

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, January 16, 2018 at 10:03 a.m.** at the offices of Rizzetta & Company, Inc. 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
Bob Allen	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Scott Green	Field Services Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams
Robert Nelson	Greenpointe Holdings, LLC
Kyle Thornton	District Engineer, Genesis Group
Rick Herndon	Sitex Landcare

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Perkins called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 19, 2017

On a Motion by Mr. Kaschyk, seconded by Mr. Allen, with all in favor, the Board approved the Supervisors' Regular Meeting Minutes held on December 19, 2017 for the Triple Creek Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November 2017

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2017 in the amount of (\$34,731.01) for the Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2017AB Construction Requisitions # 193-214

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
193-B	The Kearney Companies, LLC	\$16,025.48	General B
194-K	The Kearney Companies, LLC	\$22,484.91	Village K
195-L	The Kearney Companies, LLC	\$13,666.32	Village L
196-B	RIPA & Associates, LLC	\$106,845.24	General B
197-E	RIPA & Associates, LLC	\$800.49	Village E
198-F1	RIPA & Associates, LLC	\$61,953.52	Village F1
199-F2	RIPA & Associates, LLC	\$44,668.19	Village F2
200-G1	RIPA & Associates, LLC	\$57,865.89	Village G1
201-B	RIPA & Associates, LLC	\$14,910.18	General B
202-F1	RIPA & Associates, LLC	\$137,416.27	Village F1
203-F2	RIPA & Associates, LLC	\$18,886.85	Village F2
204-B	RIPA & Associates, LLC	\$11,693.61	General B
205-G1	RIPA & Associates, LLC	\$67,875.95	Village G1
206-G1	Newberg Irrigation, Inc.	\$11,646.40	Village G1
207-G1	Randy Suggs, Inc.	\$15,609.72	Village G1
208-B	Atlantic TNG, LLC	\$2,422.00	General B
209-K	Ferguson Waterworks	\$1,956.74	Village K
210-B	Florida Soil Cement Co., LLC	\$28,401.78	General B
211-B	Hayes Pipe Supply, Inc.	\$12,965.50	General B
212-B	The Kearney Companies, LLC	\$234,825.50	General B
213-K	The Kearney Companies, LLC	\$119,575.51	Village K
214-L	The Kearney Companies, LLC	\$101,852.68	Village L

<p>On a Motion by Ms. Johnson, seconded by Mr. Allen, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #193-214 for the Triple Creek Community Development District.</p>

SIXTH ORDER OF BUSINESS

Ratification of Series 2017-2 Construction Requisitions #5

REQUISITION NO.	PAYEE	AMOUNT
Supp 5	Dennis J Benham, P.S.M.	\$19,516.00

<p>On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Series 2017-2 Construction Requisitions #5 for the Triple Creek Community Development District.</p>

SEVENTH ORDER OF BUSINESS

Ratification of Change Order #5

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
5	Kearney	Hayes Pipe Supply	(\$1,449.02)	0038-01
5	Kearney	Atlantic	(\$921.14)	0038-01
5	Kearney	Ferguson	(\$8,670.19)	0038-01

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of December 2017 Field Inspection Report

Mr. Green presented the December 2017 Field Inspection Report to the Board, noting that he has discussed with Sitex about the ant problem, recommending a product called Avion that has a one-year warranty and has found to be effective. Mr. Green also communicated that he has observed vehicles that are parking within the turf, and Mr. Herndon would be addressing up-lighting, leaning palm trees, and removing a stump at the entrance. Ms. Perkins requested a proposal for this removal. Mr. Allen inquired about picture #3 on the report, and also communicated that the neighborhood did a recent community-wide trash-cleaning effort. Mr. Allen expressed concern over an area of erosion at the entrance that was occurring under the sidewalk. Mr. Herndon would assess and look at compacting the area.

2. Presentation of Sitex Landscape Response to December 2017 Field Inspection Report

Mr. Allen additionally recommended Mr. Herndon looking into planting Thuja to combat the previously discussed issue of residents' privacy since a berm could not be installed. Mr. Herndon would provide a proposal after assessing the area and obtaining pricing.

Ms. Perkins communicated that residents who conducted the community-wide clean-up mentioned that several of the no-fishing/no-trespassing signs had been removed or damaged. She inquired if the Board would like to move forward at this time to produce and install new signs at this time for the areas of highest traffic and concern.

On a Motion by Ms. Johnson, seconded by Mr. Allen, with all in favor, the Board approved the Fire Ant Control Proposal at a not-to-exceed amount of \$5,000 for the Triple Creek Community Development District.

3. Consideration of Proposals for Landscape Enhancements
 1. Fire Ant Control Proposal

Discussion ensued about the fire ant issue, as they are most prevalent around the Blvd. Mr. Kaschyk sought clarification over which specific areas of turf would be covered, to ensure that this proposal was comprehensive. Ms. Perkins communicated that the District currently has \$5,000 budgeted annually to combat fire ants, and this proposal would exceed the budget. Discussion continued on ensuring that Sitex would treat areas that had this issue vs. the entire turf, as well as not exceeding the budget.

On a Motion by Mr. Allen, seconded by Ms. Johnson, with all in favor, the Board approved the Fire Ant Control Proposal at a not-to-exceed amount of \$5,000 for the Triple Creek Community Development District.

2. Hog Damage SOD Replacement Proposal

This item was tabled, as it was the consensus of the Board and District Counsel that any sod damage that occurred on residents' property would be the responsibility of the resident, and that any damage on District property would be addressed by the District.

B. Sitex Aquatics

1. Presentation of January 2018 Sitex Aquatics Inspection Report

Discussion ensued about adding all of the new ponds to the current maintenance schedule, as Mr. Thornton mentioned that everything would be ready to come online. Ms. Perkins would obtain a proposal from Mr. Craig for the next meeting.

C. District Counsel

Ms. Whelan communicated that the 2018 Legislative Session has officially kicked off, and that she would keep the District apprised of any developments and bills that would impact the District.

D. District Engineer

Mr. Thornton provided a general construction update. Discussion ensued also about obtaining a proposal from the Hillsborough County Sheriff's Office to possibly patrol the area.

E. District Manager

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, February 20, 2018 at 10:00 a.m. and to be held at the offices of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Ms. Perkins also communicated that pressure washing throughout the District would take place on Tuesday, January 23, and would take approximately 4-5 hours.

F. Clubhouse Manager

Mr. Butler was not present, and therefore had no report.

NINTH ORDER OF BUSINESS

Consideration of Hog Trapping Proposal

Discussion ensued regarding the recent issue regarding hogs causing damage within the District. Ms. Perkins communicated that the proposal obtained was from a trapper that is currently working within the adjacent Districts. Mr. Kaschyk recommended obtaining additional pricing as a back-up to this proposal if the Board was not happy with the job being performed. It was the consensus of the Board to obtain trapping services for a three-month trial period, and reassess after 90 days.

On a Motion by Ms. Johnson, seconded by Mr. Allen, with all in favor, the Board approved the Hog Trapping Proposal in the amount of (\$1,400.00) per month for the Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal for an Additional Irrigation Well-Pump Controls Meter

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the Proposal for an Additional Irrigation Well-Pump Controls Meter in the amount of (\$18,986.00) for the Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Allen communicated that he would like to rescind his recommendation to move forward with having the District explore installing a bus-stop shelter, as he had been in receipt of a lot of negative feedback from residents within the community, as they were concerned about residents sleeping in the shelter, vandalism, and loitering.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kaschyk, seconded by Mr. Allen with all in favor, the Board adjourned the meeting at 10:54 a.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman