

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, August 19, 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:

Grady Miars	Board Supervisor, Chairman <i>(via phone)</i>
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:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Scott Smith	Amenity Services Manager, Rizzetta Amenity Services, Inc.
Jonathan Johnson	District Counsel; Hopping Green & Sams <i>(via phone)</i>
Jamie Scarola	District Engineer; Scarola Associates
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 and Audit Committee Meeting held July 15, 2014

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved both sets of Minutes of the Board of Supervisors' Regular Meeting and Audit Committee Meeting held on July 15, 2014 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for July 2014

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

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved the Operation & Maintenance Expenditures for July 2014 totaling (\$54,055.03) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke reviewed the monthly landscape and pond inspection reports with the Board. Mr. Roethke presented a proposal from Vision Landscapes to the Board for the relocation of knockout roses from the Amenity Center and the addition of alternate vegetation in this area.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the relocation of knockout roses and the installation of alternate vegetation at the Amenity Center for a cost of (\$1,975.00) for Triple Creek Community Development District.

Mr. Nelson mentioned that it might be time to pressure wash the entry feature at the District.

Mr. Thornton asked about plantings at the wetland near the entrance of the District. Mr. Roethke will follow up with the Aquatic Maintenance vendor.

SIXTH ORDER OF BUSINESS

Discussion of Fitness Center Hours

Mr. Roethke informed the board that there are a number of residents that have requested the fitness hours to be extended from a 9:00 pm closing time Monday through Thursday and an 11:00pm closing time on Friday through Sunday to an 11:00pm closing time every day of the week.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board amended the closing hours of the Fitness Center to 11:00 pm every day of the week for Triple Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Conservation Club

Mr. Roethke presented an email request from a Triple Creek resident regarding the formation of a Conservation Club. Mr. Roethke read a message from the District Engineer that recommended these wetland areas not be used for any sort of walking or fitness trails, due to the nature of the functions that these wetlands perform within the District. The Board agreed with the engineer's comments and decided not to allow the formation of an conservation club on CDD property.

EIGHTH ORDER OF BUSINESS

**Presentation of Resolution 2014-09,
Adopting FY 14-15 Meeting Schedule**

Mr. Roethke presented Resolution 2014-09 to the board, which will adopt the annual meeting schedule for FY 14-15. A discussion ensued regarding the meeting location, and Mr. Thornton and Mr. Kaschyk offered the conference room at Genesis' office as a possible meeting location. The Board agreed and set the meeting location as 3910 US Highway 301 North, Suite 140, Tampa, FL 33619.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2014-09, Adopting FY 2014/15 Meeting Schedule for Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2014-2015
Budget i. Consideration of Resolution
2014-10, Adopting Final Budget**

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board opened the Public Hearing for Triple Creek Community Development District.

Mr. Roethke presented the Fiscal Year 2014/15 Budget to the Board. A discussion ensued regarding several line items. Mr. Roethke also distributed a Deficit Funding Agreement to the board.

There were no audience comments.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2014-10, Adopting FY 2014/15 Final Budget for Triple Creek Community Development District.

**ii. Consideration of Resolution
2014-11, Imposing Special Assessments**

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2014-11, Imposing Special Assessments for Triple Creek Community Development District.

On a Motion by Mr. Beeman, seconded by Mr. Thornton, with all in favor, the Board approved the Deficit Funding Agreement for Triple Creek Community Development District.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board closed the Public Hearing for Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

**Presentation of Monthly Financial
Summary**

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

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Johnson mentioned that they are still working on the upcoming bond issue and hope to present some items at a future meeting.
- B. District Engineer
Not present.
- C. District Manager
Mr. Roethke stated that the next Board of Supervisors' meeting will be held on Tuesday, September 16, 2014 at 10:00 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Kaschyk asked about the status on the HOA issues.

Mr. Smith noted that a bulletin board has been installed at the Amenity Center and the first rental will be taking place soon.

Mr. Thornton asked if the Amenity Manager can begin to attend meetings.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board adjourned the meeting at 10:39 a.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair

