

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, April 15, 2014 at 10:04 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
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.
Christine Hanlon	Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams
Robert Nelson	Greenpointe Holdings, LLC
Josh Kauffman	Aquatic Systems

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

No audience comments.

THIRD ORDER OF BUSINESS

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

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 March 18, 2014 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for March
2014**

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 March 2014 totaling \$8,876.16 for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape report to the Board. No formal action was taken.

SIXTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Kauffman discussed the monthly pond report with the Board. A discussion ensued regarding missing skimmers and grates. Mr. Kauffman mentioned that these will need to be replaced by the county and will provide a contact who can replace them. Mr. Roethke mentioned the need to add several ponds to the service contract and will provide Mr. Kauffman with a map detailing which ponds to add.

SEVENTH ORDER OF BUSINESS

**Consideration of Vision Landscapes
Proposals**

Mr. Roethke presented two proposals from Vision Landscapes to the Board. Mr. Thornton requested Vision Landscapes to confirm that there is proper irrigation in the area for the dwarf firebush, and also recommended planting the wetland area as an alternative. Mr. Kauffman can provide a proposal for plantings in the wetland. A discussion ensued regarding the second proposal for loropetalum replacement.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved the proposal for loropetalum replacement from Vision Landscapes at a cost of (\$110.00) for Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Janitorial Services

Mr. Roethke presented an updated proposal for janitorial services to the Board. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the proposal from Vanguard for twice weekly services during the months of October through March at a cost of (\$295.00) per month and three weekly services during the months of April through September at a cost of (\$345.00) per month for Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Conveyance of Property and Purchase of Work Product for Amenity Center

Mr. Roethke presented a special warranty deed for the conveyance of the Amenity Center from the developer to the CDD. Ms. Kilinski discussed the details of the conveyance with the Board. A discussion ensued.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the Conveyance of Property and Purchase of Work Product for Amenity Center in substantial form subject to final approval by Vice Chairman for Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Consideration of HOA/CDD website

Mr. Roethke discussed the possibility of creating a CDD website with the HOA. This was suggested by the HOA Manager with Evergreen Lifestyles Management, and the cost would be approximately \$720.00 per year, which would be split 50/50 between the HOA and CDD. A discussion ensued. The Board would like to look at options for a standalone CDD website rather than a joint website with the HOA. Mr. Roethke will bring a proposal to the next meeting.

ELEVENTH ORDER OF BUSINESS

Presentation of Financial Report for Fiscal Year 2012/2013

Mr. Roethke presented the audit for FY 2012/2013 to the Board. It was noted that the auditor's opinion was unqualified for this District and there were no instances of adverse findings reported.

On a Motion by Mr. Beeman, seconded by Mr. Miars, with all in favor, the Board accepted the Financial Report for the Fiscal Year 2012/2013 for Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

Mr. Roethke presented the Monthly Financial Summary to the Board. No formal Board action was taken.

THIRTEENTH 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, May 20, 2014 at 10:00 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Ms. Evans updated the Board on the current status of the Amenity Center and distributed a draft form of a letter that will be sent to residents informing them of the pertinent dates to the opening of the Amenity Area. A discussion ensued. The letter will be mailed to residents and the Amenity Center is scheduled to open on May 1st.

Mr. Roethke distributed a design for a banner sign at the Amenity Center. The Board directed Mr. Nelson to have the engineers re-design the sign to match the font and colors of the sign at the community entrance.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests


There were no Supervisor requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board adjourned the meeting at 10:55 a.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair