
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
BOARD OF SUPERVISORS' MEETING**

The regular meeting of the Board of Supervisors of Triple Creek Community Development District was held on **Tuesday, May 16, 2017 at 10:03 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
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
Robert Nelson	GreenPointe
Kyle Thornton	District Engineer, Genesis Group
Rick Herndon	Sitex
Matt Hilyer	Sitex
John Crawford	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

A resident commented on landscape and maintenance issues.

A resident asked about irrigation issues and dead landscaping.

(left intentionally blank)

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board
of Supervisors' 2nd Audit Committee
and Regular Meetings held on April 18, 2017**

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board approved the 2nd Audit Committee and Regular Meetings held on April 18, 2017 for Triple Creek Community Development District.

(Mr. Kaschyk arrived while the meeting was in progress at 10:11 am)

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2017**

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2017 totaling (\$51,488.09) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Series 2017 Construction
Requisitions #20-35**

REQ #	PAYEE	AMOUNT	SUBACCOUNT
20	Image Master	\$1,250.00	General
21	Scarola Associates	\$859.24	General
22	TC Venture 1, LLC	\$40,866.75	General
23	RIPA & Associates, LLC	\$19,413.00	General
24-E	RIPA & Associates, LLC	\$425,430.90	Village E
25-F2	RIPA & Associates, LLC	\$69,048.00	Village F2
26-G1	RIPA & Associates, LLC	\$224,167.95	Village G1
27	Genesis Group	\$7,759.28	General
28	Hopping Green & Sams	\$3,973.00	General
29-E	Atlantic TNG, LLC	\$50,778.45	Village E
30-E	Ferguson Waterworks	\$102,609.45	Village E
31-E	Genesis Group	\$6,022.14	Village E
32-F2	Genesis Group	\$3,453.78	Village F2
33-G1	Genesis Group	\$3,453.78	Village G1
34-K	Genesis Group	\$10,232.50	Village K
35-L	Genesis Group	\$8,096.43	Village L

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2017 Construction Requisitions #20-35 for Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Orders #4-5

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
4	RIPA	Villages E, F2, G1 Improvements	(\$170,524.63)	NA
5	RIPA	Villages E, F2, G1 Improvements	(\$155,522.74)	NA

On a Motion by Mr. Kaschyk, seconded by Mr. Allen, with all in favor, the Board ratified the Change Orders #4-5 for Triple Creek Community Development District.

(Mr. Thornton arrived while the meeting was in progress at 10:14 am)

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the Field Inspection Report and Mr. Crawford reviewed the details of this report with the Board. A discussion ensued regarding several maintenance items, including irrigation issues.

Mr. Hilyer and Mr. Herndon responded to issues discussed in the report.

Mr. Roethke presented the pond inspection report to the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Enhancement

Mr. Roethke presented a proposal for landscape enhancement to the Board.

Mr. Herndon confirmed that any necessary irrigation repairs will be completed by May 25th before any plant material is installed. These installs will be scheduled for June 1st depending on weather conditions.

On a Motion by Mr. Allen, seconded by Mr. Turney, with all in favor, the Board approved proposal from Sitex Landscaping for landscape installations at a total cost of (\$22,777.50) for Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for
Geotechnical Engineering for Phase 4
Village G2**

Mr. Roethke presented a Proposal for Geotechnical Engineering for Phase 4 Village G2 to the Board.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved proposal from ECS for Phase 4 Village G2 Geotechnical Engineering at a cost of (\$5,823) for Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Engineer's Certificate
Relative to Use of Fill Dirt**

Mr. Roethke presented an Engineer's Certificate Relative to Use of Fill Dirt to the Board which has already been approved and needs to be ratified.

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board ratified Engineer's Certificate for Fill Dirt Use for Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke stated the registered voter count for Triple Creek CDD as of 4/15/17 is 541.

TWELFTH ORDER OF BUSINESS

**Presentation of Proposed Budget for
Fiscal Year 2017/2018**

Mr. Roethke presented the proposed budget for Fiscal Year 2017/2108 to the Board. A discussion ensued. Several changes were made to budget items, but the overall assessment levels did not change. A discussion ensued regarding re-sodding and adding irrigation to the field behind the pool area.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board authorized a not-to-exceed amount of (\$50,000) for the re-sodding and irrigation of the field behind the pool area, subject to final sign-off by Mr. Turney for Triple Creek Community Development District.

**1. Consideration of Resolution 2017-19,
Approving Proposed Budget for FY 17-
18 and Setting the Public Hearing**

Mr. Roethke presented Resolution 2017-19 to the Board, which will approve the proposed budget and set the public hearing.

On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board adopted Resolution 2017-19 approving the proposed budget and setting the public hearing time, date and place to be on July 18, 2017 at 10:00am to be held at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, Florida 33578 for Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Thornton updated the Board on the status of the construction projects.

**Consideration of Resolution 2017-20,
Authorization for RFP for Villages K and L**

Mr. Roethke presented Resolution 2017-20 to the Board, which will approve RFP documents for Villages K & L. Ms. Whelan reviewed the details of this Resolution with the Board.

On a Motion by Ms. Johnson, seconded by Mr. Allen, with all in favor, the Board adopted Resolution 2017-20 for Triple Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Thornton discussed a surveying proposal for Phase G2 that requires Board approval.

On a Motion by Mr. Miars, seconded by Mr. Allen, with all in favor, the Board approved proposal from Dennis J. Benham for surveying services in Phase G2 at a cost of (\$7,640) for Triple Creek Community Development District.

- C. District Manager
Mr. Roethke informed the Board that the next meeting will be on Tuesday, June 20, 2017, 2017 at 10:00 a.m. held at the offices of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, 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