

**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, June 17, 2014 at 10:03 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>
Kyle Thornton	<b>Board Supervisor, Assistant Secretary</b>
Bruce Kaschyk	<b>Board Supervisor, Assistant Secretary</b>
Ellen Johnson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Kelly Evans	<b>Rizzetta Amenity Services, Inc.</b>
Jennifer Kilinski	<b>District Counsel; Hopping Green &amp; Sams (via phone)</b>
Jonathan Johnson	<b>District Counsel; Hopping Green &amp; Sams</b>
Jamie Scarola	<b>District Engineer; Scarola Associates (via phone)</b>
Robert Nelson	<b>Greenpointe Holdings, LLC</b>
Moe Monette	<b>Triple Creek Clubhouse Field Manager</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**

No audience present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Regular Meeting held May 20, 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 May 20, 2014 for Triple Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

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

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

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the Operation & Maintenance Expenditures for May 2014 totaling (\$60,620.50) for Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Monthly Inspection Reports**

Mr. Roethke presented the monthly pond report to the Board. The new ponds added to the contract at the last meeting have been included in the report.

Mr. Roethke then presented the landscape inspection report to the Board. Included in the report was a proposal for some annual flowers at the community entrance and amenity center entrance.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved the proposal for the annual installation from Vision Landscapes at a cost of (\$1,550.00) for Triple Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discuss the Amenity Center Rules and Rates**

A discussion took place regarding some of the rental agreement details in the Rules and Rates document. Mr. Roethke distributed an updated copy of the Facility Rental Agreement. Some minor changes were made to the capacity limits for rentals, and staffing during rentals.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board accepted amendments as discussed and approved the rental agreement document for Triple Creek Amenity Center for Triple Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of CDD Website Proposal**

Mr. Roethke presented a proposal for CDD website services. The District would own the domain name and the website. If in the future they would like to switch to another provider, there would be a small transfer of data fee. The Board decided to table this item until the next Fiscal Year.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Monthly Financial Summary**

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

**NINTH ORDER OF BUSINESS**

**Establishment of an Audit Committee**

Mr. Roethke requested that the Board establish an Audit Committee to discuss the need for an Audit RFP for the next Fiscal Year audit to be completed.

<p>On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board set the current Board of Supervisors as the Audit Committee and will hold the Audit Committee meeting at 10:00 a.m. on July 15, 2014 at the offices of Rizzetta and Company for Triple Creek Community Development District.</p>
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**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Johnson noted that the maintenance agreement with the county for the front ditch area has been recorded. District Counsel is also working with the Financial Consulting team on documents for the upcoming bond issue that will be presented at a future meeting.
- B. District Engineer  
Mr. Scarola is working with the Financial Consulting team on the Engineer's Report for the upcoming bond issue and will have further updates at a future meeting.
- C. District Manager  
Mr. Roethke stated that the next Board of Supervisors' meeting will be held on Tuesday, July 15, 2014 at 10:00 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Mr. Roethke discussed the possibility of moving the location of the CDD meetings for the next Fiscal Year.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board adjourned the meeting at 10:22 a.m. for the Triple Creek Community Development District.

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair