

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, March 20, 2018 at 6:00 p.m.** at the Triple Creek Amenity Center located at 11920 Streambed Drive, Riverview, Florida, 33579.

Present and constituting a quorum:

Grady Miars	Board Supervisor, Chairman
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.
Gregg Gruhl	Amenity Services Manager, Rizzetta Amenity Services
Scott Smith	Regional Manager Community Services, Rizzetta Amenity Services
Lindsay Whelan	District Counsel, Hopping Green & Sams (via phone)
Kyle Thornton	District Engineer, Genesis Group
Robert Nelson	Greenpointe Holdings
Rick Herndon	Sitex Landcare
James Butler	Clubhouse Manager

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

There were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 20, 2018

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved the Supervisors' Regular Meeting Minutes from the meeting held on February 20, 2018 for the Triple Creek Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2018

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2018 in the amount of (\$78,471.21) for the Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2017AB Construction Requisitions # 215, 244-259

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
215-B Revised	TC Venture 1, LLC	\$15,425.92	General B
244-B	Dennis J. Benham, P.S.M.	\$11,714.00	General B
245-F1	Dennis J. Benham, P.S.M.	\$1,690.00	Village F1
246-B	Ferguson Waterworks	\$146.27	General B
247-B	Hopping Green & Sams	\$141.00	General B
248-K	The Kearney Companies, LLC	\$9,675.00	Village K
249-B	The Kearney Companies, LLC	\$104,914.97	General B
250-B	Triple Creek CDD	\$2,491.50	General B
251-B	Genesis Group	\$41,082.08	General B
252-B	Hillsborough County BOCC	\$23,385.00	General B
253-B	Genesis Group	\$38,304.12	General B
254-F1	Genesis Group	\$5,393.16	Village F1
255-G1	Genesis Group	\$1,136.64	Village G1
256-K	Genesis Group	\$10,081.75	Village K
257-B	Hopping Green & Sams	\$352.50	General B
258-K	The Kearney Companies, LLC	\$11,725.00	Village K
259-F1	RIPA & Associates, LLC	\$16,775.00	Village F1

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #215,244-259 for the Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

1. Presentation of the February 2018 Field Inspection Report

Mr. Green presented the February 2018 Field Inspection Report for the Board's review, mentioning that some plant material had been affected by the recent frost, however most of the plants will rebound. Mr. Green communicated that the property is continuing to improve, irrigation issues have been fixed, and he also summarized some housekeeping items that included trimming around irrigation boxes, tree straightening, and pruning. Discussion ensued regarding remove of a dead palm tree, as well as an area of zoysia that was holding water by the amenity.

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

Mr. Herndon communicated that he would assess identified issues right after the meeting conclusion. Mr. Green mentioned that Sitex has been doing a great job taking care of issues prior to each meeting.

B. Sitex Aquatics

1. Presentation of the March 2018 Sitex Aquatics Inspection Report

Ms. Perkins presented the March 2018 Sitex Aquatics Inspection Report to the Board. There were no specific inquires regarding the current state of the waterways.

C. District Counsel

Ms. Whelan had no report.

D. District Engineer

Mr. Thornton communicated that he had met with the County the previous week regarding the pipe failure by the amenity center, as they would not be able to get to that for at least four months. Mr. Thornton also relayed that the RFP for the next Phase would be up for review next month, as well as many neighborhoods have been cleared and are ready for building new homes. Additionally, the new amenity center is in the permitting process and is moving ahead at full speed.

E. District Manager

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, April 17, 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.

Ms. Perkins additionally communicated that the Wildlife Trapper has detained a total of 17 wild boars since the end of January, and therefore perhaps it would be recommended to continue services until there's a cease in boar activity.

F. Clubhouse Manager

Mr. Butler communicated that the dead bolt locks at the entrance towers were recently replaced, as well as inquired if the Board would like to have pavers installed under any new prospective trash can locations.

SEVENTH ORDER OF BUSINESS

Discussion of Doggie Waste Station Locations

- 1. Poop 911 Proposal #1**
- 2. Poop 911 Proposal #2**

Ms. Perkins presented two proposals from Poop 911 pertaining to the installation of three new doggie waste station locations, as well as the new annual maintenance pricing to include the new stations. Mr. Perkins also communicated that an addition two stations were installed at the beginning of this fiscal year that were approved in the last fiscal year, and therefore the District would be over-budget in this line item by approximately \$318.00 by year-end. Discussion ensued regarding the placement of the three new waste station locations, as well as the forthcoming waste stations coming out of the construction funds for the new villages.

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board approved the Proposals from Poop 911 in the amount of (\$1,035.00) for the installation of three new doggie waste stations, and (\$2,067.00) for the annual maintenance agreement for the Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals from Rizzetta
Amenity Services for Pool Monitors**

Mr. Smith presented the Rizzetta Amenity Services proposal for Pool Monitors, providing a background for the Board and summarizing each available option. Ms. Perkins confirmed that both options fit within the District's current budget under the Management Contract. Mr. Turney recommended proceeding with Option 1 to have coverage seven days per week. Discussion ensued regarding hiring practices, identification of pool monitors, and invoicing.

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved the Proposal from Rizzetta Amenity Services for Pool Monitors in the amount of (\$10,682.00) for the Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Allen inquired about a location of water flow from Triple Creek and Talavera/FishHawk where there was just dirt present and suggested dressing it up with some sod. Mr. Thornton confirmed that this area was seeded about a month ago that hasn't yet had time to take, and that the District is only responsible for areas behind the fences.


Ms. Perkins communicated that unfortunately Mr. Allen will be relocating out of state in the coming months, and therefore he will be resigning from the Board once he moves. Discussion ensued regarding Mr. Allen being an incredible positive contribution to the Board, and that the Board would address a potential vacancy when the time is appropriate.

TENTH ORDER OF BUSSINESS

Adjournment

On a Motion by Mr. Allen, seconded by Mr. Kaschyk with all in favor, the Board adjourned the meeting at 6:35 p.m. for the Triple Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman