

**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, April 17, 2018 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:

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

Also present were:

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>
Kyle Thornton	<b>District Engineer, Genesis Group</b>
Robert Nelson	<b>Greenpointe Holdings</b>
Rick Herndon	<b>Sitex Landcare</b>
James Butler	<b>Clubhouse Manager</b>

**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 provided several acknowledgements to the Board, as well as inquired about various topics by submitting a list of questions about a variety of topics, including; flag pole issues, hog damage causing prospective erosion to lake and pond banks, sod replacements, having the District potentially cover the cost of installing Neighborhood watch signage, installing a community bulletin board, potential for adding a playground shade structure, an upcoming Board seat vacancy, as well as safety issues that have been discussed with the Hillsborough County School Board.

**THIRD ORDER OF BUSINESS**

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

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

**Consideration of Operation and Maintenance Expenditures for February 2018**

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2018 in the amount of (\$46,553.17) for the Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2017AB Construction Requisitions # 260-267, & #268-271**

REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
260-B	Basham & Lucas Design Group, Inc.	\$9,450.00	General B
261-B	The Kearney Companies, LLC	\$83,991.94	General B
262-G1	Newberg Irrigation, Inc.	\$21,663.80	Village G1
263-B	RIPA & Associates, LLC	\$200,491.25	General B
264-E	RIPA & Associates, LLC	\$800.50	Village E
265-F1	RIPA & Associates, LLC	\$29,239.91	Village F1
266-G1	RIPA & Associates, LLC	\$61,347.73	Village G1
267-B	Tampa Electric Company	\$43,983.95	General B
268-B	Genesis Group	\$27,579.28	General B
269-K	Genesis Group	\$1,651.49	Village K
270-B	Hopping Green & Sams	\$1,331.00	General B
271-B	Hillsborough County BOCC	\$11,640.00	General B

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board ratified the Series 2017AB Construction Requisitions #260-267 & #268-271 for the Triple Creek Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Change Order #8**

CHANGE ORDER#	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
8	Kearney	Hayes Pipe Supply	(\$6,391.15)	0038-01

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

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. Field Services Manager
  - 1. Presentation of the March 2018 Field Inspection Report

Mr. Green presented the March 2018 Field Inspection Report for the Board's review, noting that overall, the state of the District's landscaping was in great shape and was recovering well from recent frost damage. Mr. Green communicated that the annuals have been rotated,

irrigation issues have diminished, and the front ROW will be mowed when appropriately dry. Top Choice was put down to combat the fire ant issue, fertilizer and chemical applications were performed, and that overall, the District is continuing to move in a good direction.

Mr. Turney communicated that two District trees were damaged from a recent car accident, and Sitex had already cleared any debris that had remained.

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

Mr. Herndon presented the Sitex landscape response, discussing the current spring program, weed control, granular/slow-release fertilization, treatment of ant mounds, as well as the County ROW.

B. Sitex Aquatics

1. Presentation of the April 2018 Sitex Aquatics Inspection Report

Ms. Perkins presented the April 2018 Sitex Aquatics Inspection Report to the Board, noting that she performed a site visit with Mr. Craig the previous Friday, and that all waterways looked great at this time. The Board had no questions on the report.

C. District Counsel

Ms. Whelan had no report.

D. District Engineer

Mr. Thornton communicated a construction update on Villages K & L and discussed a change order for the installation of palm trees at the roundabout on Dorado Shores.

On a Motion by Mr. Kaschyk, seconded by Mr. Allen, with all in favor, the Board authorized to approve the change order for the tall royal palms as a not-to-exceed amount of (\$20,000) for the Triple Creek Community Development District.
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E. District Manager

Ms. Perkins informed the Board that the next regularly scheduled meeting will be on Tuesday, May 15, 2018 at 6:00 p.m. and to be held at Triple Creek Amenity Center located at 11920 Streambed Drive, Riverview, FL 33579, and the proposed budget for FY 2018-2019 would be considered at that time.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-08,  
Approving RFP for Infrastructure  
Construction Project in Villages G2, I, and J**

On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board adopted Resolution 2018-08, Approving RFP for Infrastructure Construction Project in Villages G2, I, and J for the Triple Creek Community Development District.
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**NINTH ORDER OF BUSINESS**

**Consideration of Acceptance of Triple Creek Blvd. Extension Infrastructure**

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved the Acceptance of Triple Creek Boulevard Extension Infrastructure in substantial form subject to final approval by District Staff and the Chairman for the Triple Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Acceptance of Conveyance of Public Improvements from Mattamy**

On a Motion by Mr. Allen, seconded by Mr. Kaschyk, with all in favor, the Board approved the Acceptance of Conveyance of Public Improvements from Mattamy in substantial form subject to final approval by District Staff and the Chairman for the Triple Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Task Order #7 from Dennis J Benham**

On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board ratified the Task Order #7 from Dennis J. Benham for the Triple Creek Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Proposal from Global Industrial for Outdoor Trash Cans**

This proposal was tabled until additional pricing could be obtained pertaining to the comprehensive installation for all trash cans.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2016-2017 Audit**

On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board accepted the Fiscal Year 2016-2017 Audit for the Triple Creek Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Allen communicated that he has truly enjoyed serving the District, however would be officially submitting his resignation. Mr. Allen recommended that Mr. Garces be considered to fill his vacant seat. All of the other Board Supervisors and District Staff thanked Mr. Allen, as he would be greatly missed.

Discussion ensued regarding several items, including new phases of landscaping and irrigation that would be coming online soon, and declaring responsibility for maintenance. Mr. Kaschyk inquired about the need to paint the current amenity center and obtaining estimated costs to incorporate into the proposed budget.

On a Motion by Mr. Turney, seconded by Mr. Allen, with all in favor, the Board approved for the Chairman entering in any emergency contracts with Sitex Landcare for upcoming landscape and irrigation maintenance until a formal public RFP is issued for the Triple Creek Community Development District.

**FIFTEENTH ORDER OF BUSSINESS**

**Adjournment**

On a Motion by Mr. Kaschyk, seconded by Mr. Allen with all in favor, the Board adjourned the meeting at 11:23 a.m. for the Triple Creek Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

**Triple Creek CDD**

**EXHIBIT TO 04-17-18 MINUTES:**

Community Questions, Issues, and Concerns

**Subject:** Triple Creek CDD Meeting – Community Questions, Issues, Concerns, Etc – Tue, Apr 17, 2018

Acknowledgements: Pet stations installed and being used with positive results. No negative issues or concerns on behalf of residents to report.

- 1) Amenities: Field, playground, gazebo, pool, 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.
  
- 2) Common Grounds: Landscaping, Ponds, Walkways, Operations, etc
  - a. Some residents have commented that ponds need maintenance
  - b. Question – mosquitoes and pest control / prevention plans?
  - c. Wild hogs – status and will CDD take care of ground damage?
  
- 3) Requests – How to fund and prioritize?
  - a. Can we request that the CDD to install our new neighborhood watch sign? Ask to funds more?
  - b. Can a community bulletin board be install on main blvd to post notices and upcoming events?
  - c. Can we request sun shading be installed over playground seating for summer?
  
- 4) Community Security
  - a. Neighborhood watch program Mar 26<sup>th</sup>
  - b. CDD arranging regular HCSO patrolling, status?
  - c. Can more traffic control be installed in school zone? Like flashing lights?
  - d. Request look into installing security cam at point of community entrance/exit?
  - e. Residents with to know what to expect from a pool monitor? i.e. Noise control?
  
- 5) CDD board openings and participation
  - a. General interest of if and when seats will open to residents