

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, June 19, 2018 at 10:00 a.m.** at the offices 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
Keith Turney	Board Supervisor, Assistant Secretary
Ellen Johnson	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
Kyle Thornton	District Engineer, Genesis Group
Robert Nelson	Greenpointe Holdings
Rick Herndon	Sitex Landcare
James Butler	Clubhouse Manager

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 that the light at the flag pole recently installed was broken, as well as inquired about the status of the previously-mentioned clean-up projects proposed by residents at the prior meeting. Mr. Garces also questioned if the opening of the new amenity center was still scheduled for December, to which Mr. Thornton mentioned everything was currently proceeding as scheduled, however did not want to confirm any specific dates to take into account any prospective challenges.

Mr. Turney communicated that there was pond mowing needed to be addressed by Sitex.

THIRD ORDER OF BUSINESS

Consideration of Bob Allen's Resignation

Ms. Perkins communicated that the District office had been in receipt of Mr. Allen's resignation, as he had officially begun to relocate out-of-state. Ms. Perkins inquired if the Board would like to make a new Supervisor appointment at that time, to which Mr. Miars responded with the recommendation to wait until after the Series 2018 Bonds were issued for purposes of document consistencies. Ms. Perkins communicated that she would include resident's statements of interest and/or resumes in the August Board agenda for consideration after the bond issuance has commenced.

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board accepted Bob Allen's Resignation for Seat #5 for the Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 15, 2018

On a Motion by Ms. Kaschyk, seconded by Mr. Turney, with all in favor, the Board approved the Board of Supervisors' Regular Meeting Minutes from the meeting held on May 15, 2018 for the Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2018

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2018 in the amount of (\$52,612.79) for the Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2017AB Construction Requisitions #289-#290 & #291-#296

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
289-E	Mattamy Tampa/Sarasota LLC	\$2,438,270.74	Village E
290-B	TC Venture 1, LLC	\$438,563.00	General B
291-B	Dennis J Benham, P.S.M	\$2,000.00	General B
292-B	DS Boring LLC	\$66,422.00	General B
293-B	Genesis Group	\$74,178.33	General B
294-B	The Kearney Companies, LLC	\$72,859.36	General B
295-B	Newberg Irrigation, Inc.	\$70,281.00	General B
296-B	Randy Suggs, Inc.	\$109,739.15	General B

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #289-#290, & #291-#296 for the Triple Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Sitex Aquatics

1. Presentation of the June 2018 Sitex Aquatics Inspection Report

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

B. District Counsel

Ms. Whelan communicated that the pre-closing for the Series 2018 Bonds would take

place at the next meeting on July 17, 2018.

C. District Engineer

Mr. Thornton reviewed the proposals for infrastructure construction received for Villages I, J, and G2. The Board ranked the Kearney proposal at 100 points, and the RIPA proposal at 94.75 points. Discussion ensued pertaining to the project timeline, amount of bonds issued for these villages, and additional value-engineering needed to refine the final estimates.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board awarded the contract for infrastructure construction for Villages G2, I, and J to Kearney Companies subject to additional value-engineering and final review and approval by District Staff and the Board Chairman for the Triple Creek Community Development District.

D. District Manager

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, July 17, 2018 at 6:00 p.m. and to be held at the Triple Creek Amenity Center located at 11920 Streambed Drive, Riverview, FL 33579, which will also be the public Hearing for the Final Budget.

E. Field Services Manager

1. Presentation of the May 2018 Field Inspection Report

Mr. Green presented the May 2018 Field Inspection Report for the Board, communicating updates on several items, including; annuals recently installed at the front entrance, weed control needing to be performed, cutbacks of plant material at the playground, timing of palm tree trimming, and the impact of recent rain. Mr. Turney communicated that several areas were in great need of mowing along Prairie Valley Lane, Streambed Drive, and Triple Creek Blvd.

Discussion ensued pertaining to the forthcoming proposal from Sitex in relation to taking over maintenance of areas that were ready to be officially turned over to the District for ongoing maintenance, as well as ownership of various Oaks planted originally by the County. Mr. Thornton communicated that there was an onsite turnover meeting scheduled for June 29, 2018.

2. Consideration of Add-on Proposal from Sitex Landscape for Newly Completed District Tracts

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved the Sitex Add-on Proposals as presented from Sitex Landscape for Newly Completed District Tracts in the amount of (\$173,250.00) for the Triple Creek Community Development District.

3. Consideration of Landscape Enhancement Proposal

Mr. Miars inquired about the timing of placing down pine-straw and the durability of its placement during the rainy season. Mr. Herndon expressed that the pine straw shouldn't experience much movement due to the method of packing. Mr. Green communicated the area was in dire need of mulch.

On a Motion by Mr. Miars, seconded by Mr. Turney, with all in favor, the Board approved the Installation of Pine Straw around the pool amenity in the amount of (\$1,375.00) for the Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-14,
Approving Proposal Budget and Setting the
Public Hearing**

Ms. Whelan communicated that this Resolution would rescind the previously-approved Resolution 2018-13 approving the proposed budget, adding that this current resolution only added-in statutory language pertaining to noticing and levying of assessments and did not impact the proposed budget that was approved at the meeting prior.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2018-14, Approving Proposed Budget and Setting the Public Hearing for the Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2018-15,
Regarding Conveyance of Real Property in
Phase 2 Village J**

Ms. Whelan communicated that she was awaiting on the final legal description of property to be refined for Phase 2 Village J, and also mentioned that there was no longer a stormwater management plan required since a pond was removed for residential development. A Phase 1 Village C pond was replaced by a pond in Village K, and therefore the District would be conveying the pond back.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2018-15, Regarding Conveyance of Real Property in Phase 2 Village J, subject to final property descriptions and review by District Staff with approval by the Chairman for the Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Proposal from ECS Florida for
Borrow Pit Borings for Villages I, J, & G2**

Mr. Thornton communicated that ECS had concluded their report the previous week.

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board ratified the Proposal from ECS Florida for Borrow Pit Borings for Villages I, J, & G2 in the amount of (\$3,260.00) for the Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Work Authorization #9 from
Dennis J. Benham**

Mr. Thornton clarified that this Work Authorization was related to staking locations of boring points.

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Work Authorization #9 from Dennis J. Benham in the amount of (\$465.00) for the Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Change Order from Newberg
Irrigation Request for Increase in Irrigation
Wells Depth**

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board approved the Change Order from Newberg Irrigation request for increase in irrigation wells depth in the amount of (\$5,600.00) for the Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Exterior
Painting of Entrance Towers, Amenity, and
Pavilion**

Ms. Perkins presented the submitted proposals for painting the District's entrance towers, amenity center, and pavilion, as well as a summary of pricing. The Board consensus was that it was best to wait to paint and caulk/seal any of the District's amenities until after the rainy season has concluded in October.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the Elite Painting Proposal to Paint the Entrance Towers, Amenity, Pavilion, and fence on both sides in the amount of (\$10,730.00) and to be done in October 2018 for the Triple Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Ms. Johnson with all in favor, the Board adjourned the meeting at 10:52 a.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman