

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, August 21, 2018 at 10:18 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 (via phone)
Bruce Kaschyk	Board Supervisor, Vice Chairman
Ellen Johnson	Board Supervisor, Assistant Secretary
Keith Turney	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
Robert Nelson	Greenpointe Holdings
Kyle Thornton	District Engineer; Genesis Group
Rick Herndon	Sitex Landscape
Matt Milyer	Sitex Landscape
Joe Craig	Sitex Aquatics
James Butler	Clubhouse Manager
Alex Garces	Resident

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. Alex Garces communicated positive sentiments for the recent clean-up performed by Sitex Landscape, and additionally expressed concerns pertaining to challenges of access for common grounds maintenance around specific ponds, as well as issues surrounding the behavior and performance of pool monitors.

THIRD ORDER OF BUSINESS

**Discussion of Board Supervisor
Appointments for Vacant Seat #5**

51 Ms. Perkins presented two resumes for Vacant Board Seat #5. Mr. Swift was not
 52 present. Mr. Turney communicated that he had reviewed both interested candidate's
 53 qualifications. Discussion ensued.
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On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board appointed resident Alex Garces to Seat #5 for the Triple Creek Community Development District.

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 56 Mr. Garces recited the Oath of Office into the record, and affirmatively accepted
 57 compensation for his role. Ms. Whelan reviewed the Florida Sunshine Laws, guidelines
 58 pertaining to public records requests, requirements of retaining correspondences, and
 59 reviewed issues of utilizing conduits between Board members.
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61 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
 62 **of Supervisors' Regular Meeting held**
 63 **on July 17, 2018**
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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 July 17, 2018 for the Triple Creek Community Development District.

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 66 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
 67 **Maintenance Expenditures for June**
 68 **2018**
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On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2018 in the amount of (\$47,273.42) for the Triple Creek Community Development District.

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 71 **SIXTH ORDER OF BUSINESS** **Ratification of Series 2017AB**
 72 **Construction Requisitions #302-#306,**
 73 **#307-#309, & #310-#315**
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REQUISITION NO.	PAYEE	AMOUNT	SUBACCOUNT
302-B	Basham & Lucas Design Group, Inc.	\$7,150.00	General B
303-B	CRS Building Corporation	\$161,772.30	General B
304-B	Hopping Green & Sams	\$1,226.20	General B
305-B	Scarola Associates	\$8,016.64	General B
306-B	Triple Creek CDD	\$1,370.00	General B
307-B	Newberg Irrigation, Inc.	\$61,060.00	General B
308-B	Newberg Irrigation, Inc.	\$3,458.00	General B
309-B	Newberg Irrigation, Inc.	\$5,600.00	General B

310-B	CRS Building Corporation	\$257,940.90	General B
311-B	ECS Florida, LLC	\$3,260.00	General B
312-B	Genesis Group	\$41,018.74	General B
313-B	Hillsborough County BOCC	\$1,370.00	General B
314-B	Hillsborough County BOCC	\$1,520.00	General B
315-B	Hopping Green & Sams	\$1,350.00	General B

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On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board Ratified the Series 2017AB Construction Requisitions #302-#306, #307-#309, & #310-#315 for the Triple Creek Community Development District.

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(Mr. Miars dropped off call at 10:28 a.m.)

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SEVENTH ORDER OF BUSINESS

Staff Reports

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A. Field Services Manager

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1. Presentation of July 2018 Field Inspection Report

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Mr. Green presented the July 2018 Field Inspection Report to the Board, summarizing updates pertaining to annuals, turf conditions, edging, herbicide treatments, replaced palm trees, and dead plant material that wasn't rebounding. Discussion ensued pertaining to an issue of residents blocking Sitex Landscape from accessing the District's easements to effectively service around a pond, as well as approximately five palm trees that would be slated to be replaced in the next 60 days.

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2. Presentation of Landscape Enhancement Proposals

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I. Summer Annuals Proposal (\$5,200.00)

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II. Replacement List Proposal (\$15,862.50)

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Discussion ensued regarding changing the colors of the annuals selection.

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On a Motion by Mr. Turney, seconded by Ms. Johnson, with all in favor, the Board Approved the Summer Annuals Proposal from Sitex in the amount of (\$5,200.00) for the Triple Creek Community Development District.

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Discussion ensued pertaining to the comprehensive proposal provided by Sitex to address previously-mentioned dead plant material that were of a concern to residents.

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On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board Approved the Replacement List Proposal from Sitex in the amount of (\$15,862.50) for the Triple Creek Community Development District.

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105 Mr. Herndon inquired about the Board's direction for mulch. Discussion
106 ensued regarding the differences in pine straw vs. pine bark nuggets,
107 quantities, and application strategy. Ms. Perkins requested that Sitex
108 Landscape would bring mulch proposals for the Board's review at their
109 September meeting.

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111 **B. Sitex Aquatics**

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113 1. Presentation of the August 2018 Sitex Aquatics Inspection Report

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115 Mr. Craig presented the August 2018 Sitex Aquatics Inspection Report to
116 the Board. Mr. Craig suggested that the Board consider weekly spray
117 treatment for the roads for standing water, and would bring a proposal for
118 the Board's consideration at their September meeting.

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120 **C. District Counsel**

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122 Ms. Whelan had no report.

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124 **D. District Engineer**

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126 1. Consideration of Proposal for Park Cleanup at New Amenity Center Site

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128 Mr. Thornton communicated that the amenity center construction was
129 moving along, and that there was some value-engineering still being
130 performed and is in process, however everything was still on schedule. Mr.
131 Thornton presented a proposal from Amazing National Service Group for
132 amenity center site clean-up. Discussion ensued pertaining to the scope of
133 this project as well as the desire to obtain additional proposals.

<p>134 On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board authorized a not-to-exceed amount of (\$50,000.00) for the amenity center site clean-up project, subject to receipt of additional proposals and final review and approval by the Chairman for the Triple Creek Community Development District.</p>
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136 Mr. Thornton also communicated an issue pertaining to plant replacements
137 from the install performed by Randy Suggs. Discussion ensued about this
138 issue being a warranty item vs. generating a change order, the potential
139 modification in plant material, and at whose expense. The consensus of
140 the Board was to replace the same plant material in the same place.

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142 **E. District Manager**

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144 Ms. Perkins informed the Board that the next regularly scheduled meeting
145 will be on Tuesday, September 18, 2018 at 10:00 a.m. and to be held at
146 offices of Rizzetta and Company, Inc. located at 9428 Camden Field
147 Parkway, Riverview, FL 33578.

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152 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2018-20,**
153 **Adopting Fiscal Year 2018-2019**
154 **Meeting Schedule**
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On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board Adopted Resolution 2018-20, Adopting Fiscal Year 2018-2019 Meeting Schedule for the Triple Creek Community Development District.

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157 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2018-21,**
158 **Declaring Board Vacancies in**
159 **November 2018**
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On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board Adopted Resolution 2018-21 Declaring Board Vacancies in November 2018 for the Triple Creek Community Development District.

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162 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-22,**
163 **Ratifying Issuance of Series 2018**
164 **Bonds**
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On a Motion by Mr. Turney, seconded by Mr. Kaschyk, with all in favor, the Board Adopted Resolution 2018-22 Ratifying Issuance of Series 2018 Bonds for the Triple Creek Community Development District.

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167 **ELEVENTH ORDER OF BUSINESS** **Consideration of Dissemination Agent**
168 **Agreement**
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On a Motion by Ms. Johnson, seconded by Mr. Kaschyk, with all in favor, the Board Approved the Dissemination Agent Agreement for the Triple Creek Community Development District.

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171 **TWELFTH ORDER OF BUSINESS** **Consideration of 2018 Holiday Lighting**
172 **Proposals**
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On a Motion by Mr. Turney, seconded by Mr. Garces, with all in favor, the Board Approved the 2018 Holiday Lighting Proposal from Decorating Elves in the amount of (\$5,661.00) for the Triple Creek Community Development District.

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175 **THIRTEENTH ORDER OF BUSINESS** **Supervisor Requests**
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177 There were no Supervisor Requests.
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184 FOURTEENTH ORDER OF BUSINESS Adjournment

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On a Motion by Mr. Kaschyk, seconded by Mr. Turney, with all in favor, the Board adjourned the meeting at 11:16 a.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary



Chairman/Vice Chairman