

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, February 18, 2014 at 10:08 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
Bruce Kaschyk	Board Supervisor, Assistant Secretary
Kyle Thornton	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Kelly Evans	Rizzetta Amenity Services, 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. Mr. Roethke asked for a motion to amend the agenda to consider additional items.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk with all in favor, the Board amended the agenda to consider proposals from Envera for additions to the scope of work in the Security Maintenance Contract for Triple Creek Community Development District.

Mr. Roethke presented two proposals to the Board. The first was for card access to the clubhouse door at a cost of \$802.00 for installation and an additional \$8.00 per month for maintenance. The second proposal was for a burglar alarm keypad and contact for the front office door at a cost of \$266.50 for installation and \$3.00 per month for maintenance.

On a Motion by Mr. Beeman, seconded by Ms. Johnson with all in favor, the Board approved both Envera proposals for Triple Creek Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held January 21, 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 January 21, 2014 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January 2014

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

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Operation & Maintenance Expenditures for January 2014 totaling \$42,533.49 for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Rizzetta Amenity Services

Ms. Evans gave a presentation to the Board for on-site staffing options at the Amenity Center, including staff to issue access cards and enforce rules. She entertained various questions from the Board and a discussion ensued.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Rizzetta Amenity Services, Inc. proposal for a part-time Operations Manager (\$1,913.60 per month) subject to final review of the contract by District Counsel for Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Entrance Ditch Mowing

Mr. Roethke informed the Board that adding this front ditch area to the landscape contract will cost \$998.00 per month in the summer and \$499.00 per month in the winter for total annual cost of \$9,980.00 (quarterly or "as needed" mowings would be \$2,800.00 per mowing).

The Board tabled this agenda item and will review it at the next meeting along with the

current budget numbers and the current landscaping contract.

SEVENTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke reviewed the landscape report for the Board. A discussion ensued regarding cars parking on the street in CDD common areas. The Board suggested the possibility of adding street trees or No Parking signs as a deterrent.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Rules and Rates Policy

Ms. Kilinski reviewed the draft rules with the Board. A discussion ensued regarding certain defined terms and age restrictions for some of the amenities. She reminded the Board that the public hearing to adopt the rules has been set for March 18, 2014.

NINTH ORDER OF BUSINESS

Ratification of Grant of Sidewalk Easement

Ms. Kilinski provided background on the sidewalk easement, noting that this easement will allow the County to maintain the sidewalk adjacent to the Amenity Center.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board ratified the Grant of Sidewalk Easement, granting Hillsborough County exclusive rights to maintain, repair or improve the sidewalk adjacent to the Triple Creek Amenity Center for Triple Creek Community Development District.

TENTH 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, March 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 stated that a resident at 12307 Eagle Swoop Place requested additional street lights near his home. The lighting plan was developed and installed by TECO; District Staff will follow up with them to determine if any changes can be made.

ELEVENTH ORDER OF BUSINESS


Supervisor Requests

There were no Supervisor requests.

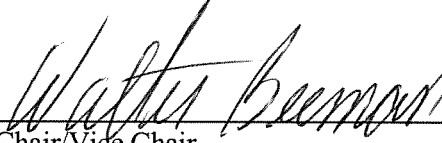
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adjourned the meeting at 10:58 a.m. for the Triple Creek Community Development District.



Secretary/Assistant Secretary



Chair/Vice Chair