

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, December 19, 2017 at 10:01 a.m.** at the offices of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578.

Present and constituting a quorum:

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| Grady Miars | Board Supervisor, Chairman <i>(via phone)</i> |
| 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:

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| Joseph Roethke | Regional District Manager, Rizzetta & Company, Inc. |
| Christine Perkins | District Manager, Rizzetta & Company, Inc. |
| Scott Green | Field Services Manager, Rizzetta & Company, Inc. |
| Lindsay Whelan | District Counsel, Hopping Green & Sams <i>(via phone)</i> |
| Robert Nelson | Greenpointe Holdings, LLC |
| Kyle Thornton | District Engineer, Genesis Group |
| James Butler | Clubhouse Manager |
| Rick Herndon | Sitex |

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

Mr. Timothy Walsh of 12310 Estuary Bend inquired about the possibility of extending the berm on the south side of Triple Creek Blvd. behind his home, as he remarked that everyone can see right into his back yard, while many of the surrounding homes have privacy via a natural berm that also acts as a sound barrier. Discussion ensued about the possibility of adding in a privacy fence, drainage, the lack of space in this area to add a berm, and there not being enough room to construct a sizeable berm. The consensus was that there potentially may be enough room between the swale and sidewalk, however, and Mr. Thornton would consult with Mr. Herndon to identify options for plantings in this area.

Mr. G. Alex Garces remarked that the Christmas decorations, plantings, and signs were looking good. Mr. Garces also provided a list of community questions, issues, and concerns (Exhibit A). Ms. Perkins requested that questions be received in advance of the meeting in writing to adequately have time to prepare for relaying responses. Discussion ensued regarding landscaping & irrigation items that would be addressed by Sitex Landcare, new lights being installed to illuminate the American flag pole, light repairs being underway, communication with Envera ahead of neighborhood meetings at the Clubhouse, pressure washing for the entrance towers/sidewalks/amenity/gazebos that will be scheduled quarterly, construction trash, and issues regarding the school zone traffic.

Ms. Merritt inquired about the follow-up regarding her concerns from last month regarding the sidewalk sink hole. Mr. Thornton communicated that the contractor is working on a price, and that county approved the repair. Ms. Merritt also asked about the swampy area and if the county was going to scoop the ditch on the side. Mr. Thornton expressed that the county had other priorities at this time, and did not expect it to be addressed anytime soon. Ms. Perkins communicated that she would follow-up with Mr. Craig about the pond maintenance lines.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 21, 2017

On a Motion by Mr. Allen, seconded by Mr. Kaschyk, with all in favor, the Board approved the Supervisors' Regular Meeting Minutes held on November 21, 2017 for the Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2017

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2017 in the amount of (\$42,616.24) for the Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2017AB Construction Requisitions # 155-192

| REQUISITION NO. | PAYEE | AMOUNT | SUBACCOUNT |
|-----------------|-----------------------------------|--------------|------------|
| 155-B | Atlantic TNG, LLC | \$13,305.00 | General B |
| 156-K | Atlantic TNG, LLC | \$8,255.00 | Village K |
| 157-B | Basham & Lucas Design Group, Inc. | \$8,044.08 | General B |
| 158-F1 | Cement Treated Base, LLC | \$21,649.60 | Village F1 |
| 159-K | Florida Soil Cement Co., LLC | \$17,391.00 | Village K |
| 160-L | Florida Soil Cement Co., LLC | \$3,870.00 | Village L |
| 161-F1 | Genesis Group | \$625.08 | Village F1 |
| 162-F2 | Genesis Group | \$625.08 | Village F2 |
| 163-G1 | Genesis Group | \$625.08 | Village G1 |
| 164-B | Genesis Group | \$11,626.84 | General B |
| 165-F2 | Genesis Group | \$1,564.72 | Village F2 |
| 166-G1 | Genesis Group | \$917.50 | Village G1 |
| 167-F1 | Genesis Group | \$2,067.50 | Village F1 |
| 168-K | Genesis Group | \$5,355.00 | Village K |
| 169-L | Genesis Group | \$4,732.50 | Village L |
| 170-K | Hayes Pipe Supply, Inc. | \$4,137.60 | Village K |
| 171-L | Hayes Pipe Supply, Inc. | \$547.00 | Village L |
| 172-B | Hopping Green & Sams | \$1,572.50 | General B |
| 173-F1 | RIPA & Associates, LLC | \$164,041.74 | Village F1 |
| 174-G1 | RIPA & Associates, LLC | \$19,116.40 | Village G1 |
| 175-B | Atlantic TNG, LLC | \$12,201.00 | General B |

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| 176-L | Atlantic TNG, LLC | \$334.00 | Village L |
| 177-B | Florida Soil Cement Co., LLC | \$41,360.00 | General B |
| 178-K | Florida Soil Cement Co., LLC | \$10,010.00 | Village K |
| 179-L | Florida Soil Cement Co., LLC | \$19,097.96 | Village L |
| 180-B | Hayes Pipe Supply, Inc. | \$58,534.72 | General B |
| 181-K | Hayes Pipe Supply, Inc. | \$753.00 | Village K |
| 182-B | The Kearney Companies, LLC | \$215,196.98 | General B |
| 183-K | The Kearney Companies, LLC | \$126,996.71 | Village K |
| 184-L | The Kearney Companies, LLC | \$68,652.43 | Village L |
| 185-B | Genesis Group | \$9,444.34 | General B |
| 186-F1 | Genesis Group | \$1,559.56 | Village F1 |
| 187-F2 | Genesis Group | \$7,570.00 | Village F2 |
| 188-G1 | Genesis Group | \$5,883.38 | Village G1 |
| 189-K | Genesis Group | \$3,898.82 | Village K |
| 190-L | Genesis Group | \$2,092.50 | Village L |
| 191-B | Hopping Green & Sams | \$2,661.50 | General B |
| 192-B | Mortensen Engineering, Inc. | \$4,155.00 | General B |

On a Motion by Ms. Johnson, seconded by Mr. Turney, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #155-192 for the Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2017-2 Construction Requisitions #3-4

| REQUISITION NO. | PAYEE | AMOUNT |
|-----------------|------------------|-------------|
| Supp 3 | Genesis Group | \$11,542.50 |
| Supp 4 | ECS Florida, LLC | \$788.00 |

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board ratified the Series 2017-2 Construction Requisitions #3-4 for the Triple Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Order #4

| CHANGE ORDER# | CONTRACTOR | DESCRIPTION | AMOUNT | CONTRACT # |
|---------------|------------|---------------------|---------------|------------|
| 4 | Kearney | Hayes Pipe Supply | (\$13,743.43) | 0038-01 |
| 4 | Kearney | Atlantic | (\$2,567.32) | 0038-01 |
| 4 | Kearney | Ferguson | (\$2,093.71) | 0038-01 |
| 4 | Kearney | Florida Soil Cement | (\$30,105.89) | 0038-01 |

On a Motion by Mr. Kaschyk, seconded by Mr. Allen, with all in favor, the Board ratified the Change Order #4 for the Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of November 2017 Field Inspection Report
Mr. Green presented the November 2017 Field Inspection Report for the Board's review, remarking that he had also been witness to a thorough irrigation inspection conducted by Sitex Landcare, to which several areas requiring attention are reflected by proposals included within the agenda. Mr. Green summarized recent plant and annual installations. Mr. Herndon mentioned that a tree Mr. Turney expressed some concern over would be removed by the end of the week.

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

3. Consideration of Proposals for Landscape Enhancements
 1. Irrigation Proposal #1

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| <p>On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved the Irrigation Proposal #1 in the amount of (\$1,977.00) for the Triple Creek Community Development District.</p> |
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2. Irrigation Proposal #2

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| <p>On a Motion by Mr. Allen, seconded by Ms. Johnson, with all in favor, the Board approved the Irrigation Proposal #2 in the amount of (\$2,519.00) for the Triple Creek Community Development District.</p> |
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B. Sitex Aquatics

1. Presentation of December 2017 Sitex Aquatics Inspection Report
Ms. Perkins distributed the December 2017 Sitex Aquatics Inspection Report to the Board. Mr. Allen inquired about a pond maintenance map that delineated the pond numbers. Discussion ensued about the murkiness in pond 38A, which was found to be caused by construction and subsequently will be treated.

C. District Counsel
No report.

D. District Engineer
No report.

E. District Manager
Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, January 16, 2018 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.

F. Clubhouse Manager
No report.

NINTH ORDER OF BUSINESS

Ratification of Task Order #4 from Dennis Benham for Triple Creek Phase 1 Tract "N"

Mr. Thornton commented that this included the northwest area of main lake that was originally excluded.

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Task Order #4 from Dennis Benham for Triple Creek Phase 1 Tract "N" for the Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Task Order #1B from Dennis Benham for Triple Creek Village G2

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Task Order #1B from Dennis Benham for Triple Creek Village G2 for the Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Pressure Washing Proposals

1. Fleetwash Pressure Cleaning Proposal
2. Gladiator Pressure Cleaning Proposal- Pool & Deck
3. Gladiator Pressure Cleaning Proposal- Community & Amenity Center
4. Grimebusters Pressure Cleaning Proposal

Discussion ensued regarding the three proposals received, type of chemicals utilized by each vendor, and concerns over the effect on any surrounding plants. Mr. Herndon communicated that based on experience he didn't foresee any issues for the plants.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board approved the Fleetwash proposal in the amount of (\$665.00) per visit for the Triple Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Allen distributed a letter to the Board (Exhibit B), to propose that the community construct a Bus Stop Shelter for the community's students. Discussion ensued in support of this effort. Mr. Miars clarified that the Hillsborough County School Board dictates locations of Bus Stops, as the shelter locations could be subject to changing each year. The consensus of the Board was to overall provide support to begin to investigating the possibility of constructing a shelter, and Mr. Allen volunteered to contact the County Commission and the School Board directly to see if this were a feasible and worthwhile pursuit for the District.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kaschyk, seconded by Mr. Allen with all in favor, the Board adjourned the meeting at 10:57 a.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

Triple Creek CDD

EXHIBIT TO December 19, 2017 MINUTES:

Christine Perkins

District Manager

In Triple Creek on a rainy morning the middle schoolers are either sitting in their parent's car waiting for the bus to arrive or standing in the rain waiting with an umbrella to cover them. When the bus arrives it is a mad dash in the rain to get on the bus. It is not just a few kids it is a fully loaded bus even with 3 to several seats. (In excess of safety guidelines)

I am proposing that the CDD look into a shelter to cover the kids on these rainy days. There are many months before we get to the rainy season so now is the time to start the process if we all agree.

The land would be at the corner of Triple Creek Blvd and Royal Pines. The cost for this project would be shared by all the home builders in Triple Creek and the CDD.

I recognize that this will open a can of worms regarding the new homes being built in Triple Creek but that is a little too far in the future and I am not a fortune teller so it would be impossible at this point to know how many more will be middle school age or high school age.

With a new middle school and high school being proposed neither will be within walking distance so the busing issue will still be there.

If you have any questions, please don't hesitate to contact me.

Thanks very much

A handwritten signature in black ink that reads "Bob Allen". The signature is written in a cursive, flowing style.

Bob Allen

CC: Grady Miars

Subject: Triple Creek CDD Meeting – Community Questions, Issues, Concerns, Etc – Tue, Dec 19, 2017

Acknowledgements: Christmas Decorations look good (thanks for removing the wreath covering the Triple Creek name); all the new palms, new plants, fresh pine straw and new grass on TC Blvd look good. New signage looks pretty good too.

- 1) Field, playground, gazebo, etc – maintenance plan and schedule?
 - a. SE corner missing grass, when will it get done?
 - b. New palm on east side still tied, when will it be untied?
 - c. Flag requires light all night (as per US Flag code), Who, how and when?
 - d. Flag pole base need pressure washing, who and by when?
 - e. Flag torn from protruding bolts who and when will it be remediate?
 - f. Play ground requires cleaning and maintenance, who and when?
 - g. Picnic tables cleaning and maintenance, who and when?
 - h. Gazebo cleaning and maintenance, who and when?
 - i. Lights and walkways require cleaning, who and when?

- 2) Amenity Center, Club House and Pool Area – maintenance plan and schedule?
 - a. Club house interior light was not working, status?
 - b. Club house door locks, who and how resolves?
 - c. Community gym locked too early, who do we call?
 - d. Amenity center and lights require pressure washing, when?
 - e. Amenity center walkways require pressure washing, when?

- 3) Landscaping and Ponds – maintenance plan and schedule?
 - a. Trimming outside fenceline is often missed, al say should be Sitex?
 - b. Sprinkler running mid-day, mis-aligned, who and when addresses?
 - c. Several irrigation lines exposed and broken, pool/playground, when?
 - d. Fertilizing, Weeds and Pest control, how and when?

- 4) Construction vehicle, crews, equipment and activities – Actions and Accountability?
 - a. Construction crew littering, several FB pic/posts, who and when can address?
 - b. Construction vehicles blocking traffic, school routes, who and when can be addressed?
 - c. Accident this week involving construction vehicle, who enforced traffic rules?

- 5) Requests – How to fund and prioritize?
 - a. Can we have shading installed at playground in time for summer?
 - b. Can we request an ice maker installed in the club house?
 - c. Can we protect Gazebo and picnic table from vandalism?
 - d. Can more traffic control be installed in school zone? Like flashing lights?
 - e. Can the amenity center manager maintain the common ground litter free?