

**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, July 17, 2018 at 6:03 p.m.** at the Triple Creek Amenity Center located at 11920 Streambed Dr, Riverview, FL 33579.

Present and constituting a quorum:

Grady Miars	<b>Board Supervisor, Chairman</b>
Bruce Kaschyk	<b>Board Supervisor, Vice Chairman</b>
Ellen Johnson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Brianne Parker	<b>Rizzetta &amp; Company, Inc. (via phone)</b>
Scott Green	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams</b>
Robert Nelson	<b>Greenpointe Holdings</b>
Rick Herndon	<b>Sitex Landcare</b>
James Butler	<b>Clubhouse Manager</b>

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**

Mr. Jason Carey inquired about street signs that were incorrect and/or leaning.

Mr. John Santaniello expressed concerns relating to several landscaping issues that are being revisited each month, as well as inquired about the process of accountability and potential violations of contract. Discussion ensued pertaining to the District's general process of addressing issues and concerns. Mr. Santaniello additionally inquired about construction speed limit signs.

Mr. Alex Garces extended his assistance in enhancing the feedback loop from residents and working on developing a prioritization list to help aid in managing residents' expectations.

Mr. Robert Bacon provided a detailed handout of landscaping issues present in Phase 1 (Exhibit A), and expressed a multitude of concerns pertaining to ongoing issues of maintenance and plant material requiring remediation.

Ms. Kristina Hoffman inquired about the timing of the recent maintenance turnovers and the pond mowing schedule.

Ms. Debra Diamond additionally expressed concerns pertaining to pond mowing, as well as the prevalence of construction trash present within the community.

Mr. and Mrs. Merritt communicated their sentiments on several maintenance items pertaining to landscaping and irrigation, as well as the perceivable swamp at the community's entrance.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 19, 2018**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board Approved the Board of Supervisors' Regular Meeting Minutes from the meeting held on June 19, 2018 for the Triple Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board Ratified the Operation and Maintenance Expenditures for May 2018 in the amount of (\$48,787.10) for the Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2017AB Construction Requisitions #297-#301**

<b>REQUISITION NO.</b>	<b>PAYEE</b>	<b>AMOUNT</b>	<b>SUBACCOUNT</b>
297-B	CRS Building Corporation	\$137,851.20	General B
298-B	Dennis J. Benham, P.S.M.	\$465.00	General B
299-B	Genesis Group	\$50,399.15	General B
300-B	Hopping Green & Sams	\$4,757.00	General B
301-B	Triple Creek CDD	\$2,798.25	General B

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board Ratified the Series 2017AB Construction Requisitions #297-#301 for the Triple Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. Field Services Manager
1. Presentation of June 2018 Field Inspection Report
  2. Presentation of July 2018 Sitex Response

Mr. Green presented the June 2018 Field Inspection Report for the Board's review. Many of the items notated were included within the discussion during the audience comments portion of the meeting. Mr. Green relayed that items requiring attention were taken care of within the anticipated 30-day timeframes between inspections, and Mr. Herndon reiterated that his team would be ensuring that everything was caught up and up to par for the newly turned-over tracts within the District. Discussion ensued pertaining to the prospective enhanced landscaping plans leading up to the school. Proposals were requested from Sitex to be presented at the next meeting that would outline the series of aging dead plant material that would need remediation and enhancement.

B. Sitex Aquatics

1. Presentation of the July 2018 Sitex Aquatics Inspection Report

Ms. Perkins presented the July 2018 Sitex Aquatics Inspection Report to the Board. Discussion ensued pertaining to the “swamp” at the entrance of the community and what methods could be utilized to make this area appear more aesthetically pleasing.

C. District Counsel

Ms. Whelan had no report.

D. District Engineer

Discussion ensued pertaining to the need for the District to produce a Warranty Bond for the new amenity center construction.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board Authorized Approval of a Forthcoming Warranty Bond for the new Amenity Center for the Triple Creek Community Development District.

E. District Manager

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, August 21, 2018 at 10:00 a.m. and to be held at offices of Rizzetta and Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Supplemental Engineer’s Report, reissued June 6, 2018**

Ms. Whelan reviewed the Supplemental Engineer’s Report that was reissued on June 6, 2018, and notated that the Series 2018A Bonds for Villages G2, I, and J would be issued this week. The only modification was in the unit count due to a clerical error.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Final Supplemental Assessment Methodology (Series 2018A Bonds) dated June 21, 2018**

Ms. Whelan reviewed the Final Supplemental Assessment Methodology for the Series 2018A Bonds. The Board had no questions.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-16, Supplemental Assessment**

Ms. Whelan reviewed Resolution 2018-06, notating that this Resolution would impose the liens on the property that benefit from this bond issuance. Mr. Miars inquired about the need for a sinking fund, to which Ms. Whelan confirmed that it is no longer required.

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board Adopted Resolution 2018-16, Supplemental Assessment for the Triple Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2018-2019  
Budget & Imposing Special Assessment**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board Approved to open the Public Hearing on Fiscal Year 2018-2019 Budget & Imposing Special Assessment for the Triple Creek Community Development District.

Mr. John Santaniello inquired about the ownership of roadways and sidewalks.

**1. Presentation of Fiscal Year 2018-2019 Budget**

Ms. Perkins presented the fiscal year 2018-2019 budget for the Board's review. Mr. Miars inquired about the increase in developer contributions, which was due to the landowner GreenPointe's desire to keep O&M assessments flat for residents. Ms. Perkins communicated that the additional infrastructure that will be owned and maintained by the District contributed to the overall increases in the budget, however she didn't anticipate to have to utilize the full estimated developer contribution line item.

**2. Consideration of Resolution 2018-17, Adopting Fiscal Year 2018-2019 Budget**

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board Adopted Resolution 2018-17, Adopting Fiscal Year 2018-2019 Budget for the Triple Creek Community Development District.

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board Approved to Close the Public Hearing on the Fiscal Year 2018-2019 Budget for the Triple Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-18, Imposing  
Special Assessment & Certifying an  
Assessment Roll**

On a Motion by Ms. Johnson, seconded by Mr. Miars, with all in favor, the Board Approved to open the Public Hearing on Imposing Special Assessment & Certifying an Assessment Roll for the Triple Creek Community Development District.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board Adopted Resolution 2018-18, Imposing Special Assessment & Certifying an Assessment Roll for the Triple Creek Community Development District.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board Approved to closed the Public Hearing on Imposing Special Assessment & Certifying an Assessment Roll for the Triple Creek Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of O&M Deficit Funding  
Agreement**

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board Approved the O&M Deficit Funding Agreement for the Triple Creek Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-19, Ratifying Award of Contract for Village G2, I, and J Project**

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board Adopted Resolution 2018-19, Ratifying Award of Contract for Village G2, I, and J Project for the Triple Creek Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Ratification of Developer Funding Agreement (Villages G2, I, and J)**

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board Ratified the Developer Funding Agreement for Village G2, I, and J Project for the Triple Creek Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Maintenance Agreement with Hillsborough County Regarding Triple Creek Boulevard Extension**

Ms. Whelan communicated that the District was still awaiting the form of agreement, and therefore requested that this agreement be approved in concept with final authorization by District Staff and execution by the Board Chairman.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board Authorized to enter into an agreement with Hillsborough County regarding maintenance for the Triple Creek Boulevard Extension for the Triple Creek Community Development District, subject to final review by District Staff and Execution by the Chairman.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for ECS Florida, LLC regarding Materials Testing for Villages I, J, and G2**

- I. ECS FL, LLC Proposal 2495 (\$18,669.00)
- II. ECS FL, LLC Proposal 2496 (\$13,590.00)
- III. ECS FL, LLC Proposal 2497 (\$16,845.00)

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board Approved the ECS, FL LLC Proposals I-III regarding materials testing for Villages I, J, & G2 in the amount of (\$49,104.00) for the Triple Creek Community Development District.

**SEVENEENTH ORDER OF BUSINESS**

**Ratification of Work Authorization #10 for Dennis K. Benham**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board Ratified the Work Authorization #10 for Dennis K. Benham for the Triple Creek Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Statewide Mutual Aid Agreement**

Ms. Whelan reviewed the Statewide Mutual Aid Agreement for the Board. The consensus of the Board was not to enter into this agreement.

**NINETEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Requests.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk with all in favor, the Board adjourned the meeting at 7:24 p.m. for the Triple Creek Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman