

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, March 18, 2014 at 10:13 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Grady Miars	Board Supervisor, Chairman <i>(via phone)</i>
Walter Beeman	Board Supervisor, Vice-Chairman
Ellen Johnson	Board Supervisor, Assistant Secretary <i>(joined in progress)</i>
Bruce Kaschyk	Board Supervisor, Assistant Secretary
Kyle Thornton	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Eric Dailey	Director of District Management Services, Rizzetta & Company, Inc.
Kelly Evans	Rizzetta Amenity Services, Inc.
Scott Smith	Operations Manager, Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams
Robert Nelson	Greenpointe Holdings, LLC

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 no Audience comments. Mr. Roethke asked for a motion to amend the agenda to consider a resolution appointing an Assistant Secretary.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board amended the agenda for Triple Creek Community Development District.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2014-04, appointing Eric Dailey as Assistant Secretary for Triple Creek Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held February 18, 2014

On a Motion by Mr. Beeman, seconded by Mr. Thornton with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on February 18, 2014 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for February 2014

Mr. Roethke presented the operation & maintenance expenditures to the Board.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved the Operation & Maintenance Expenditures for February 2014 totaling \$26,373.58 for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing Regarding the Rate Setting and Rules of Procedure

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board opened the public hearing for Triple Creek Community Development District.

A discussion ensued regarding several items on the amenity rules and rates. The Board agreed to make one change to the Amenity Rules and Rates document (change of address on cover sheet from Rizzetta's office to the location of the Amenity Center).

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board adopted Resolution 2014-05, setting the Rules and Rates and adopting the Rules of Procedure for Triple Creek Community Development District.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board closed the public hearing for Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of CDD Forms for Access Cards and Rentals

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved all CDD forms for access cards and rentals in substantial form subject to final review by District Staff for Triple Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Entrance Ditch Mowing

Mr. Roethke introduced this topic that was discussed at a previous meeting. He noted that adding this section to the landscape contract will add \$9,980.00 to annual contract price. The current contract amount is \$101,275.00 and the current budget for landscape and irrigation is \$75,956.00.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the addition of the entrance ditch mowing to the current landscape contract (+\$9,980.00) for Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke reviewed the landscape report for the Board. No formal Board action was taken.

NINTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the pond inspection report to the Board. Mr. Thornton mentioned that the skimmer is missing on Site #2 and the grate is missing on Site #8. Mr. Roethke will follow up with the pond maintenance company to address these issues.

TENTH ORDER OF BUSINESS

Consideration of Proposal from Vision Landscapes for Amenity Area Landscape and Irrigation Maintenance

Mr. Roethke presented the proposal to the Board.

On a Motion by Mr. Thornton, seconded by Mr. Beeman, with all in favor, the Board approved the Vision Landscapes proposal to add amenity area landscape and irrigation maintenance to the current contract (additional \$702.00 per month) for Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Debit Card for Amenity Center Staff

Mr. Roethke discussed the possibility of getting a debit card for amenity center staff. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the debit card for amenity center staff with \$1,500.00 for initial startup expenses and a \$500.00 limit thereafter for Triple Creek Community Development District.

Mr. Beeman requested that an agenda item be added moving forward to discuss the current financial condition of the CDD. Mr. Roethke will present a monthly financial summary at the next meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Fitness Equipment Proposals

Mr. Roethke presented proposals from FitRev and Commercial Fitness Products for fitness center equipment at the Amenity Center. A discussion ensued. The Board approved the first option from FitRev and requested two years of scheduled quarterly maintenance.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the FitRev proposal for fitness center equipment (\$16,743.99) for Triple Creek Community Development District.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved quarterly preventative maintenance (not to exceed \$95.00 per quarter after complimentary period expires) for Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Pool Maintenance

Mr. Roethke presented two proposals for pool maintenance. A discussion ensued.

On a Motion by Mr. Thornton, seconded by Mr. Beeman, with all in favor, the Board approved the Suncoast Pools maintenance proposal (\$468.00 per month) for Triple Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals for Facility Heat & AC Maintenance (*under separate cover*)

Mr. Roethke distributed two proposals for the Board's consideration. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Payne AC & Heating proposal (\$336.00) for Triple Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposals for Janitorial Services (*under separate cover*)

Mr. Roethke distributed a proposal for the Board's consideration. A discussion ensued. The Board requested a revised proposal to include a seasonal schedule with less service during the winter. This agenda item was tabled.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposals for Pest Control

Mr. Roethke presented a Nvirotect proposal for pest control services.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the Nvirotect proposal for pest control services (\$60.00 per month) for Triple Creek Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Discussion Regarding Additional Services from Envera

Mr. Roethke discussed upgrades for the security system from Envera. The Board reviewed a change order for 500 key fobs for \$3,000.00. They also discussed the possibility of adding cameras to the clubhouse, fitness center and kitchen area and picture ID access cards. The Board did not take any formal action on the additional cameras or picture ID access cards.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Envera change order to purchase 500 key fobs (\$3,000.00) for Triple Creek Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposals for Pool, Clubhouse and Office Furniture, Garbage Cans, and Laptop and Computer Service

Mr. Roethke presented several proposals for the Board's consideration.

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board approved a not-to-exceed amount of \$20,000.00 for Robert Nelson and Kelly Evans to purchase pool, clubhouse and office furniture, garbage cans and laptop and computer service for Triple Creek Community Development District.

NINETEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. District Manager
Mr. Roethke stated that the next Board of Supervisors' meeting will be held on Tuesday, April 15, 2014 at 10:00 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board adjourned the meeting at 11:38 a.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair