

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, May 20, 2014 at 10:10 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

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| 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:

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| Joe Roethke | District Manager; Rizzetta & Company, Inc. |
| Jennifer Kilinski | District Counsel; Hopping Green & Sams |
| Robert Nelson | Greenpointe Holdings, LLC |

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 present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting held April
15, 2014**

On a Motion by Mr. Miars, seconded by Ms. Johnson with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on April 15, 2014 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for April 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 April 2014 totaling (\$24,735.90) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Monthly Inspection
Reports**

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

SIXTH ORDER OF BUSINESS

**Consideration of Vision Landscapes
Proposal for Additional Installations**

Mr. Roethke presented a proposal from Vision Landscapes for additional installations in part II of Phase I. These can be paid for by using remaining funds in the Construction Fund. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the proposal from Vision Landscapes for landscape installations in Part II of Phase I for (\$32,752.50) for Triple Creek Community Development District.

(Mr. Thornton and Mr. Kaschyk arrived while meeting in progress at 10:15 a.m.)

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from Vision
Landscapes for Landscape and Irrigation
Maintenance for Phase II**

Mr. Roethke presented a proposal from Vision Landscapes for Landscape and Irrigation maintenance of Part II of Phase I. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the proposal from Vision Landscapes for the addition of Part II of Phase I to the current landscape and irrigation contract at an additional monthly rate of (\$2,446.00). Fertilization, pest control, and mulch will be billed separately for additional amounts for Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Aquatic Maintenance

Mr. Roethke presented a proposal from Aquatic Systems for additional ponds to be added under the aquatic maintenance contract. This will increase the total number of ponds to 17 and will cover all ponds in Phase I.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the proposal from Aquatic Systems to increase the pond maintenance contract amount to \$1,465.00 per month for maintenance of all 17 ponds in Phase I for Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Amendment to FY 2014 Assessment Resolution, Amending the Direct Billed Assessments Collection Schedule 1. Consideration of Resolution 2014-06, Amending Resolution 2013-13

Mr. Roethke presented Resolution 2014-06 to the Board and distributed copies of the original Resolution 2013-13. Ms. Kilinski gave some additional details on the need for this Resolution to be adopted, which will effectively amend the billing dates for the direct billed assessments for the District.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2014-06 Amending Resolution 2013-13 for Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2014/2015 1. Consideration of Resolution 2014-07, Approving Proposed Budget and Setting the Public Hearing

Mr. Roethke presented the FY 2014-2015 proposed budget to the Board. A discussion ensued regarding several line items within the budget. While discussing the pool service line items, Mr. Roethke mentioned that the original pool service proposal that was approved was incorrect and distributed an updated proposal from Suncoast Pools for \$850.00 per month.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board approved the proposal from Suncoast Pools for \$850.00 per month for Triple Creek Community Development District.

The Board re-allocated some funds across different line items, but the total budget amount did not change.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2014-07, which adopts the proposed budget and sets the public hearing date, time and location as August 19, 2014 at 10:00 a.m. at the office of Rizzetta & Company for Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Bond Related Matters

Ms. Kilinski reviewed the Bond Financing Team Funding Agreement with the Board. This agreement kicks off the bond process, and once approved we will move forward with the next steps of issuing bonds for the next phases of the District.

On a Motion by Mr. Beeman, seconded by Mr. Miars, with all in favor, the Board accepted the Bond Financing Team Funding Agreement in substantial form for Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Facility Rental Agreement

Mr. Roethke presented a copy of the Facility Rental Agreement for the Triple Creek Clubhouse and discussed the item regarding alcohol consumption. A discussion ensued. The Board would like to note on the rental agreement form that Triple Creek CDD's Amenity Center has a no alcohol policy.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board authorized to include the no alcohol language in the Facility Rental Agreement Form for Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of CDD Website Proposal

Mr. Roethke presented a proposal for a CDD website. The original suggestion to use the same hosting service as the HOA will not be possible, as they are using TDPS/At Home Net to develop the site, because they integrate directly with Association Management Software that allows the residents to make HOA dues payments directly, and they only create websites with this type of integration. Recent statutory changes will require CDDs to have their own websites by October 1, 2015. A discussion ensued. The Board decided to table this proposal until more information is available regarding the owner of the domain name after the website is created.

FOURTEENTH ORDER OF BUSINESS

Consideration of Trimmers Holiday Décor Proposal

Mr. Roethke presented a proposal for Holiday Décor from Trimmers. A discussion ensued.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the proposal from Trimmers Holiday Décor for (\$5,555.00) for Triple Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Mr. Roethke presented the registered voter count, which is 179 as of April 15, 2014 for Triple Creek CDD. Therefore, there will not be a general election in 2014. Seats 1, 2, and 3 will be up for Landowner Election in November. These seats are currently filled by Ellen Johnson, Grady Miars and Bruce Kaschyk, respectively. Seats 1 and 2 will be up for a 4 year term, while seat 3 will be a 2 year term.

SIXTEENTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary

Mr. Roethke presented the monthly financial summary to the Board. No formal Board action was taken.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Kilinski mentioned some updates from a recent legislative session, noting the new requirement for all CDD's to have a District website by October 1, 2015, and some increased authority by the JLAC to take action against CDD's that do not complete their audits before the deadline. Ms. Kilinski recommends it's always best practice to complete any audits prior to the imposed deadlines.
- B. District Engineer
Not present.

C. District Manager

Mr. Roethke stated that the next Board of Supervisors' meeting will be held on Tuesday, June 17, 2014 at 10:00 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Mr. Roethke distributed a flyer for a free Pond Workshop that Rizzetta and Company will be sponsoring with SWFWMD. The Workshop will be on June 25 from 1:00pm to 4:00pm at Rizzetta's Ashlyn Park Training Center. To RSVP, please contact Shannon Shelton at 813-933-5571 or email her at sshelton@rizzetta.com.

Mr. Roethke also gave an update on the Amenity Center opening at Triple Creek. The opening was successful on May 1st, with nearly 90% of all residents registering for access key fobs during three events before the opening. After opening, we are now up to approximately 95% of all residents registered. We are in the process of ordering additional pool furniture, as well as, working on clubhouse furniture and shades for the windows. Mr. Roethke has been in contact with Verizon regarding the cable for the fitness machines. If they are unable to hook up the cable directly to the machines without the need for a cable box and remote, then he will look into switching to Bright House Network.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.


NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board adjourned the meeting at 10:53 a.m. for the Triple Creek Community Development District.



Secretary/Assistant Secretary



Chair/Vice Chair