
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, September 20, 2016 at 10:00 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
Walter Beeman	Board Supervisor, Vice Chairman
Kyle Thornton	Board Supervisor, Assistant Secretary
Bruce Kaschyk	Board Supervisor, Assistant Secretary
Ellen Johnson	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	Hopping, Green and Sams (via phone)
Jennifer Kilinski	Hopping, Green and Sams (via phone)
Robert Nelson	Greenpointe Holdings, LLC
Rick Herndon	Sitex Landscape

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

There were several audience comments pertaining to the following:

- Landscaping issues
- Car racing in the streets
- Drainage issues

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 16, 2016

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved the Minutes for the Board of Supervisors' Meeting held on August 16, 2016 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2016

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2016 in the amount of (\$59,699.38) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2016 Construction Requisitions

There were no construction requisitions.

SIXTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the monthly pond and landscape inspection reports to the Board. A discussion ensued regarding several maintenance items.

Mr. Herndon discussed some current landscaping issues with the Board.

Mr. Thornton discussed issues with pond 38A. Mr. Roethke will follow up with the pond maintenance vendor.

SEVENTH ORDER OF BUSINESS

Presentation of Resumes for Upcoming Vacant Board Supervisor Seats

Mr. Roethke presented several resumes to the Board from residents that are interested in being appointed to the upcoming General Election Board Supervisor seats that will be vacant after November 22, 2016. A discussion ensued. The Board requested that all applicants attend the next CDD Board meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for CDD Insurance

Mr. Roethke presented proposals for CDD insurance coverage to the Board. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the proposal from Stahl & Associates for CDD insurance at a total cost of (\$10,297) for the Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Vendor Agreement Template

Mr. Roethke presented the vendor agreement template to the Board.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the vendor agreement template for the Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Developer Funding Agreement for Phase E1 Infrastructure Project

Mr. Roethke presented a Developer Funding Agreement for Phase E1 Infrastructure Project to the Board.

Ms. Whelan discussed the upcoming bond issuance and how that will affect this agreement. Since bond funds will be available sooner than expected, Ms. Whelan recommended approving the remaining portions of the proposal from RIPA for Villages F and G1 infrastructure construction. The Village E portion of the RIPA proposal was approved at the August board meeting.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board of Supervisors awarded the remainder of the RIPA proposal for Villages F and G1 infrastructure construction for the Triple Creek Community Development District, contingent upon the execution of a Developer Funding Agreement for this portion of the project with the landowner.

On a Motion by Ms. Johnson, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved Developer Funding Agreement in substantial form, subject to the inclusion of the entirety of the Villages E, F and G1 infrastructure construction project within the scope of the agreement for the Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for Treadmill Maintenance

Mr. Roethke presented a proposal for treadmill maintenance to the Board.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board of Supervisors approved the proposal from FitRev for treadmill maintenance at a total cost of (\$1,723) for the Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Grau Engagement Letter for 9-30-16 Audit Services

Mr. Roethke presented an engagement letter from Grau & Associates to the Board for Fiscal Year 2016 Audit Services.

On a Motion by Mr. Thornton, seconded by Mr. Beeman, with all in favor, the Board of Supervisors approved the Engagement Letter from Grau & Associates for Audit Services at a cost of (\$3,700) for the Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski provided an update on the upcoming bond issue and recommended continuing this Board meeting to 2 weeks from today's date to discuss bond financing matters.

B. District Engineer

Not present.

C. District Manager

Mr. Roethke stated that the next regular meeting will take place on **Tuesday, October 18, 2016 at 10:00 a.m.** to be held at the new offices of Rizzetta and company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Kaschyk, seconded by Mr. Miars, with all in favor, Board of Supervisors continued the meeting at 10:49am to October 4, 2016 at 10:00am at the office of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578 for Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair