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**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, August 15, 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	<b>Board Supervisor, Chairman</b>
Bruce Kaschyk	<b>Board Supervisor, Vice Chairman</b>
Ellen Johnson	<b>Board Supervisor, Assistant Secretary</b>
Keith Turney	<b>Board Supervisor, Assistant Secretary</b>
Bob Allen	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, HGS</b>
Robert Nelson	<b>GreenPointe</b>
Kyle Thornton	<b>District Engineer, Genesis Group</b>
Rick Herndon	<b>Sitex</b>
Scott Green	<b>Field Services Manager, Rizzetta &amp; Co.</b>
James Butler	<b>Club Manager</b>

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 some landscaping issues and other maintenance items.
- Asked about the current use of a construction trailer on site.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 18, 2017**

On a Motion by Mr. Kaschyk, seconded by Mr. Allen, with all in favor, the Board approved the Supervisors Regular Meeting Minutes held on July 18, 2017 for Triple Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for June 2017**

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2017 totaling (\$98,091.45) for Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2017 Construction Requisitions # 74-104**

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
74-B	Atlantic TNG, LLC	\$28,439.20	General B
75-F2	Cement Treated Base. LLC	\$24,780.80	Village F2
76-B	Cement Treated Base. LLC	\$3,476.80	General B
77-F2	Cement Treated Base. LLC	\$7,280.00	Village F2
78-G1	Cement Treated Base. LLC	\$57,136.00	Village G1
79-B	Ferguson Waterworks	\$1,968.00	General B
80-G1	Ferguson Waterworks	\$2,926.00	Village G1
81-F2	Rinker Materials	\$5,823.20	Village F2
82-G1	Rinker Materials	\$6,316.24	Village G1
83-B	Rinker Materials	\$39,569.07	General B
84-B	RIPA & Associates, LLC	\$694,986.04	General B
85-F2	RIPA & Associates, LLC	\$143,126.99	Village F2
86-G1	RIPA & Associates, LLC	\$103,391.34	Village G1
87-B	RIPA & Associates, LLC	\$541,258.96	General B
88-F2	RIPA & Associates, LLC	\$165,054.36	Village F2
89-G1	RIPA & Associates, LLC	\$196,476.85	Village G1
90-B	Atlantic TNG, LLC	\$7,543.95	General B
91-B	Basham & Lucas Design Group, Inc.	\$13,860.00	General B

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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92-K	Dennis J Benham, P.S.M.	\$2,560.00	Village K
93-B	Genesis Group	\$5,169.56	General B
94-F2	Genesis Group	\$1,622.50	Village F2
95-G1	Genesis Group	\$475.00	Village G1
96-K	Genesis Group	\$2,853.43	Village K
97-L	Genesis Group	\$4,969.48	Village L
98-B	Genesis Group	\$8,276.15	General B
99-F2	Genesis Group	\$8,276.15	Village F2
100-G1	Genesis Group	\$8,276.15	Village G1
101-B	Hopping Green & Sams	\$13,635.82	General B
102-F2	Rinker Materials	\$12,833.60	Village F2
103-G1	Rinker Materials	\$5,851.68	Village G1
104-B	Scarola Associates	\$4,108.36	General B

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Series 2017 Construction Requisitions #74-104 for Triple Creek Community Development District.

**SIXTH ORDER OF BUSINESS                      Ratification of Change Order #8**

Change Order #	Contractor	Description	Amount	Contract #
8	RIPA	Genesis Villages E, F, G1 Improvements	(\$16,336.00)	01-1707A

On a Motion by Mr. Allen, seconded by Mr. Turney, with all in favor, the Board ratified Change Order #8 for Triple Creek Community Development District.

**SEVENTH ORDER OF BUSINESS                      Presentation of Field Inspection Reports**

Mr. Roethke presented the Field Inspection Report and Mr. Green reviewed the details of this report with the Board. A discussion ensued regarding several maintenance items.

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

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**EIGHTH ORDER OF BUSINESS**

**Ratification of Surveying Work Authorization**

Mr. Roethke presented a work authorization for surveying to the Board that has been previously approved and requires Board ratification.

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified work authorization from Dennis J. Benham for surveying services at a cost of (\$7,500) for Triple Creek Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Holiday Décor**

Mr. Roethke presented proposals for holiday décor to the Board.

On a Motion by Mr. Allen, seconded by Mr. Turney, with all in favor, the Board approved proposal from Decorating Elves for holiday décor at a cost of (\$5,155) for Triple Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-28, Adopting Meeting Schedule for Fiscal Year 2017-2018**

Mr. Roethke presented Resolution 2017-28 to the Board which will adopt the Meeting Schedule for the next Fiscal Year 2017/2018.

The Board would like to change the meeting schedule to include meetings at 6:00 pm at the Triple Creek Amenity Center in October, March, May, and July.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board adopted resolution 2017-28 for Triple Creek Community Development District.

*(Mr. Thornton arrived while the meeting was in progress at 10:28 a.m.)*

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Landscape and Irrigation Installation for Villages E1, F, G1, K and L**

Mr. Roethke presented a proposal for Landscape and Irrigation Installation for Villages E1, F, G1, K and L to the Board. This bid will be rejected as per the next Resolution on the agenda.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-27,  
Rejecting Bids for Landscape and  
Hardscape Project for Villages E1, F,  
G1, K and L**

Mr. Roethke presented Resolution 2017-27 to the Board which will reject the bid for the landscape and hardscape project for Villages E1, F, G1, K and L.

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board adopted Resolution 2017-27 for Triple Creek Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Irrigation Bid from Newberg**

Mr. Roethke presented a proposal for irrigation bid from Newberg to the Board. Mr. Thornton reviewed the details of this proposal with the Board.

On a Motion by Mr. Allen, seconded by Mr. Kaschyk, with all in favor, the Board approved proposal from Newberg Irrigation for Villages E1, F1, F2, G1, K & L irrigation installation at a cost of (\$291,081) for Triple Creek Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for  
Landscape Installation**

Mr. Roethke presented proposals for landscape installation to the Board.

Mr. Thornton reviewed the details of these proposals with the Board. A discussion ensued.

On a Motion by Mr. Miars, seconded by Mr. Turney, with all in favor, the Board approved proposal from Randy Suggs Landscaping for landscape installation in Villages E1, F1, F2, G1, K & L irrigation installation at a cost of (\$650,544.44) for Triple Creek Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-29,  
Contribution in Lieu of Assessments  
Conveyance Property Only**

Mr. Roethke presented Resolution 2017-29 to the Board which will accept the conveyance of certain property to the District will approve the form of conveyance documents relative to the Series 2017 Infrastructure contribution, will recognize the contribution of such real property in lieu

of the payment of certain debt service special assessments as set forth in the Series 2017 financing documents based upon an appraisal report to be presented to the Board in the future, will provide a severability clause and provide an effective date.

Ms. Whelan reviewed the details of this Resolution with the Board.

Mr. Roethke presented the Summerfield Pond Appraisal Report to the Board which was discussed as an exhibit to the resolution.

On a Motion by Mr. Allen, seconded by Mr. Kaschyk, with all in favor, the Board adopted resolution 2017-29 for Triple Creek Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

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

Mr. Thornton updated the Board on the Status of the current construction projects and entertained various questions from the Board.

**SEVENTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Mr. Thornton looked into an issue with a construction trailer that should be removed.
- C. District Manager  
Mr. Roethke informed the Board that the next regularly scheduled meeting will be on Tuesday, September 19 2017 at 10 a.m. held at the offices of Rizzetta and Company, Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578.

**NINETEENTH ORDER OF BUSINESS Supervisor Requests**

Mr. Miars asked for updates on several items, including pool monitors, dog stations, and a group home issue.

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**TWENTIETH ORDER OF BUSINESS    Adjournment**

On a Motion by Mr. Miars, seconded by Mr. Allen with all in favor, the Board adjourned the meeting at 11:12 a.m. for Triple Creek Community Development District.

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair

**TRIPLE CREEK CDD**

**EXHIBIT TO 8-15-17 MINUTES:**

Sitex Response to August 2017 Field Ops Report



# TRIPLE CREEK CDD

SITEX LANDSCAPE – AUGUST 2017 LANDSCAPE INSPECTION REPORT FOLLOW UP

1. We weed the flower beds each week. Water coverage is excellent, no issues.
2. Turf was just fertilized and treated for a total IPM app. Though its worth noting sitex is working with the developer on a large scale renovation that includes replacements of declining turf as well as full renovation of the front entrance.
3. Sitex is working with the developer on a large scale renovation that will include plant replacements.
4. Understood, rain has hindered our weed control at times. But we will step it up. Grasses throughout the community are scheduled to be trimmed in October and March.
5. Understood
6. These will definitely fall within the scope of work in which we're working with the developer on.
7. Understood
8. Few palms will be replaced under renovation. I will submit plan of action asap on the remainder palms for long term health.
9. Mid August we will have any trees trimmed that are in need
10. This will be completed asap, 2<sup>nd</sup> week of august

11. This will be completed the 2<sup>nd</sup> week of August
12. Tree is scheduled to be removed 2<sup>nd</sup> week of August
13. Tree is scheduled to be removed 2<sup>nd</sup> week of August
14. This area is included on a renovation job that doesn't include Sitex. Prebid was about three weeks ago I believe.
15. Mid August is our target completion date for this
16. Completed
17. Completed
18. Completed
19. Completed
20. Will be completed 2<sup>nd</sup> week of August.