

**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, May 15, 2018 at 6:00 p.m.** at the Triple Creek Amenity Center, located at 11920 Streambed Drive, Riverview, Florida 33579.

Present and constituting a quorum:

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

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Green	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams</b>
Kyle Thornton	<b>District Engineer, Genesis Group</b>
Robert Nelson	<b>Greenpointe Holdings</b> <i>(via phone)</i>
Rick Herndon	<b>Sitex Landcare</b>
James Butler	<b>Clubhouse Manager</b>
Scott Brizendine	<b>Rizzetta &amp; Company, Inc.</b> <i>(via phone)</i>
Peter Dame	<b>Akerman LLP</b> <i>(via phone)</i>

Audience

**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**

Resident Community Leader Mr. Alex Garces communicated several compliments to the Board, as well as inquired about various items, including installation of trash receptacles, installing a new shade structure, erecting a community bulletin board, recommended enhancements communicated from other residents, installing a neighborhood watch sign, and adding some additional walkways and benches to common areas.

Ms. Anthony of 12103 Streambed Drive inquired about irrigation issues adjacent to her property.

Mr. Santaniello of 13006 Rain Lily Drive inquired about various items, including the status of TECO's installation of street lights, mulch at the playground, communications from Mattamy, graffiti on the roundabout sign on the corner of Triple Creek Blvd. and Streambed Drive, a broken curb, and irrigation timers.

Mr. DeBlasio of 12383 Streambed Drive communicated his concerns about water pooling along the sidewalks adjacent to the newly installed landscaping.

Mr. Williams of 12339 Prairie Valley Lane discussed his concerns about landscaping on District property behind his home, to which Mr. Thornton would be providing assistance due to the complications of the area being connected to the adjacent development and road.

Several residents inquired about the development of the adjacent community, status of the amenity center and included amenities, enhancing the landscaping and common areas with additional benches and walkways, as well as dead trees along the entrance at Big Bend Road.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 17, 2018**

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board approved the Board of Supervisors' Regular Meeting Minutes from the meeting held on April 17, 2018 for the Triple Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for March 2018**

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2018 in the amount of (\$49,756.38) for the Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2017AB Construction Requisitions # 272-274, #275-288, & #281**

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
272-B	Randy Suggs, Inc.	\$281,359.00	General B
273-G1	Randy Suggs, Inc.	\$4,350.00	Village G1
274-K	Randy Suggs, Inc.	\$1,050.00	Village K
275-K	Ferguson Waterworks	\$6,029.39	Village K
276-B	Hopping Green & Sams	\$1,155.00	General B
277-K	The Kearney Companies, LLC	\$722.37	Village K
278-B	The Kearney Companies, LLC	\$53,144.45	General B
279-K	The Kearney Companies, LLC	\$10,757.85	Village K
280-B	The Kearney Companies, LLC	\$56,002.83	General B
281-G1	Newberg Irrigation, Inc	\$44,251.20	<b>VOID</b>
282-B	Randy Suggs, Inc.	\$196,416.13	General B
283-F1	Randy Suggs, Inc.	\$50.31	Village F1
284-F2	Randy Suggs, Inc.	\$66.66	Village F2
285-G1	Randy Suggs, Inc.	\$25,145.43	Village G1
286-K	Randy Suggs, Inc.	\$8,193.99	Village K

284-L	Randy Suggs, Inc.	\$260.34	Village L
288-B	SWFWMD	\$2,798.25	General B
281-B	Newberg Irrigation, Inc	\$44,251.20	General B

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #272-274, #275-288, & #281 for the Triple Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. Field Services Manager

1. Presentation of the April 2018 Field Inspection Report
2. Presentation of the Sitex Landscape Response to the April 2018 Field Inspection Report

Mr. Green presented the April 2018 Field Inspection Report for the Board. Discussion ensued regarding various areas brought up by residents in attendance that have been addressed by Sitex Landcare. Mr. Green also reviewed several items, including turf replacements, fire ant treatment that was recently applied, weed treatment, fertilizer/chemical turf applications, plants that did not survive the frost, as well as plants in need of minor trimming.

B. Sitex Aquatics

1. Presentation of the May 2018 Sitex Aquatics Inspection Report

Ms. Perkins presented the May 2018 Sitex Aquatics Inspection Report to the Board. The Board has no questions.

C. District Counsel

Ms. Whelan had no report.

D. District Engineer

1. Discussion of Randy Suggs Change Order for Sod Price Escalation

Mr. Thornton presented a Change Order from Randy Suggs and explained the recent increases in sod pricing.

On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board motion to approve the change order for the Randy Suggs Sod Price in the amount of (\$3,996.30) for the Triple Creek Community Development District.

2. Discussion of KOMPAN Matched Funding Grant Program

Mr. Thornton presented information pertaining to a KOMPAN Matching Funding Grant Program, which would allow the District to apply for matching grant funding for the new playground installation.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board motion to approve applying for the KOMPAN Matched Funding Grant Program for the Triple Creek Community Development District.

Mr. Thornton additionally communicated that bids for the infrastructure for Villages I, J, and G2 would be available for consideration by the Board at the next meeting. He additionally mentioned that CRS has begun on the new pool amenity, and that it would be estimated to be open by late 2018. Discussion also ensued pertaining to the sinking sidewalk issue that was under the purview of Hillsborough County.

**E. District Manager**

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, June 19, 2018 at 10:00 a.m. and to be held at the offices of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-09,  
Delegated Award for 2018 Project**

Ms. Whelan reviewed the Delegated Award Resolution pertaining to Villages G2, I, and J.

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board adopted in substantial form Resolution 2018-09, Delegated Award for 2018 Project for the Triple Creek Community Development District, subject to final review by District Staff and execution by the Chairman.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-10,  
Approving Reimbursement for Construction  
of Phase 2 Village E2 Improvements**

Ms. Whelan provided an overview of the process of conveyances and reimbursements for both Mattamy & TC Venture LLC for the infrastructure that was built by the associated developers and subsequently conveyed directly to Hillsborough County in lieu of the District.

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2018-10, Approving Reimbursement for Construction of Phase 2 Village E2 Improvements for the Triple Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-11,  
Approving Reimbursement for Construction  
of Triple Creek Boulevard Extension  
Improvements**

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2018-11, Approving Reimbursement for Construction of Triple Creek Boulevard Extension Improvements for the Triple Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Ms. Perkins presented the registered voter count letter from the Hillsborough County Supervisor of Elections, noting that there were 651 registered electors residing in the District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-12, General  
Election**

Ms. Perkins presented Resolution 2018-12 to the Board noting that both Ms. Johnson and Mr. Kaschyk's seats would be up for the general election in November, and that interested candidates could qualify by filing with the Hillsborough County Supervisor of Elections between noon on June 18, 2018 through noon June 22, 2018.

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board adopted Resolution 2018-12, General Election for the Triple Creek Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Board Supervisor Candidate  
(G Alexander Garces)**

Ms. Perkins communicated that Mr. Allen has not yet submitted his official resignation to the District, and therefore the Board would need to wait until there was a vacancy to make any new appointments. Ms. Perkins also mentioned that she had not been in receipt of any additional candidates for any forthcoming vacant seats.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for Fiscal  
Year 2018/2019**

1. Consideration of Resolution 2018-13, Approving Proposed Budget and Setting the Public Hearing

Ms. Perkins presented the fiscal year 2018-2019 proposed budget to the Board, noting that GreenPointe would be subsidizing operation & maintenance assessments for current residents to keep them flat at \$500.00 for the next fiscal year. Mr. Kaschyk inquired about the prospective costs of the amenity center, to which Ms. Perkins communicated she would have proposals available for consideration by the Board at the next meeting. This pricing therefore could be interwoven into the final budget.

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board adopted Resolution 2018-13, Approving Proposed Budget and Setting the Public Hearing for July 17, 2018 for the Triple Creek Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for Outdoor Trash  
Receptacles**

Discussion ensued regarding the addition of four trash cans to the park area behind the current amenity center, to which one trash can would be placed to correspond with each subset picnic area.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board approved the Onsite Industries LLC Proposal for Outdoor Trash Receptacles (\$4,117.80) for the Triple Creek Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Kaschyk communicated concern about the pooling of water alongside the sidewalk from the berms on Dorado Shores. Mr. Thornton remarked that he would talk to the contractor. Discussion also ensued pertaining to forthcoming turnovers of the new landscaping areas, to which Mr. Thornton would communicate when the official turnover meetings had concluded. Ms. Whelan requested that any updated maintenance maps be transmitted accordingly to Sitex Landcare in anticipation of obtaining add-on proposals for Board consideration.

SEVENTEENTH ORDER OF BUSSINESS

Adjournment

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk with all in favor, the Board adjourned the meeting at 7:19 p.m. for the Triple Creek Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman