

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, February 20, 2018 at 10:02 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	Board Supervisor, Chairman <i>(via phone)</i>
Bruce Kaschyk	Board Supervisor, Vice Chairman
Bob Allen	Board Supervisor, Assistant Secretary
Keith Turney	Board Supervisor, Assistant Secretary
Ellen Johnson	Board Supervisor, Assistant Secretary

Also present were:

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
Rick Herndon	Sitex Landcare
James Butler	Clubhouse Manager
Joe Craig	Sitex Aquatics

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

Resident Community Leader Alex Garces communicated positive acknowledgements to the Board, as well as inquired about several items, including the flag pole, cleanliness of the walkways & picnic tables, timing of fertilization, additional doggie waste stations, compromised sidewalks, and communicated that the Neighborhood Watch would begin on March 26, 2018. Discussion ensued to communicate that the flag pole lighting is still in progress, pressure washing was recently completed within various communal areas, the Board would be installing three additional doggie waste stations (locations TBD), and Mr. Thornton was working through issues that would usually be under the County's purview to remediate, but the District is coordinating with vendors to address issues such as the sidewalks. Mr. Herndon also spoke on forthcoming fertilization and sod replacements.

A Resident further elaborated on the need for additional pressure washing, irrigation issues, rising water in the County ROW, and inquired about fire ant treatment, which was forthcoming as well.

Mr. Turney inquired about the row of dead trees on Big Bend Road, to which Mr. Thornton and Mr. Nelson elaborated that they would be replaced, however that would be approximately one year out.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 16, 2018

On a Motion by Mr. Kaschyk, seconded by Ms. Johnson, with all in favor, the Board approved the Supervisors' Regular Meeting Minutes held on January 16, 2018 for the Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2017

On a Motion by Mr. Kaschyk, seconded by Mr. Allen, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2017 in the amount of (\$124,602.35) for the Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2017AB Construction Requisitions # 216-243

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
216-B	Genesis Group	\$8,400.30	General B
217-F1	Genesis Group	\$148.87	Village F1
218-F2	Genesis Group	\$148.87	Village F2
219-G1	Genesis Group	\$148.88	Village G1
220-G1	Genesis Group	\$7,210.41	Village G1
221-F1	Genesis Group	\$2,755.00	Village F1
222-K	Genesis Group	\$3,919.56	Village K
223-B	Hopping Green & Sams	\$2,433.50	General B
224-K	Newberg Irrigation, Inc.	\$16,845.05	Village K
225-B	Scarola Associates	\$8,545.28	General B
226-B	Hillsborough County BOCC	\$16,230.00	General B
227-B	Atlantic TNG, LLC	\$869.00	General B
228-B	RIPA & Associates, LLC	\$7,713.00	General B
229-B	Newberg Irrigation, Inc.	\$8,150.72	General B
230-B	Genesis Group	\$9,093.92	General B
231-B	Genesis Group	\$187.81	General B
232-F1	Genesis Group	\$187.81	Village F1
233-G1	Genesis Group	\$187.81	Village G1
234-G1	Genesis Group	\$4,501.79	Village G1
235-B	Genesis Group	\$37,712.68	General B
236-F1	Genesis Group	\$4,448.26	Village F1
237-K	Genesis Group	\$6,576.07	Village K
238-B	Hayes Pipe Supply, Inc.	\$1,367.00	General B
239-B	The Kearney Companies, LLC	\$69,377.11	General B

240-K	The Kearney Companies, LLC	\$28,612.25	Village K
241-K	Newberg Irrigation, Inc.	\$103,833.55	Village K
242-B	RIPA & Associates, LLC	\$8,109.90	General B
243-F1	RIPA & Associates, LLC	\$1,980.00	Village F1

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #216-243 for the Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Order #6

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
6	Kearney	Ferguson	(\$155.05)	0038-01

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of January 2018 Field Inspection Report

Mr. Green presented the January 2018 Field Inspection Report to the Board. Discussion ensued regarding the timing of irrigation, forthcoming top choice and fertilizer applications, and the impact of the recent frost on the District's plant material. Mr. Green and Mr. Herndon additionally touched on annuals that would be installed in March, sod replacement that would be completed by the end of the month, addressing uplighting, and boxes that would be replaced.

2. Presentation of Sitex Landscape Response to January 2018 Field Inspection Report

Mr. Herndon communicated that a plant audit would be taking place to identify what material would not bounce back from the recent weather, and that their team would explore trying to clean up the various conversation areas within the appropriate scope in an attempt to enhance the aesthetics.

3. Consideration of Proposals for Landscape Enhancements
 1. Consideration of Wetlands Proposal
 2. Consideration of Bay Estuary Proposal

Both proposals were tabled due to the considerable investment, as the District currently had exhausted their plant replacement budget for the fiscal year.

B. Sitex Aquatics

1. Presentation of February 2018 Sitex Aquatics Inspection Report
2. Consideration of Sitex Aquatics Pond Add-on Proposal

Mr. Craig presented the February 2018 Aquatics Inspection Report to the Board, noting that the recent change in weather was prompting the commencement of some minor algae blooms, as well as midge fly activity. Mr. Craig communicated that the midge fly treatment was being applied that day, as well as the following week.

Discussion ensued regarding the proposal for adding on additional new ponds that were under the purview of the District. Mr. Allen additionally inquired about the impact of aeration on water quality, to which Mr. Craig communicated it was not warranted as of yet at this time. Mr. Perkins reiterated the additional ponds would cause the District to be over budget for the year by approximately \$9,000.00, and therefore this line item would need to be increased next fiscal year. Based on timing, the consensus of the Board was to approve the proposal at the not-to-exceed amount of \$16,200.00, as several ponds were ready to be maintained at present, with the rest to follow in subsequent months.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board approved the Proposal from Sitex Aquatics at a not-to-exceed amount of (\$16,200.00) for the Triple Creek Community Development District.

C. District Counsel

Ms. Whelan had no report.

D. District Engineer

Mr. Thornton provided a construction update, communicating that Dorado Shores was about to be ready to be turned over, and that Lennar is presently building homes in F2 & G1, and therefore it'd be approximately 30 days out from residents residing in these areas. Mr. Thornton also relayed that the construction for the Amenity Center is in the building permit process, and that final pricing negotiations were underway. Discussion ensued regarding the concern about keeping individuals out of the construction area, as well as the timing of construction, which would be approximately six months out. Mr. Turney inquired about the size of the fitness center, as well as the equipment selection. Mr. Thornton mentioned that it would be approximately 2500 square feet, and that equipment selection would be brought forth before the Board for review.

E. District Manager

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, March 20, 2018 at 6:00 p.m. and to be held at the offices of Rizzetta & Company Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578.

F. Clubhouse Manager

Mr. Butler had no report.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from DS Boring

On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board approved the Proposal from DS Boring in the amount of (\$66,422.00) for the Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Task Order #5 from Dennis J. Benham for Amenity Center Dirt Stock Piles

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board ratified the Task Order #5 from Dennis J. Benham for Amenity Center Dirt Stock Piles for the Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Task Order #6 from Dennis J. Benham for Dorado Shores Drive

On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Task Order #6 from Dennis J. Benham for Dorado Shores Drive for the Triple Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Pool Monitors

Ms. Perkins led a discussion regarding the upcoming summer season and if the District would like to once again have pool monitors present. The consensus of the Board was to have pool monitors present beginning Memorial Day, up through Labor Day, and Ms. Perkins would obtain pricing to have pool monitors present on both weekdays as well as weekends and present a proposal at the next meeting.

TWELFTH ORDER OF BUSINESS

Discussion of HCSO Off-Duty Patrolling

Ms. Perkins presented a pricing sheet from the Hillsborough County Sheriff's Office for the Board's information as it pertained to their services for off-duty patrolling throughout the District. Discussion ensued regarding the current need for patrols, and it was determined that there hasn't been much activity warranting the District moving forward at this time. Additionally, the start of the Neighborhood Watch may also prove to be a great benefit within the community. It was reiterated that if any residents are concerned about any incidents or activity, to call the Hillsborough County Sheriff's Office and/or other pertinent authorities directly to respond.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson, seconded by Mr. Allen with all in favor, the Board adjourned the meeting at 11:01 a.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

Triple Creek CDD

EXHIBIT TO 02-20-18 MINUTES:

Community Questions, Issues, and Concerns

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

FEB 20, 2018

Acknowledgements: Towers and Amenity Center look better since power washing. Main Blvd looking good. A few sprinklers still watering the road (mis-aligned). Tower doors were opened, we closed them. New amenity center, any updates? Published on the CDD website: diagrams, specs, target dates?

- 1) Field, playground, gazebo, etc
 - a. Flag still requires light all night (as per US Flag code).
 - b. Flag pole base still need pressure washing.
 - c. Flag pole still tearing flag, remove cross member root cause.
 - d. Lights and walkways still require cleaning.
 - e. Amenity center and Gazebo walkways can use pressure washing.
 - f. Playground and Picnic tables can use cleaning.

CAN CDD ORDER NEW FLAGS AND CAN WE COUNT ON CLUB MGR TO MONITOR + MAINTAIN PROACTIVELY?

- 2) Landscaping and Ponds
 - a. Fertilizing, Weeds and Insect control need for prevention
 - b. Pest control: Fire Ants (field) and wasps (play ground)

- 3) Requests – How to fund and prioritize?
 - a. Can we have shading installed at playground in time for summer?
 - b. Additional pet waste stations installations
 - c. Play ground, Picnic tables need integrated trash cans.

- 4) Community Security
 - a. We are kicking off a neighborhood watch program Mar 26th
 - b. Word is CDD arranging regular HCSO patrolling can we link up?
 - c. Request look into installing security cam at point of community entrance/exit?
 - d. Can more traffic control be installed in school zone? Like flashing lights?

- 5) Request side bar meeting to discuss matter and question about amenity center management and operations.
 - a. Christine was on site this past weekend and had an impromptu meeting with one resident.

6) SINK HOLES. ASK CDD TO DRIVE A REMEDIATION. ADDRESS ALL ISSUES, "BUCKING SIDE WALKS" - OTHER "ORANGE" CONES. - CDD PRIORITIZE + ACCELERATE REMEDIATION - RESIDENTS CAN SUBMIT MULTIPLE REQUEST TO COUNTY - POWER IN NUMBERS