

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, October 18, 2016 at 10:00 a.m.** at the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

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:

Joe Roethke	District Manager, Rizzetta & Company, Inc.
Bre Parker	Financial Analyst, Rizzetta & Co.
Mike Eckert	District Counsel, Hopping, Green and Sams
Jennifer Kilinski	Hopping, Green and Sams (via phone)
Jamie Scarola	District Engineer, Scarola Associates
Robert Nelson	Greenpointe Holdings, LLC
Rick Herndon	Sitex Landscape
Donna Feldman	Developer's Counsel (via phone)
Rick Harcrow	GreenPointe
Cami Corbett	Mattamy Homes
Peter Dame	Bond Counsel (via phone)

Audience

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

A resident commented that the landscaper is doing a much better job servicing the property.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 20, 2016

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved the Minutes for the Board of Supervisors' Meeting held on September 20, 2016 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2016

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2016 in the amount of (\$27,362.19) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2016 Construction Requisitions

There were no construction requisitions.

SIXTH ORDER OF BUSINESS

Consideration of District Engineer Report for the Series 216 Bonds

Ms. Kilinski informed the Board that the bond documents are still being revised, and this meeting should be continued for a period of one week to October 25th at 10:00 a.m.

SEVENTH ORDER OF BUSINESS

Consideration of Assessment Methodology for the Series 2016 Bonds

This item has been tabled.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-05, Bond Delegation Resolution

This item has been tabled.

NINTH ORDER OF BUSINESS

Consideration of Preliminary Limited Offering Memorandum

This item has been tabled.

TENTH ORDER OF BUSINESS

Presentation of Field Inspection Reports

Mr. Roethke presented the monthly pond and landscape inspection reports to the Board. A discussion ensued regarding several maintenance items.

ELEVENTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Roethke presented landscape enhancement proposals from Sitex to the Board, including mulch and plant replacement.

On a Motion by Mr. Beeman, seconded by Ms. Johnson, with all in favor, the Board approved the proposals from Sitex Landscape for landscape enhancements at a total cost of (\$27,371.00) for Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal Brazilian Pepper Removal

Mr. Roethke presented a proposal for Brazilian Pepper removal from the north ditch area in the District. Mr. Thornton would like to check this area out prior to approving a proposal. This will be revisited at the next meeting.

THIRTEENTH ORDER OF BUSINESS

Presentation of Resumes for Upcoming Vacant Board Supervisor Seats

Mr. Roethke presented resumes to the Board for appointments to upcoming vacant Board Supervisor's seats. Each resident addressed the Board and discussed the reasons why they would like to be appointed to the Board.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Re-designating Treasurer of the District

Mr. Roethke presented Resolution 2017-01 to the Board, which will re-designate Bill Rizzetta as Treasurer of the District.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors adopted Resolution 2017-01 for the Triple Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Designating District Record Location

Mr. Roethke presented Resolution 2017-02 to the Board, which will designate the District Record Location to the office of Rizzetta & Company located at 9428 Camden Field Parkway, Riverview, FL 33578.

On a Motion by Mr. Miars, seconded by Mr. Beeman, with all in favor, the Board of Supervisors adopted Resolution 2017-02 for the Triple Creek Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-03,
Service Animal Policies Memo and
Resolution**

Mr. Roethke presented Resolution 2017-03 and Mr. Eckert reviewed the details of this Resolution to the Board. The Board would like to remove parking lots and open spaces from Exhibit A of the Resolution.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors adopted Resolution 2017-03, as amended, for the Triple Creek Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-04,
Prompt Payment Policies Memo and
Resolution**

Mr. Roethke presented Resolution 2017-04 and Mr. Eckert reviewed the details of this Resolution with the Board.

On a Motion by Ms. Johnson, seconded by Mr. Beeman, with all in favor, the Board of Supervisors adopted Resolution 2017-04 for the Triple Creek Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Presentation of Monthly Financial
Summary**

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

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer

Mr. Thornton informed the Board that a change order will be forthcoming at the continued meeting next week for the RIPA construction contract.

Mr. Thornton discussed construction to the area just south of Triple Creek Phase I property.

C. District Manager

Mr. Roethke stated that the next regular meeting will take place on **Tuesday, November 15, 2016 at 10:00 a.m.** to be held at the new offices of Rizzetta and company located at 9428 Camden Field Parkway, Riverview, Florida 33578.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TWENTY-FIRST ORDER OF BUSINESS

Continuance

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, Board of Supervisors continued the meeting at 10:33am to October 25, 2016 at 10:00am at the office of Rizzetta and Company located at 9428 Camden Field Parkway, Riverview, Florida 33578 for Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair