

**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, November 21, 2017 at 10:00 a.m.** at the offices of Rizzetta & Company, Inc. 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>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Green	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams</b>
Robert Nelson	<b>Greenpointe Holdings, LLC</b>
Kyle Thornton	<b>District Engineer, Genesis Group</b>
James Butler	<b>Clubhouse Manager</b>
Joe Craig	<b>Sitex Aquatics</b>
Brittany Taylor	<b>Basham &amp; Lucas (via phone)</b>
Will LaValley	<b>Basham &amp; Lucas (via phone)</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Perkins called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Diana Merritt of 12322 Prairie Valley Lane expressed concerns over the cleanliness of the entry towers and roadways, as well as the overgrowth in the conservation area. Discussion ensued regarding obtaining proposals for pressure washing the entry towers and amenity center, as well as coordinating with the district's landscaping and aquatics staff to ensure the conservation area(s) are adequately maintained, as well as the county ROW. Ms. Merritt also inquired about the recent sinkholes and sunken sidewalk areas within the district, as she had reached out to the County for updates and hasn't received any information. Mr. Miars requested that Mr. Thornton reach out to obtain a release to have Kearney or RIPA take care of the sidewalk.

Mr. Gary Moore of 13192 Royal Pines Ave. communicated his discontent over the current state of the landscaping, as well as the progress of Sitex Landscaping for the front entry improvements. Mr. Moore also expressed concern over the lack of professionalism of Sitex Landscape, the recent dumping of debris into the conservation area, as well as the multitude of irrigation repairs needed. Discussion ensued regarding recent communication challenges, missed

deadlines, and poor performance by Sitex. Mr. Miars ensured that projects would be completely correctly and to the district's satisfaction, otherwise the district would withhold payment until goals are met.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 17, 2017**

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved the Supervisors' Regular Meeting Minutes held on October 17, 2017 for the Triple Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2017 totaling (\$57,814.79) for the Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2017AB Construction Requisitions # 152-154**

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
152-B	The Kearney Companies, LLC	\$32,253.54	General B
153-K	The Kearney Companies, LLC	\$251,814.24	Village K
154-L	The Kearney Companies, LLC	\$67,199.24	Village L

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #152-154 for the Triple Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Kearney Retainage Release**

Mr. Thornton communicated that the CDD's contracts with both Kearney & RIPA includes a clause that once a project is beyond more than 50% complete, they have the right to request to release 50% of the retainage, to which is 10% of every pay app is held back. Mr. Thornton added that Kearney was more than 50% done with this project. Mr. Thornton also expressed that the Board can reduce the retainage percent also from 10% to 5%. Mr. Kaschyk expressed that he would not be in support of reducing the retainage percentage, and the Board conferred to keep it at 10%.

On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board approved the Kearney Release for the Triple Creek Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of RIPA Retainage Release**

Mr. Thornton communicated that RIPA was in the final stretch of F1, and was more than 95% complete with the project, which should be completed the first or second week of December. Mr. Nelson relayed that L & K are currently going through county inspections now.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved the RIPA Retainage Release for the Triple Creek Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Change Order #3**

<b>CHANGE ORDER#</b>	<b>CONTRACTOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>CONTRACT #</b>
3	Kearney	Hayes Pipe Supply	(62,844.98)	0038-01
3	Kearney	Atlantic	(13,287.10)	0038-01
3	Kearney	Florida Soil Cement	(74,696.04)	0038-01

On a Motion by Mr. Kaschyk, seconded by Mr. Miars, with all in favor, the Board ratified the Change Order #3 for the Triple Creek Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Services Manager**

**1. Presentation of October 2017 Field Inspection Report**

Mr. Green presented the October 2017 Field Inspection Report for discussion, reviewing timelines from recent inspections, including visits on 10/25, 11/8, and 11/17. The new palm tree installs have been anticipated to be installed this week. Discussion ensued regarding Sitex Landscape being reactive vs. proactive with their services, as well as visible weeds throughout the community and leaning trees. Mr. Miars expressed his positive sentiments that there have been less outstanding items overall to address than there has been in the recent past.

**2. Presentation of Sitex Landscape Response to October 2017 Field Inspection Report**

Ms. Perkins presented Sitex Landscape Responses to the Board, mentioned that Sitex had confirmed their attendance for today's meeting, but however had a conflict at the last minute.

**3. Discussion of Maintenance for Collector Road**

Ms. Perkins requested confirmation from the Board for the district to maintain the Triple Creek Collector Road, which is County ROW, and to move forward working with district staff to go into a contract with the county and add this area into the maintenance agreement.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved for the District to maintain the Triple Creek Collector Road County ROW and add it to the current maintenance scope for the Triple Creek Community Development District.

B. Sitex Aquatics

1. Presentation of November 2017 Sitex Aquatics Inspection Report

Mr. Craig presented the November 2017 Aquatics Inspection Report to the Board. Mr. Turney communicated some concerns over the overgrowth of the vegetation around Pond 16B. Discussion ensued about circulating updated maintenance maps, as well as the pond southeast of the roundabout that had potentially been damaged by one of the construction contractors. Mr. Thornton communicated there was an issue that had stemmed from Hurricane Irma that caused a blowout, and therefore this area would be cleaned out.

2. District Counsel  
No report.

3. District Engineer

Mr. Thornton communicated that the water use permit was renewed for the entire community, which included Phase 1. Mr. Turney inquired about the Big Bend extension and the hundreds of trees installed by the County, as he was concerned over many that had been falling over and/or needed to be re-staked. Mr. Nelson mentioned that he was working with the County so this did not fall onto the District.

4. District Manager

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, December 19, 2017 at 10:00 a.m. and to be held at the offices of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

5. Clubhouse Manager  
No report.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-04,  
Designating Primary Administrative Office**

Ms. Perkins presented Resolution 2018-04 to the Board, communicating that this would change the administrative office from Rizzetta's Citrus Park address to the Riverview Office.

On a Motion by Mr. Miars, seconded by Mr. Kaschyk, with all in favor, the Board approved Resolution 2018-04, Designating Primary Administrative office for the Triple Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-05,  
Authorizing Chairman and Engineer to  
Execute Permits, Plats and Other  
Construction Documents in Furtherance of  
Improvement Plan**

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved Resolution 2018-05, Authorizing Chairman and Engineer to Execute Permits, Plats and Other Construction Documents in Furtherance of Improvement Plan for the Triple Creek Community Development District.

**TWELFTH ORDER OF BUSSINESS**

**Consideration of Resolution 2018-06,  
Accepting Appraisals for Portions of Triple  
Creek Phase II Villages E1, F1, F2, G1, &  
Dawson Elementary School Pond for  
Dedication, and Accepting Contribution in  
lieu of Assessments**

Ms. Whelan communicated that this is the approximately third time the district has gone through this process in the last six months, as the developer is obligated to convey certain property in lieu of assessments, so this is the final closeout of that matter.

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved Resolution 2018-06, Accepting Appraisals for Portions of Triple Creek Phase II Villages E1, F1, F2, G1, & Dawson Elementary School Pond for Dedication, and Accepting Contribution in lieu of Assessments for the Triple Creek Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Proposals Received in  
Response to RFP for Amenity Center  
Construction**

Discussion ensued regarding the proposals received from Ovida & CRS, the background of both proposers, the difference in pricing, and CRS' familiarity with the District.

1. Ranking Sheet  
The Board adopted a collective ranking sheet, with the final scoring as CRS receiving 100 points and Ovida at 95 points.
2. Consideration of Resolution 2018-07, Awarding Amenity Center Construction Services Project

On a Motion by Mr. Miars, seconded by Mr. Allen, with all in favor, the Board approved Resolution 2018-07, Awarding Amenity Center Construction Services Project to CRS, and also allow for District Staff to negotiate and confirm pricing for the Triple Creek Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Task Order for the Design  
& Permitting of Phase 4 Villages I, J, & G2**

Mr. Thornton communicated that this is being funded out of current 2016 Bond Issuance, and that this did not include platting, as that would need to be completed by the landowner.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the Task Order for the Design & Permitting of Phase 4 Villages I, J, & G2 for Triple Creek Community Development District.

**FIFTEENTH ORDER OF BUSSINESS**

**Consideration of Joinder & Consent of CDD  
to Re-Plat Tract K of Phase 1 Village C**

Ms. Whelan communicated that the district holds two drainage easements to two tracts, to which the landowner is going through the process of re-platting a portion of that plat in relation to a different tract, however this would represent that the district does not object to this matter.

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board approved the Joinder & Consent of CDD to Re-Plat Tract K of Phase 1 Village C for Triple Creek Community Development District.

**SIXTEENTH ORDER OF BUSSINESS**

**Consideration of Subsurface Exploration & Geotechnical Engineering Proposal for Phase 4 Village I & J**

Mr. Roethke communicated that this contract was previously approved, and therefore approval is just for the task-order.

On a Motion by Mr. Miars seconded by Ms. Johnson, with all in favor, the Board approved the Task Order for the Subsurface Exploration & Geotechnical Engineering for Phase 4 Village I & J for Triple Creek Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Ratification of Irrigation Bores Installation with DS Boring**

Ms. Perkins communicated that this agreement was approved by Mr. Miars on 11/15.

On a Motion by Mr. Miars seconded by Mr. Allen, with all in favor, the Board ratified the Irrigation Bores Installation with DS Boring for Triple Creek Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Irrigation Well/Pump Electrical Services Proposal**

Mr. Roethke communicated that this contract had already been improved. Mr. Thornton relayed that this proposal stems from the electrical being excluded from the pump station to the well controls.

On a Motion by Mr. Miars seconded by Mr. Turney, with all in favor, the Board approved the Electrical Services that was added into the Irrigation Well/Pump Services Proposal for Triple Creek Community Development District.

**NINETEENTH ORDER OF BUSINESS**

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

Mr. Allen inquired about which builder would be assuming the property to the south near the fish ponds, which was identified as possibly DR Horton.

**TWENTIETH ORDER OF BUSINESS**

**Discussion of No Fishing/Beware of Alligators Pond Signage**

Ms. Perkins communicated that she had received some concern from residents over the lack of frequency in signage warning residents not to fish, and to beware of alligators. Discussion ensued regarding the placement of signage, and Ms. Perkins will work with Mr. Allen to identify additional locations for higher visibility and obtain a proposal for adding more signage.

**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. Turney with all in favor, the Board adjourned the meeting at 11:02 a.m. for the Triple Creek Community Development District.

*Austin Perkins*

Secretary/Assistant Secretary

*Don T. K...*

Chairman/Vice Chairman