

**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 special meeting of the Board of Supervisors of Triple Creek Community Development District was held on **Tuesday, January 21, 2014 at 10:06 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	<b>Board Supervisor, Chairman</b>
Walter Beeman	<b>Board Supervisor, Vice-Chairman</b>
Ellen Johnson	<b>Board Supervisor, Assistant Secretary</b>
Bruce Kaschyk	<b>Board Supervisor, Assistant Secretary</b>
Kyle Thornton	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel; Hopping Green &amp; Sams</b>
Robert Nelson	<b>Greenpointe Holdings, LLC</b>

**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 members present.

Mr. Roethke asked for a motion to amend the agenda to consider additional items.

<p>On a Motion by Mr. Miars, seconded by Mr. Kaschyk with all in favor, the Board amended the agenda to consider a change in scope to the Vision Landscapes contract, an addendum to the Vision Landscapes Irrigation Agreement and an easement for sidewalks for Triple Creek Community Development District.</p>
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**THIRD ORDER OF BUSINESS**

**Consideration of Additional Mowing  
Scope to Vision Landscapes Contract**

Mr. Roethke mentioned that at a previous meeting, the Board inquired about adding the front right-of-way ditch areas at the CDD entrance to the current landscaping contract. Vision Landscapes quoted an additional \$998.00 per month to add this area to the scope. A discussion ensued. The Board directed District Staff to obtain specifics from Vision, including how many times per month this area would be mowed and what would be per event if the Board wanted to treat this area on an as needed basis.

**FOURTH ORDER OF BUSINESS**

**Consideration of Addendum to Vision  
Landscapes Irrigation Agreement**

Mr. Roethke presented the proposed addendum to the irrigation installation contract with Vision Landscapes for the Amenity Center. This addendum will add \$3,950.00 to the current contract amount due to an extended irrigation line that will need to be installed in order to attach to the water source. A discussion ensued. Mr. Nelson mentioned that he is working with the District Engineer on permitting issues that may arise.

On a Motion by Mr. Miars, seconded by Mr. Beeman with all in favor, the Board approved the addendum to the Vision Landscapes Irrigation Agreement subject to review by the District Engineer and Project Manager for Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Sidewalk Easement**

Ms. Kilinski updated the Board on the progress of a sidewalk easement that she has been working on with the County. In the interest of moving this project along, Ms. Kilinski suggested that Mr. Thornton work on coming up with a legal description along with an accompanying sketch. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman with four in favor, and one Mr. Thornton abstaining (Exhibit A), the Board approved a not-to-exceed amount of \$1,500.00 to get the legal description and sketch completed for Triple Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors' Regular Meeting held  
December 17, 2013**

On a Motion by Mr. Miars, seconded by Mr. Beeman with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on December 17, 2013 for Triple Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for December  
2013**

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

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Operation & Maintenance Expenditures for December 2013 totaling \$47,536.81 for Triple Creek Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Setting Public Hearing  
on District Rates and Amenity Policies**

Ms. Kilinski reviewed this item with the Board and discussed Resolution 2014-02, which will effectively set the date and time for the public hearing to be held so that the Board can adopt the District's rates and amenity policies. A discussion ensued regarding some of the rates and times for rentals in exhibit A of Resolution 2014-02.. Ms. Kilinski will make these updates and have them ready for the Board to consider at the next meeting.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board set the Public Hearing to adopt the Rules and Rates for March 18, 2014 at 10:00 a.m. at the offices of Rizzetta & Company, Inc. located at 3434 Cowell Avenue, Suite 200, Tampa, Florida 33614 for Triple Creek Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of Landscape Report**

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

**TENTH ORDER OF BUSINESS**

**Consideration of Vision Landscapes  
Proposals**

Mr. Roethke presented two proposals from Vision Landscapes to the Board. A brief discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board ratified the Vision Landscapes proposal for irrigation installation (\$36,905.34) at the Amenity Center for Triple Creek Community Development District.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the Vision Landscapes proposal for clean up of exotic trees and plant removal from a retention area near the CDD entrance (\$495.00) for Triple Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Envera Contract**

Mr. Roethke noted that this contract was already signed and would be fully executed soon, but there are some items that still required Board input. The Emergency Response Information and Emergency Contact Information can be completed by District Staff at their discretion. The arm and disarm times were also discussed. The Board would like the pool monitoring to follow a dawn to dusk schedule and the clubhouse will be armed from 9:00 p.m. – 6:00 a.m. on weekdays and 11:00p.m. – 6:00 a.m. on weekends.

**TWELFTH 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, February 18, 2014 at 10:00 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Mr. Roethke mentioned that a representative from Rizzetta Amenity Services can attend the next meeting and give a presentation on their services, which would include hiring field operations staff for the Amenity Center area.

**THIRTEENTH ORDER OF BUSINESS**


**Supervisor Requests**

There were no Supervisor requests.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board adjourned the meeting at 10:43 a.m. for the Triple Creek Community Development District.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair