
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**

The regular meeting of the Board of Supervisors of Triple Creek Community Development District was held on **Tuesday, June 27, 2017 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
Bruce Kaschyk	Board Supervisor, Vice Chairman
Ellen Johnson	Board Supervisor, Assistant Secretary
Keith Turney	Board Supervisor, Assistant Secretary
Bob Allen	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, HGS (via phone)
Robert Nelson	GreenPointe
Rick Herndon	Sitex
Matt Hilyer	Sitex
John Crawford	Field Services Manager, Rizzetta & Co.
James Butler	Club Manager
Joe Craig	Sitex Aquatics
Matt Hilyer	Sitex

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

No Audience members present

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meetings held on June 27, 2017

On a Motion by Mr. Kaschyk, seconded by Mrs. Johnson, with all in favor, the Board approved the Supervisors' Regular Meetings Minutes held on June 27, 2017 for Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2017

On a Motion by Mr. Miars, seconded by Mr. Turney, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2017 totaling (\$42,364.00) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2017 Construction Requisitions #36-54

REQ #	PAYEE	AMOUNT	SUBACCOUNT
36	Basham & Lucas Design Group, Inc	\$3,210.00	General
37	Genesis Group	\$7,638.07	General
38	Rinker Materials	\$38,646.07	General
39 F2	Rinker Materials	\$9,466.92	Village F2
40 F2	Atlantic TNG, LLC	\$15,469.80	Village F2
41 F2	Ferguson Waterworks	\$63,805.15	Village F2
42 F2	Genesis Group	\$3,861.23	Village F2
43 G1	Genesis Group	\$2,863.72	Village G1
44 K	Genesis Group	\$6,866.08	Village K
45 L	Genesis Group	\$4,223.75	Village L
46	Stahl & Associates Insurance	\$49,511.00	General
47 F2	Atlantic TNG, LLC	\$16,050.25	Village F2
48 F2	Rinker Materials	\$26,946.56	Village F2
49 G1	Atlantic TNG, LLC	\$30,566.25	Village G1
50 G1	Ferguson Waterworks	\$62,607.00	Village G1
51	Hopping Green & Sams	\$4,856.00	General
52	RIPA & Associates, LLC	\$276,584.59	General
53 F2	RIPA & Associates, LLC	\$148,060.82	Village F2
54 G1	RIPA & Associates, LLC	\$11,603.01	Village G1

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2017 Construction Requisitions #20-35 for Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Orders #6-7

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
6	RIPA	Genesis Villages E, F, G1 Improvements	(\$123,173.68)	01-1707A
7	RIPA	Genesis Villages E, F, G1 Improvements	(\$164,095.83)	01-1707A

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Change Orders #6-7 for Triple Creek Community Development District.

(Mr. Crawford arrived while the meeting was in progress at 10:32 am)

SEVENTH ORDER OF BUSINESS

Consideration of District Acceptance for Collector Road Extension

Mr. Roethke presented a Collector Road Extension to the Board for District Acceptance. Ms. Whelan reviewed the details of these documents with the Board, including a special warranty deed, bid of sale, assignment of rights, and a warranty bond.

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board accepted conveyance documents' for collector road extension in substantial form, pending District Staff review for Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-21, Contribution in Lieu of Assessments

Mr. Roethke presented Resolution 2017-21 to the Board which will accept Developer's contribution in lieu of assessments.

This item was tabled.

NINTH ORDER OF BUSINESS

**Consideration of Bond Financing
Team Funding Agreement**

Mr. Roethke presented a Bond Financing Team Funding Agreement to the Board. Ms. Whelan reviewed the details of this document with the Board, which will tee up next to the series of Bonds to be issued. This document is an agreement between the Developer and CDD for costs related to the upcoming Bond Issuance.

On a Motion by Mr. Allen, seconded by Mr. Kaschyk, with all in favor, the Board approved Bond Financing Team Funding Agreement for Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Website Price
Increase**

Mr. Roethke presented a website price increase to the Board. The monthly fee would increase from (\$70 to \$80) beginning October 1, 2017.

On a Motion by Mr. Allen, seconded by Mr. Kaschyk, with all in favor, the Board approved the website price increase from VglobalTech from (\$70 to\$80) a month beginning October 1, 2017 for Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-22,
Modifying Resolution 2017-20,
Approving RFP Documents for the
Villages K, L, and Amenity Center
Infrastructure Project Site Work**

Mr. Roethke presented Resolution 2017-22 to the Board, which will modify Resolution 2017-20, which will approve RFP documents for Villages, K, L, and Amenity Center Infrastructure Projects Site Work.

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board adopted Resolution 2017-22 for Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-23,
Landscape and Irrigation RFP for
Villages E1, F, G1, K, and L**

Mr. Roethke presented Resolution 2017-23 to the Board, which will approved the Landscape and Irrigation RFP for Villages E1, F, G1, K, and L.

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2017-23 for Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Work Authorization
for Land Surveying Services**

Mr. Roethke presented a work authorization for land surveying services to the Board.

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved Dennis J. Benham Land Surveying Services work authorization for Village K for the amount of (\$2,560) for Triple Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Update on Construction Related
Projects and Proposals Related
There to**

Mr. Nelson updated the Board on the Status of the current construction project within the District.

(Mr. Herndon arrived while the meeting was in progress at 10:24am)

Mr. Hilyer informed the Board that the not-to-exceed amount approved last meeting would not cover the costs for the sod and irrigation installation approved at the last meeting.

On a Motion by Mr. Grady, seconded by Mr. Bruce, with all in favor, the Board approved a not-to-exceed of (\$55,000) for sod and irrigation installation in the open field behind the pool area for Triple Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Presentation of Field Inspection
Reports**

Mr. Roethke presented the Field Inspection Report and Mr. Crawford reviewed the details of this report with the Board. A discussion ensued regarding several maintenance items. Mr. Miars will meet with staff and Sitex separately after this meeting.

Mr. Roethke presented the pond inspection report to the Board.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Landscape
Enhancement Proposals**

Mr. Roethke presented several proposals for landscape enhancement to the Board. A discussion ensued. The Board requested alternate proposals for ribbon palm installations, but the rest of the proposals were approved.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board approved proposal from Sitex Landscape for plant replacements at a total of (\$32,260) for Belmont Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan informed the Board that Sarah Warren from Hopping's office will be covering next month's meeting.
- B. District Engineer
Not Present.
- C. District Manager
Mr. Roethke informed the Board that the next regularly scheduled meeting will be the Final Budget meeting and will be on Tuesday, July 18, 2017 at 10 a.m. held at the offices of Rizzetta and Company, Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578.

EIEGHTEENTH ORDER OF BUSINESS

Supervisor Requests

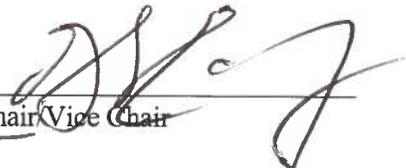
There were no supervisor requests.

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Allen, with all in favor, the Board adjourned the meeting at 10:50 a.m. for Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair

TRIPLE CREEK CDD

EXHIBIT TO 6-27-17 MINUTES:

Oasis Palms Landscape Proposal

Triple Creek CDD
Balm Riverview Rd
Riverview, FL



Oasis Palms and Landscaping LLC

1017 Bal Harbour Dr

Apollo Beach FL 33572

(813) 433 3376

www.oasispalmsandlandscaping.com

Landscaping Proposal

June 19, 2017

Rizzetta & Co
3434 Colwell Ave, Ste 200

Tampa FL, 336314

Attn: John Crawford

Re: Triple Creek CDD

As per your request, we have prepared a cost to enhance the landscaping located in Riverview.

Pool Area:

As per landscape plan discussed, the price will be \$5,426.00 (five thousand four hundred twenty six) to remove large Medjool located on the east side of the entry to the pool. This palm will be replaced with 12-16' CT Ribbon palm. The Azaleas on the east and west of the pool between the fence and the side walk will be replaced with 3 gallon Trinette. 16 sun tolerant 3 gallon bromeliads will replace Fakahatchee grass. An additional 12-16' Ct Ribbon Palm will be planted one the east side of the gazebo. Price includes all materials, labor, equipment and any other associate items to complete the task. Price is good for 60 days from date mentioned above. All plants come with six (6) month warranty from time of install; excluding acts of God or neglect.

- As an option to the replacement palm located on the east of the entry to the pool, a 12-14' CT Bismarkia Palm may be substituted for an additional \$525.00.
- Upon walking the property we have noticed, but not tested, an additional Medjool Date Palm south of the pool to be in decline. While work is in progress and a crane on site, we can replace the palm with 12-16' CT Ribbon for an additional \$1,750.00.

Entry and Median Sylvester Palm:

As per landscape plan discussed, the price will be \$18,510.00 (eighteen thousand five hundred ten) to dig and pull 33 Sylvester Palms and replace with 36 12-14' CT Sable Palms. Price includes all materials, labor, equipment and any other associate items to complete the task. Price is good for 60 days from date mentioned above. All plants come with six (6) month warranty from time of install; excluding acts of God or neglect.

- Upon walking the property we have noticed the Sylvester Palms located behind the monument on either side of Royal Pines Drive have not been accounted for. To pull and replace mentioned Palms will be an additional \$2,710.00
- Further, it should be known that Sable Palms are prone to a diseases called *Texas Phoenix Palm Decline* (the disease effecting the Sylvester Palms now). We would recommend subbing the Sables for Ribbon Palms as they are not prone to the issue at hand. The upgrade will be an additional \$635.00 per tree for 12' CT (22' OA).

We thank you for the opportunity to bid your project. If I may be of any more service, please do not hesitate to contact me with questions or concerns.

Thank you,

Taylor Hardin

President

Oasis Palms and Landscaping, LLC

(813) 433-3376

www.oasispalmsandlandscaping.com