

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, July 18, 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.
Sarah Warren	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

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

Audience member(s) made the following questions and/or comments below:

- Asked about mowing issues.
- Asked about pond issues.
- Asked about irrigation issues and other maintenance items.

- Asked about issues with disabled residents using the pool unattended.

(Both Mr. Kaschyk and Mr. Thornton arrived while the meeting was in progress at 10:06 am)

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting held on June 27, 2017

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

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2017

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2017 totaling (\$58,462.27) for Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2012 Construction Requisitions

There were no Series 2012 construction requisitions.

SIXTH ORDER OF BUSINESS

Ratification of Series 2017 Construction Requisitions # 55-73

REQ #	PAYEE	AMOUNT	SUBACCOUNT
55	Triple Creek CDD	\$49,511.00	General A
56-B	Atlantic TNG, LLC	\$2,504.20	General B
57-F2	Atlantic TNG, LLC	\$52.25	Village F2
58-G1	Atlantic TNG, LLC	\$18,784.35	Village G1
59-B	Basham & Lucas Design Group, Inc.	\$28,890.00	General B
60-B	Cement Treated Base. LLC	\$32,688.00	General B
61-B	Cement Treated Base. LLC	\$15,008.00	General B
62-F2	Cement Treated Base. LLC	\$8,723.20	Village F2
63-B	Ferguson Waterworks	\$9,642.76	General B
64-F2	Ferguson Waterworks	\$62,737.41	Village F2

65-B	Genesis Group	\$9,172.07	General B
66-B	Genesis Group	\$3,724.40	General B
67-F2	Genesis Group	\$3,724.40	Village F2
68-G1	Genesis Group	\$3,724.40	Village G1
69-K	Genesis Group	\$3,767.38	Village K
70-L	Genesis Group	\$2,751.25	Village L
71-G1	Rinker Materials	\$46,997.65	Village G1
72-B	Tampa Bay Times	\$1,602.40	General B
73-B	Triple Creek CDD	\$3,960.90	General B

On a Motion by Mr. Allen, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2017 Construction Requisitions #55-73 for Triple Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders

There were no change orders.

EIGHTH 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 recommended a change in Field Services Manager on this account going forward.

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

NINTH ORDER OF BUSINESS

Consideration of Proposal for Pond and Wetland Maintenance

Mr. Roethke presented proposal(s) for pond and wetland maintenance to the Board. Mr. Roethke explained that this will separate out the pond and wetland maintenance services from the landscape contract.

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved proposal from Sitex Aquatics for pond and wetland maintenance services at a total cost of (\$2,400 per month) for Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Enhancement

There were no proposals.

ELEVENTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2017-2018
Budget**

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

Mr. Roethke presented the Budget for Fiscal Year 2017/2018 to the Board. A discussion ensued regarding several line items. The Board would like to increase the budget line item for management contract to add pool monitoring going forward.

Several audience members made comments on budgeted line items.

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

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-24,
Adopting Final Budget**

Mr. Roethke presented Resolution 2017-24 to the Board, which will adopt the final budget for fiscal year 2017/2018.

On a Motion by Mr. Miars, seconded by Mr. Turney, with all in favor, the Board adopted Resolution 2017-24, as amended, for Triple Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-25,
Levying Special Assessments**

Mr. Roethke presented Resolution 2017-25 to the Board, which will impose special assessments for fiscal year 2017/2018.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2017-25 for Triple Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Deficit Funding
Agreement**

Mr. Roethke presented the Deficit funding Agreement to the Board. This agreement covers

additional deficit funding from the developer to the District that is above and beyond the on-roll and off-roll assessments.

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

FIFTEENTH ORDER OF BUSINESS

Consideration of CDD Access Request for Pool Installation

Mr. Roethke presented a CDD access request for pool installation to the Board.

On a Motion by Mr. Allen, seconded by Mr. Turney, with all in favor, the Board allowed resident to use CDD property to access 12365 Streambed Drive for residential pool installation, pending a license agreement drafted by District Counsel for Triple Creek Community Development District.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposals for Villages K, L, Amenity Center

Mr. Roethke presented proposals for Villages K, L, and Amenity Center to the Board. Mr. Thornton reviewed the details of these proposals with the Board. The Board completed their scoring sheets and Mr. Roethke tallied the results, which are as follows:

Kearney- 99 points

RIPA – 95.5 points

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board accepted scoring sheet and authorized District Counsel to prepare agreement between Triple Creek CDD and Kearney for Villages K, L, and Amenity Center work to be done for Triple Creek Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Construction Services Agreement for Genesis for Village F1, K, L

Mr. Roethke presented construction services agreements from Genesis for Villages K, L, and Amenity Center Infrastructure Project Site Work.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the construction services agreements from Genesis for Villages K, L, and Amenity Center Infrastructure Project Site Work, to be paid from the construction account for Triple Creek

Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Contract for
Professional District Services**

Mr. Roethke presented a Rizzetta Contract for Professional District Services to the Board.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the contract with Rizzetta & Co. for Professional District Services for Triple Creek Community Development District.

NINETEENTH ORDER OF BUSINESS

**Update on Construction Related Projects
and Proposals Related Thereto**

Mr. Nelson updated the Board on the Status of the current construction project, including street paving, lake construction, and power and lift station installation. Mr. Thornton added comments, as well.

TWENTIETH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Thornton discussed a current RFP for enhanced landscape installation that will be presented at the next meeting.
- C. District Manager
Mr. Roethke informed the Board that the next regularly scheduled meeting will be on Tuesday, August 15, 2017 at 10 a.m. held at the offices of Rizzetta and Company, Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Allen, seconded by Mr. Kaschyk, with all in favor, the Board adjourned the meeting at 11:13 a.m. for Triple Creek Community Development District.


Secretary/Assistant Secretary


Chair/Vice Chair

TRIPLE CREEK CDD

EXHIBIT TO 7-18-17 MINUTES:

Sitex Response to June 2017 Field Ops Report

TRIPLE CREEK CDD

SITEX LANDSCAPE – JUNE 2017 LANDSCAPE INSPECTION REPORT FOLLOW UP

RESPONSE TO GENERAL UPDATES, ECT

-WET CHECK REPORT FOR JULY WILL BE PROVIDED BY AUGUST 1ST.

-IN RESPONSE TO TRASH IN THE PONDS. I STATE EACH TIME IN EVERY REPORT THAT WE DO REMOVE TRASH THAT IS WITHIN ARMS REACH FROM THE PONDS. THESE PONDS FLUCTUATE WITH EVERY RAIN EVENT, AND IF WE CLEAN UP TRASH FROM THE PONDS ON WEDNESDAY AND IT RAINS HARD THURSDAY.... THEN WE'RE NOT BACK FOR A WEEK, UNFORTUNATELY THERE WILL BE TRASH BACK IN THE PONDS. ESPECIALLY DUE TO ALL OF THE CONSTRUCTION AT TRIPLE CREEK.

-FERTILIZER OF THE BAHIA WAS APPLIED IN JUNE PER SCHEDULE. ALL OTHER TURF AREAS WERE FERTILIZED AND TREATED FOR WEEDS, PEST AND FUNGUS WERE APPLIED ON JULY 13TH.

1. WE WILL MOW AND LINE TRIM DITCH WHEN IT IS NOT FULL OF WATER. I AM CURRENTLY SEARCHING OPTIONS FOR SIDE BY SIDE BUSHHOGGING.
2. COMPLETED
3. THERE IS NO WARRANTY HERE
4. THIS WAS COMPLETED, THE SOIL YOU'RE STATING COVERING UP THE HEAD IS BECAUSE WE JUST INSTALLED A NEW PLANT WHICH IS EVIDENT BY YOUR PICTURE.
5. THIS STATES AS YOUR 3RD REQUEST... THIS IS MY 3RD REQUEST FOR MORE INFORMATION AS TO WHERE IT IS LOCATED.
6. WE INSTALLED FINE PINES AFTER INSTALL
7. COMPLETED
8. ELEVATING TREES HAS STARTED AND WILL BE COMPLETED BY END OF JULY
9. WILL BE COMPLETED ASAP
10. I WILL PROVIDE PROPOSAL
11. COMPLETED

12. COMPLETED
13. ONGOING, WILL BE COMPLETED BY END OF OF JULY
14. WILL BE COMPLETED BY END OF JULY
15. COMPLETED
16. UNDERSTOOD, I WILL ORDER SOME MORE FAKAHATCHEE AND INSTALL
17. COMPLETED
18. TO REMOVE SPANISH MOSS THROUGHOUT THE COMMUNITY.... WE WILL START THIS PROCESS IN THE COMING WEEKS. BUT PLEASE NOTE THIS IS VERY TIME CONSUMING AND WILL TAKE A WHILE TO COMPLETE. (THIS IS YEARS AND YEARS OF MOSS BUILD UP ON THESE TREES
19. COMPLETED
20. ONGOING, AND WILL BE COMPLETED BY END OF JULY
21. COMPLETED EVERY VISIT
22. COMPLETED
23. IF THIS TREE DIES DUE TO DAMAGE I WILL REPLACE
24. FERTILIZER WAS JUST APPLIED, WE WILL SEE HOW IT RESPONDS.
25. THERE HAS NEVER BEEN ANNUALS HERE
26. WE'LL HAVE THESE DONE BY END OF JULY
27. AGAIN... NO SCHEDULE NEEDED AS WE ARE CONSTANTLY TRIMMING THE PALMS WHERE NEEDED. THOUGH I WILL HAVE THE PALMS TRIMMED OFF OF THE BUILDING BY THE POOL AS YOU MENTIONED.
28. WE'LL HAVE THESE DONE BY END OF JULY
29. WILL BE COMPLETED IF NOT ALREADY

30. THERE ARE A FEW BISMARCKS THAT ARE POOR PERFORMING AND HAVE BEEN SINCE DAY ONE. I HAVE FERTILIZED THESE NUMEROUS TIMES WITH SELECT APPLICATIONS, AND HAVE SEEN NO TO LITTLE SIGNS OF IMPROVEMENT. I REJECT THE NOTION THAT SITEX IS RESPONSIBLE. PALMS ARE SCHEDULED FOR FERTILIZER THIS MONTH.

30. HARDCUTS HAVE STARTED, AND WILL BE FINISHED BY END OF AUGUST

31. THERE IS NO WARRANTY HERE. WILL PROVIDE PROPOSAL

32. PINESTRAW IS SCHEDULED NEXT AND WE WILL BE LEVELING OUT ANY VOIDS IN BEDS BEFORE INSTALLING.