

**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 16, 2016 at 10:01 a.m.** at the office of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Present and constituting a quorum:

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

|                   |  |
|-------------------|--|
| Joseph Roethke    | <b>District Manager; Rizzetta &amp; Company, Inc.</b>                |
| Scott Brizendine  | <b>Associate Director of Financial Services, Rizzetta &amp; Co.</b>  |
| Bre Beirl         | <b>Financial Analyst, Rizzetta &amp; Co.</b>                         |
| Jennifer Kilinski | <b>District Counsel; Hopping Green &amp; Sams</b> <i>(via phone)</i> |
| Lindsay Whelan    | <b>District Counsel; Hopping Green &amp; Sams</b>                    |
| Robert Nelson     | <b>Greenpointe Holdings, LLC</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  
January 19, 2016**

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the Minutes for the Board of Supervisors' Regular Meeting held on January 19, 2016 for Triple Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for December 2015**

On a Motion by Ms. Johnson, seconded by Mr. Beeman, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2015 in the amount of \$77,854.92 for Belmont Community Development District.

**FIFTH ORDER OF BUSINESS**

**A. Additional Bond Related Documents and Discussion Items**

**1. Presentation of Supplemental Engineer's Report- Series 2016 Project**

This item has been continued until March 2, 2016 at 10:00 a.m.

**2. Presentation of Supplemental Methodology Report- Series 2016 Project**

This item has been continued until March 2, 2016 at 10:00 a.m.

**3. Consideration of Resolution 2016-04, Declaring Special Assessments**

This item has been continued until March 2, 2016 at 10:00 a.m.

**4. Consideration of Resolution 2016-05, Setting a Public Hearing on Special Assessments**

This item has been continued until March 2, 2016 at 10:00 a.m.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2012 Construction Requisition #126-127**

| REQ # | PAYEE                           | AMOUNT      |
|-------|---------------------------------|-------------|
| 126   | Sunrise Landscaping Contractors | \$13,327.00 |
| 127   | Triple Creek CDD                | \$1,685.00  |

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2012 Construction Requisition #126-127 for Belmont Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Monthly Inspection Reports**

Mr. Roethke presented the monthly pond and landscape inspection reports to the Board. A discussion ensued regarding several maintenance items. Mr. Nelson informed the Board that Watering Technologies planted 3 new palms under warranty.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for Aquatic Systems Wetland Maintenance**

Mr. Roethke presented a proposal from Aquatic Systems for Wetland Maintenance to the Board. This is the same price and scope of services as the previous contract that has expired.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved the proposal from Aquatic Systems for wetland maintenance at a cost of (\$900.00 per month) for Belmont Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Pressure Washing**

Mr. Roethke presented a proposal from Grimebusters for pressure washing at the amenity area.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved the proposal from Grimebusters for pressure washing at a cost of (\$470.00) for Belmont Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Rizzetta Amenity Services Deposit Invoice**

Mr. Roethke presented a deposit invoice from Rizzetta Amenity Services to the Board.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the Rizzetta Amenity Services deposit invoice at a cost of (\$1,913.60) for Belmont Community Development District.

**ELEVENTH 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' Regular Meeting will be held on Tuesday, March 15, 2016 at 10:00 a.m. at the offices of Rizzetta and Company at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

It was noted that Mr. Miars, Mr. Kaschyk and Mr. Beeman have not switched their emails to the new website email addresses provided by the District.

Mr. Roethke informed the Board that there is a resident at 13166 Royal Pines Avenue that is requesting the use of CDD property while installing a pool on private property. The Board would like to allow District Counsel to provide a license agreement which would require the resident to repair any damaged areas on CDD property.

On a Motion by Mr. Beeman, seconded by Mr. Kaschyk, with all in favor, the Board approved license agreement for this and all future requests of residential use of CDD property, with final signoff by Board Chair for Belmont Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Beeman asked about the upcoming CDD website bill running through the current legislative session.

**THIRTEENTH ORDER OF BUSINESS**

**Continuance**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board adjourned the meeting at 10:20 a.m. and continued the meeting to March 2, 2016 at 10:00 a.m. for the Triple Creek Community Development District.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair