**

Mr. Thornton updated the Board on the Status of the current phases under construction, and entertained various questions from the Board.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Thornton updated the Board on the status of a Water Use Permit that is in the process of being updated.
- C. District Manager
Mr. Roethke informed the Board that the next regularly scheduled meeting will be on Tuesday, October 17, 2017 at 6:00 p.m. held at the Triple Creek Amenity Center located at 11920 Streambed Drive, Riverview, FL 33579.

EIGHTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Allen asked about community signage for deed restriction and soliciting. Mr. Grady informed the Board that the developer's marketing team will be putting together a signage design

that will be presented to the Board at a future meeting.

NINETEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Kaschyk, seconded by Mr. Turney with all in favor, the Board adjourned the meeting at 11:06 a.m. for Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair