



Rizzetta & Company

Triple Creek Community Development District

**Board of Supervisors' Meeting
December 19, 2023**

**District Office:
2700 S. Falkenburg Rd. Suite 2745
Riverview, Florida 33578
813.533.2950**

www.triplecreekcdd.com

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Rizzetta & Company, Inc. located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL
33578.

District Board of Supervisors	Alex Garces Marc Carlton Shannon Lewis David Stafford Elizabeth Rosado	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock Law
District Engineer	Kyle Thornton	Halff

All Cellular phones and pagers must be turned off during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE 2700 S. FALKENBURG RD. SUITE 2745, RIVERVIEW, FLORIDA 33578

Board of Supervisors
Triple Creek Community
Development District

12/14/2023

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, December 19, 2023 at 6:00 p.m.** at the **Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.** The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Sitex Aquatics ReportTab 1
 - B. Landscape Inspection ReportTab 2
 1. Presentation of Landscaper’s Responses USC
 2. Consideration of LMP ProposalsTab 3
 - C. Amenity Manager UpdateTab 4
 - D. District Counsel
 - E. District Engineer
 - F. District Manager Report.....Tab 5
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Workshop held on November 14, 2023 and the BOS Meeting held on November 28, 2023Tab 6
 - B. Consideration of Operation and Maintenance Expenditures for October & November 2023Tab 7
- 5. BUSINESS ITEMS**
 - A. Consideration of Mulch ProposalsTab 8
 - B. Consideration of Landscape Inspection Services Contract AddendumTab 9
 - C. Consideration of Resolution 2021-02, Setting Public Hearing on District RatesTab 10
 - D. Discussion of Proposed Revisions to Amenity Policies
 - E. Consideration of Resolution 2024-03, Awarding Villages O, Q & R Landscaping and Irrigation Project.....Tab 11
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Very truly yours,
Matt O’Nolan,
District Manager

Tab 1



MONTHLY REPORT

DECEMBER, 2023



TRIPLE CREEK CDD

TRIPLE CREEK BLVD
RIVERVIEW, FL 33579
47 PONDS
6/2022



Prepared for: Abigail Jones

Prepared By: Devon Craig

SUMMARY:

All ULV, larvacideing and aquatic weed control treatments have been done. Cooler air temps will definitely slow growth down. Generally speaking water levels are still low. Preventative treatments are still taking place as a result of the lack of summer rainfall. Overall ponds are looking good heading into December. Merry Christmas



Pond #38C Treated for Algae and Shoreline Vegetation.



Pond #38F1 Treated for Algae and Shoreline Vegetation.



Pond #38E Treated for Shoreline Vegetation.



Pond #38F Treated for Algae and Shoreline Vegetation.



Pond #38G Treated for Algae and Shoreline Vegetation.



Pond #32A Treated for Shoreline Vegetation.



Pond #38H Treated for Shoreline Vegetation.



Pond #38G1 Treated for Algae and Shoreline Vegetation.



Pond #38G2 Treated for Shoreline Vegetation.



Pond #FCA-N Treated for Algae and Shoreline Vegetation.



Pond #FCA-S Treated for Algae and Shoreline Vegetation.



Pond #G3 Treated for Algae and Shoreline Vegetation.



Pond #381-1B Treated for Algae and Shoreline Vegetation.



Pond #381-1A Treated for Algae and Shoreline Vegetation.



Pond #WCA38 Treated for Shoreline Vegetation.

Tab 2

TRIPLE CREEK

FIELD INSPECTION REPORT



November 30th, 2023
Rizzetta & Company
John Fowler – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Streambed Dr, Triple Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ Weeds control has improved since last inspection.
- ❑ Reminder that fertilizer ban is lifted in October and needs to be reported 5 days in advance.
- ❑ Aeration has appeared to help as most Zoysia parks have improved aesthetically.

The following are action items for LMP complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** is a BOS decision request.

1. **Remove seed pods in the Bismark Palms along Balm Riverview Rd. ROW.**
2. Remove sucker growth off the base of the Magnolia trees on the South ROW of Triple Creek Blvd. just East of Balm Riverview Rd.
3. Treat Dollarweed in turf on Triple Creek Blvd. South ROW just East of Balm Riverview Rd.
4. Diagnose and treat the Oleander that appear to be damaged due to insects on the first median on Triple Creek Blvd. just East of Balm Riverview Rd.
5. Remove a tree brace on the South ROW on Triple Creek Blvd. between Balm Riverview Rd. and Royal Pines Ave. (Pic. 5)
6. Diagnose and treat the Indian Hawthorn on the median on Triple Creek Blvd. between Balm Riverview Rd. and Royal Pines Ave. Remove any dead or diseased material.
7. Schedule a pruning event for the Loropetalum on the Night Jasmine Cove roundabout.
8. Tip prune dead material out of the Juniper 'Parsoni' at Night Jasmine Cove roundabout.
9. Dead hanging frond in the Royal Palm in front of the amenity center on Streambed.
10. Treat broadleaf weeds and sedge in the Zoysia turf at the Streambed amenity center and field.
11. Continue to scout and treat ant mounds. Noting there are a couple small forming on Youngdale Pl. sidewalk.
12. Investigate a Bald Cypress that appears to be in decline along the lake bank edge near Crepe Myrtles on Triple Creek Blvd South ROW between Royal Pines Ave. and Streambed.
13. Investigate a Viburnum that appears to be in decline on the Northwest corner of Triple Creek Blvd. and Streambed. Remove if dead.



Triple Creek Blvd, Dorado Shores

14. Treat weeds in the Juniper 'Parsoni' on the backside of the Triple Creek Blvd. berm shared with the back of single-family homes of Echo Basin.

15. Diagnose and treat turf on Triple Creek Blvd. median between Streambed and Blue Heeler that appears to be a hot spot or fungus. (Pic. 15)



16. Noting mulch is needed for the newly planted palm trees on the Southeast corner of Streambed and Triple Creek Blvd. intersection.

17. Diagnose and treat a declining Loropetalum on the walkthrough path on Bay Estuary. Remove any dead or diseased material.

18. Viburnum Suspensum are still in decline at the parking lot of Bay Estuary.

19. Remove straps on the Magnolia trees on the corner of Prairie Valley and Bay Estuary.

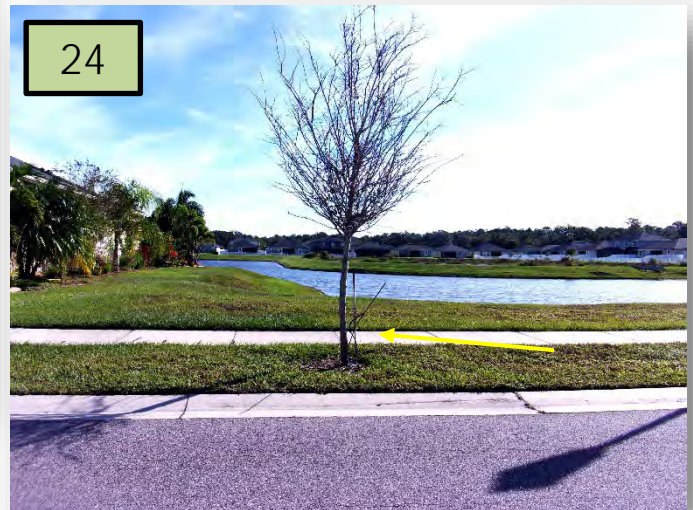
20. Newly installed Zoysia on the corner of Prairie Valley and Dorado Shores appears to be failing. Diagnose and treat accordingly.

21. Remove ferns growing within the Ilex Shillings on the Eastside of the roundabout shared with Dorado Shores and Triple Creek Blvd. Also, a couple on Dorado Shores across the street from Prairie Vally.

22. Noting the diseased Viburnum have been removed on the Triple Creek Blvd. berm shared with Eagle Swoop single-family homes. Need a proposal to fill the area back in.

23. Raise the Oak canopies over the sidewalk on Dorado Shores between Satin Lily and Rain Lily Dr. to the contract specification.

24. Remove rebar stakes next to Winged Elm on Satin Lily before the Baby Belle intersection. (Pic. 24)



25. There are a couple Oak trees with straps dangling on Baby Belle ROW. Restake these or remove if no longer needed.

26. Treat weeds in the mulch on the walkthrough path from Orca Sound to Satin Lily.

27. Schedule a pruning event for the Ligustrums on Orca Sound between Satin Lily and Haystack Ct.

28. Treat Dollarweed in the turf at the park on Wildflower Meadow Dr.

29. Remove staking system if no longer needed for Wildflower Meadow Dr. Park.

30. Dead palm fronds hanging on the ROW of Hammock Park Dr.



Wildflower Meadow, Satin Lily

31. Diagnose and treat declining turf on Wildflower Meadow Dr. and Minty Chapel Ct. berm.

32. New turf has been installed on Majestic Garden Ln. There is a small area in need of treatment for establishment. (Pic. 32)



33. Part of a staking system across the street from Majestic Garden Ln. is no longer in the ground. Can we remove this? If not, it needs to be reinstalled.

34. Dead hanging limb in a Red Maple on Tidal Flats Pl. park. Please remove.

35. Treat broadleaf weeds at Tidal Flats Pl. park.

36. Diagnose and treat declining shrubs on Brisbane Pl. North ROW.

37. Remove 'Witches Broom' weed in the ornamental grasses on Brisbane Pl. South ROW.

38. There is a couple Flax Lilies in decline that may need replacement at the Glendora Ridge and Triple Creek Blvd. roundabout.

39. Is it safe to remove the staking systems on the Royal Palms at the Glendora Ridge and Triple Creek Blvd. roundabout? If so, provide a proposal to do so.

40. Diagnose and treat declining Croton on Noelani Way.

41. Clean out dead material in the Liriope at the park on Crested Iris Way.

42. Treat Dollarweed in the turf at the park on Crested Iris Way.

43. Noting shrubs were cut back on the corner of Pennybrook and Fruitville. Why were these cut back?

44. Treat Dollarweed in turf on Shumard Way.

45. Treat Oak suckers in the tree beds at the park shared with Shumard Way and Boggy Creek.

46. Remove the staking system off a palm on the corner of Scarlett Star Dr. and Boggy Creek Dr. (Pic. 46)



47. Treat sedge in turf on Sessile Shore park.

48. Need a proposal to fill in a couple areas on Rose Champion with turf where shrubs have not been successful.

49. Remove dead material in the Liriope on Triple Creek Blvd. median across the street from Flamenco Dr.

50. Need a proposal to remove staking systems on the trees on Flamenco Dr. ROWs.

Amenity Center, Boggy Creek North

51. Treat broadleaf turf weeds at the park on Tannencrest Dr.
52. Newer parks acquired by the CDD within the last year may need an extra application of fertilizer to get established. They are more chlorotic looking than the rest. LMP thoughts?
53. A few stakes are no longer in the ground on the Magnolia trees on Tannencrest Dr. Please reinstall.
54. Provide a proposal to remove the staking systems for trees on Boggy Creek.
55. Treat ant mounds forming on Boggy Creek and Tortoise Shell park.
56. Treat broadleaf turf weeds on Tortoise Shell park.
- 57. There are still a couple dead Oak trees on Tripoli Ave. The edging has been completed.**
58. Asking if the area between the two houses on Tripoli Ave. along the pond will be developed? This area has been recently turned over to LMP. They have been maintaining between the sidewalk and the road. If LMP is responsible for this area, then debris and cleanup is needed. (Pic. 58)
59. Noting the mound is still present at Jamacia Park Loop. Will this be leveled?
60. Treat Dollarweed in turf under flagpole at amenity center on Boggy Creek.



Tab 3



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Triple Creek CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	12/5/2023
Estimate #	86899
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Proposal to replace removed Bismark Palms at Triple Creek Blvd./ Streambed North with Adonidia Palms which are less susceptible to fungal root rot. Map and rendering attached. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Palm - Adonidia (Single) 12' OA B&B	2	1,125.00	2,250.00
Mulch - Pine Bark Bag	6	17.15	102.90
Staking/ Wood - 4x4x8	2	130.00	260.00

TOTAL	\$2,612.90
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TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Triple Creek CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	12/5/2023
Estimate #	86905
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Proposal to apply crushed concrete along the first 200' of the nature trail entry by 12909 Wildflower Dr. at a 3" depth. Per November field inspection... Map and picture attached. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Gravel - Crushed Concrete (Bulk) CY	11	297.90	3,276.90

TERMS AND CONDITIONS:	TOTAL	\$3,276.90
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OWNER / AGENT

DATE

Untitled Map

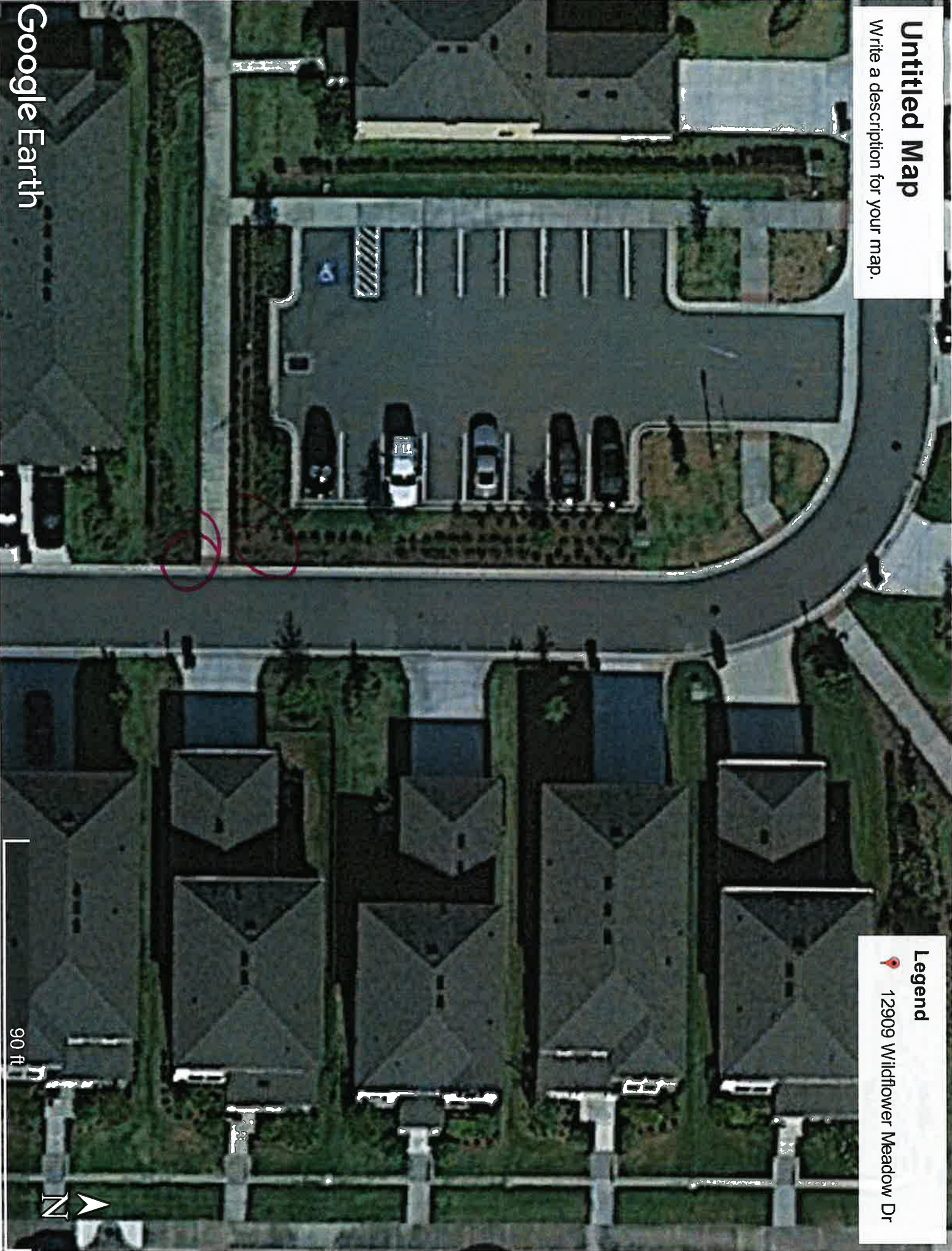
Write a description for your map.

Legend

 12909 Wildflower Meadow Dr

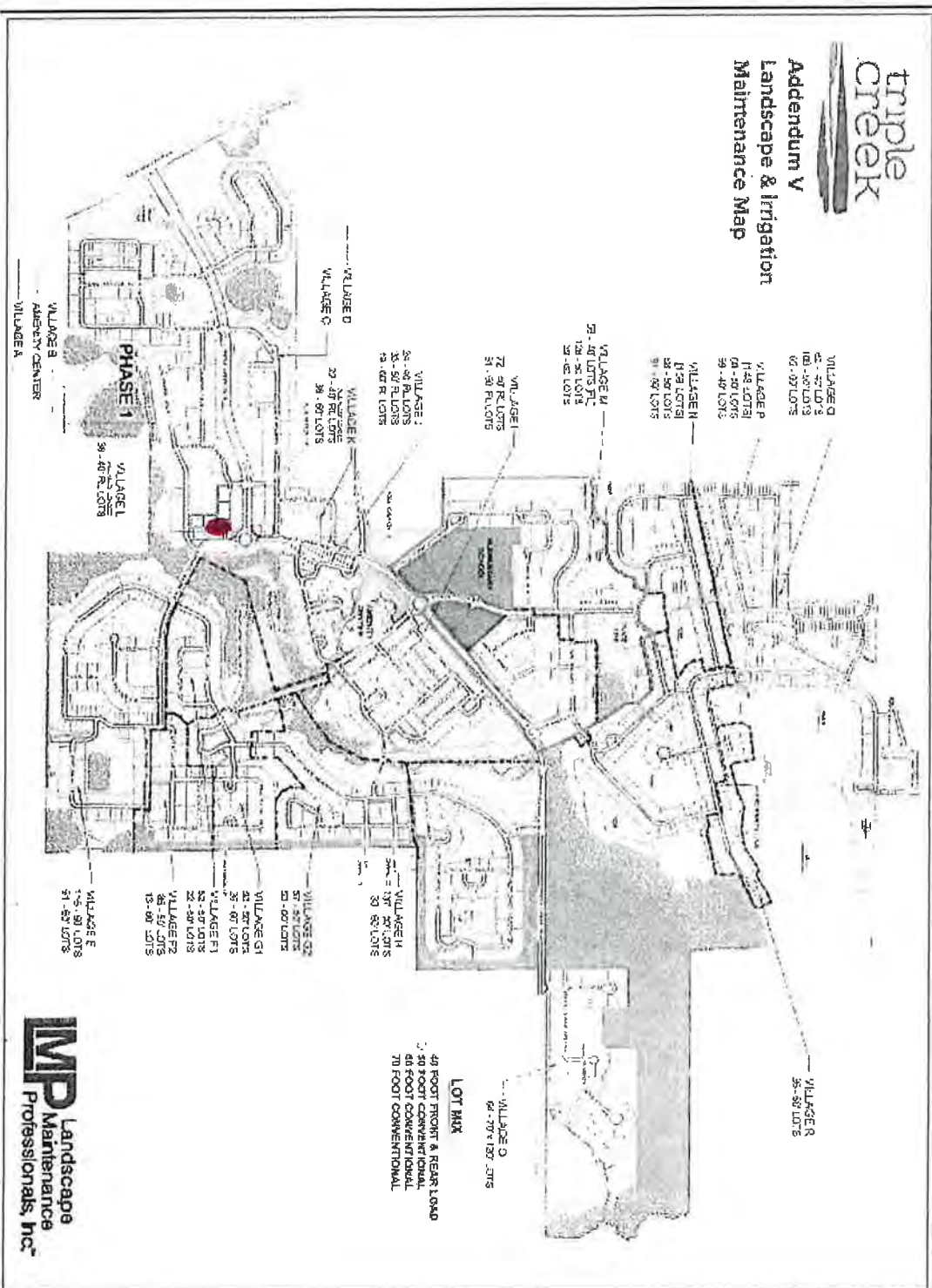
Google Earth

90 ft





Addendum V Landscape & Irrigation Maintenance Map



Untitled Map

Write a description for your map.

12909 Wildflower Meadow Dr

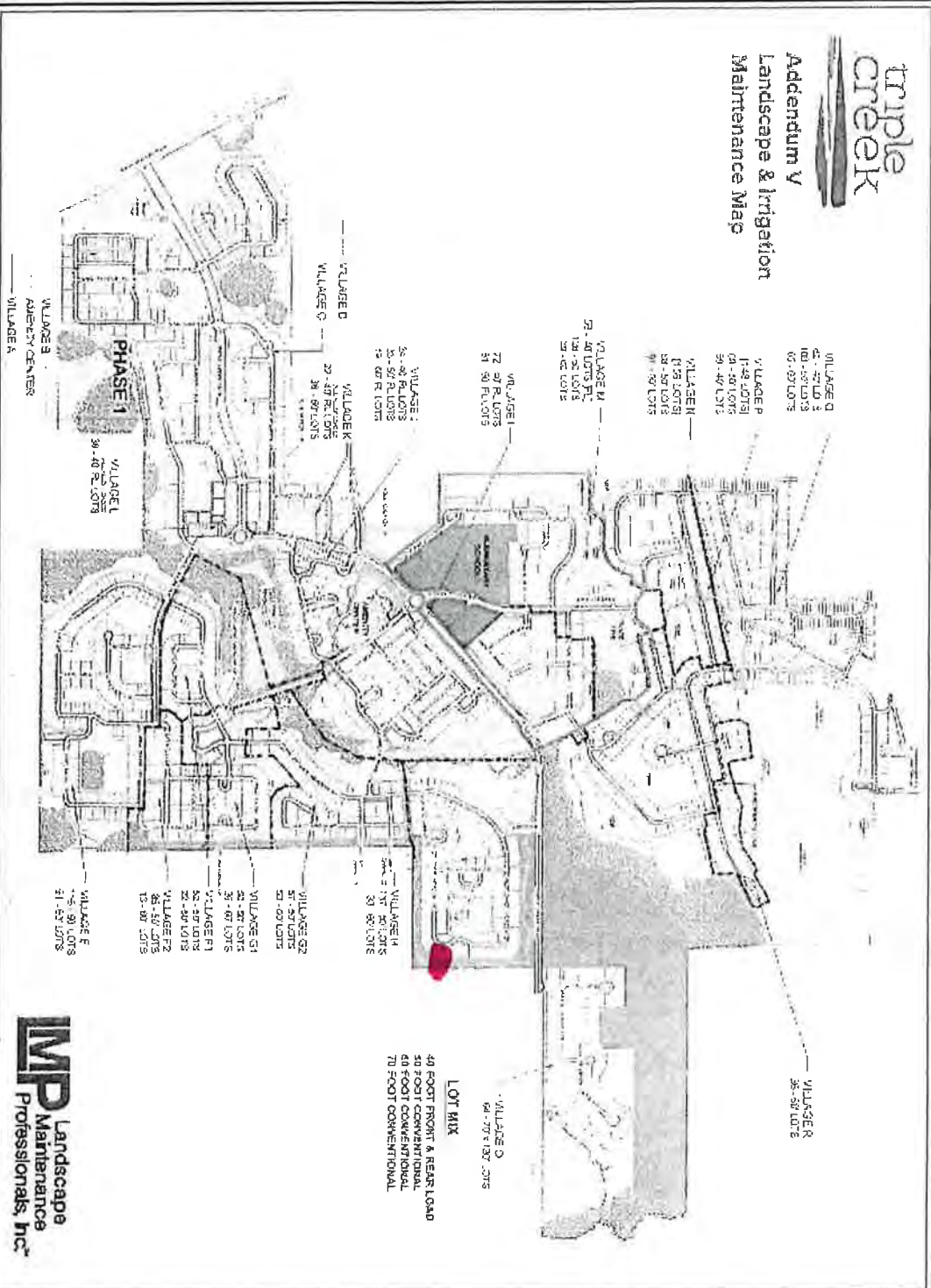
Legend

 12909 Wildflower Meadow Dr

Google Earth

200 ft







PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Triple Creek CDD c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	12/7/2023
Estimate #	86991
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
This proposal is for the crown and root drench of 31 Bismark Palms. First application will be a crown drench followed by a root drench two weeks later. Upon completion a quarterly root drench is recommended. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Crown Drench - Bismark One Time	31	85.00	2,635.00
Root Drench - Bismark Palms Quarterly	31	62.50	1,937.50

TOTAL	\$4,572.50
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TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

Tab 4

AMENITY MANAGER REPORT

MONTHLY OPERATION OVERVIEW

PROPERTY: TRIPLE CREEK

DATES: Tuesday, November 21st - Monday, December 11th

STAFFING
Clubhouse General Manager Steven Giovanniello
Clubhouse Assistant Manager Jacob Yakoubi
Facility Attendant Melinda
Facility Attendant Renee
Maintenance Supervisor Angel
Grounds/Housekeeping Lead Andrew
PT Maintenance/Grounds Tech Daniel

COMMUNITY UPDATES/ANNOUNCEMENTS
Welcome Renee Gannon as the Amenity Teams NEW Facility Attendant
Amenity Team having an "ALL TEAM" meeting on WED 11.08.23 was a SUCCESS!
We have a NEW permanent Security Guard named Vince from marc Security
Please be mindful of holiday office closure/staffing during NOV/DEC
HOA Meeting scheduled for THU 12.21.23 @ 6:30pm

OPERATIONS

AMENITY OFFICE
Hours of Operation: 10am - 6pm DAILY
Fobs Issued: 36 (between 11.21 and 12.11.23)
Notary Services Provided: 11 November/December 103 since FEB 2023
Private Resident Events Hosted: 5 (between 11.21 and 12.11.23)
Pool Hours: HC/SB Fully Operations Call down at 5:45pm & Close at 6:00pm

MAINTENANCE/GROUNDS
Staining project of amenity center wood benches/tables to be completed by JAN 2023
HC Fitness Center Deep Clean(Overnight MON 12.11.23)
Pressure washing exterior of HC for Festival of Lights SAT 12.16.23
Work order QR stickers to be implemented throughout DEC 2023
Bridge/Boardwalk Improvement Project set to start in Jan 2024

OPERATIONAL NOTES
Hosting our holiday toy drive with Metro Ministries starting on 11/06.
Steven attended SC Meeting on THU 12.07.23/Final preparations for Festival of Lights on SAT 12.16.23
Amenity Team working on revamping/streamlining our booking process for clubhouse rentals and updating rental rules and policies
Steven/Jacob working on rollout plan for Complete IT launch and mobile app switch from fobs
Amenity Team working on revamping/streamlining our booking process for clubhouse rentals and updating rental rules and policies
Steven/Jacob preparing with the team on major projects in 2024 (NEW Access Control/NEW Amenity Center/SB Refurbishment)
December 2023 Newsletter was posted out to the community on 12.01.23
Received QR code stickers and we will start placing them on high demand trash cans and in bathrooms at both amenity centers week of 12.11.23/We will continue to add these to target areas and items
Steven/Matt working on getting quotes and getting the rock wall on Dorado Shores cleaned/Billing it back to the residents as it is coming from overflow/excess waters from the homes near it
CEO/CFO of Vesta is coming to site/tour the property between 1 and 3pm on TUE 12.19.23
Will provide NEW roadmap format and highlighted projects with status at 12.19 Board Meeting
Monitoring progress of Marc Security performance/Working with Matt on payment of invoice based on performance/No issues have come up since the getting new security guard
December Site Inspection will be completed on WED 12.13.23 and report will be sent out ahead of the 12.19 Board Meeting

PROJECT STATUS REPORT
Electrical work to replace HC breezeway lights(COMPLETED), tower lights(being sourced), and HC parking lot and Dog Park Waiting on new quote from Brian Hindman Electric COMPLETION DEC 2023
Staining of ALL wooden park benches and tables at Hammock Club and Streambed areas (16 benches/tables/2 days each) IN-PROGRESS <i>Expected completion: End of DEC 2023</i>
Swings at both Hammock Club and Streambed are rusting and tearing and need to be replaced Set for install by end of DEC 2023 IN-PROGRESS
Scheduling Building Inspections of HC & SB through Paramount Inspections/TBD on scheduled inspection date IN-PROGRESS
Streambed refurbishment ideas Waiting for building inspections to be complete to get clear understanding of plan to update/improve SB IN-PROGRESS

Events & Resident Clubs

Committee Meetings & Community Events
Breakfast Food Truck SAT 12.02.23
SC Jingle Bell Run SAT 12.09.23

Looking Ahead...CDD Events
Festival of Lights SAT 12.16.23
CDD Holiday Coffee Chat THU 12.21.23
SC Cookie Exchange SAT 12.22.23
Breakfast Food Truck SAT 12.30.23
SC NEW Wine Down SUN 12.31.23

Active Resident Clubs
Triple Creek Social Club
Fitness Club w/ Brenda
Pickleball Group
Girl Scout Groups
Toddler Group
Arts & Crafts Group

Licensed Agreement Services: My Tennis & Camp Gladiator

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 23, 2024 @ 6:00pm
- **Series 2012 Bonds Eligible for Refunding:** November 2032
- **Series 2017A Bonds Eligible for Refunding:** November 2030
- **Series 2018A Bonds Eligible for Refunding:** November 2031
- **Series 2019A Bonds Eligible for Refunding:** May 2029
- **Series 2021 Bonds Eligible for Refunding:** November 2031

District
Manager's
Report

December '19

2023

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<u>FINANCIAL SUMMARY</u>	<u>10/31/2023</u>
General Fund Cash & Investment Balance:	\$525,226
Reserve Fund Cash & Investment Balance:	\$821,220
Debt Service Fund Investment Balance:	\$5,181,142
Total Cash and Investment Balances:	\$6,527,588
General Fund Expense Variance: \$18,795 under budget	

Tab 6

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 Workshop for the Board of Supervisors of Triple Creek Community Development District was held on **Tuesday, November 14, 2023 at 6:00 p.m.** to be held at Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.

Present and constituting a quorum:

Alex Garces	Board Supervisor, Chairman
Marc Carlton	Board Supervisor, Vice Chairman
David Stafford	Board Supervisor, Assistant Secretary
Elizabeth Rosado	Board Supervisor, Assistant Secretary
Shannon Lewis	Board Supervisor, Assistant Secretary

Also, present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Julie Cortina	Manager, Vesta
Neil Wayne	Manager, Vesta
Steven Giovanniello	Vesta, Clubhouse Manager
Jacob Yakoubi	Vesta, Clubhouse Assistant Manager
Stacy Keller	Social Committee

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. O’Nolan called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comments

The Board heard comments regarding unfinished tree trimming on Triple Creek Dr.

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THIRD ORDER OF BUSINESS

Vesta Discussion

A. Vesta Pool Service Proposal

Mr. Wayne presented the pool assessment and discussed having a proposal with options and recommendations.

The Board would like to set a tentative start date of Jan 1, 2024 for the pool refurbishment.

The Board requested direction from District Counsel regarding alcohol policy for events.

B. Discussion of Festival of Lights

Ms. Keller presented the plan/budget for this year's Festival of Lights.

The Board acknowledged the proposal was within the Chair's range to approve.

C. Discussion of Club Applications/Vendors

The Board reviewed current and expired clubs and the stipulations with each contract.

The Board requested verbiage for cancellations and pricing for outside residents.

D. Discussion of Streambed Refurbishment

Mr. Giovanniello presented a plan for the refurbishment. He spoke about gathering proposals for the refurbishment.

The Board directed Mr. Giovanniello hire an inspector to inspect the areas to be refurbished before beginning work in order to locate any potential issues that would need to be addressed.

The Board requested Amenity Manager work with District Engineer regarding contracting for refurbishment.

E. Amenity Center Event Booking Form/Pricing

The Board requested comparable rates from other Districts for comparison.

The Board requested Amenity Manager send each Board member a copy of the rental agreement to be redlined.

The Board recommended adding security car, to be brought up at next meeting.

F. Roadmap/Project List

Mr. Giovanniello discussed a quarterly project list.

The Board requested District Engineer look into future proofing (adding infrastructure that may be needed in the future but not currently) any new construction.

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G. Monthly Site Inspection Report

The board suggested showcasing the amenity improvements in the newsletters.

The Board discussed coming up with signage for the rules of the new pool, and making sure all the signs are consistent.

Mr. Giovanniello spoke to the Board about the implementation of the QR code residents can scan to report issues throughout the community.

H. Splash pad mat replacement/update/removal

The Board discussed the current state of the splash pad mat and the possibility of replacing the mat while the pool is being acid washed.

FOURTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND
COMMENTS**

The Board discussed the possibility of scheduling quarterly Vesta workshops.

FIFTH ORDER OF BUSINESS

ADJOURNMENT

Mr. O’Nolan adjourned the Workshop at 7:53 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, November 28, 2023 at 6:00 p.m.** to be held at Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.

Present and constituting a quorum:

Alex Garces	Board Supervisor, Chairman
Marc Carlton	Board Supervisor, Vice Chairman
David Stafford	Board Supervisor, Assistant Secretary
Elizabeth Rosado	Board Supervisor, Assistant Secretary
Shannon Lewis	Board Supervisor, Assistant Secretary

Also, present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Julie Cortina	Manager, Vesta
Kyle Thornton	DE; Halff
Joe Craig	Sitex Aquatics
Lindsay Whelan	DC; Kutak Rock (via phone)
Bennett Davenport	DC; Kutak Rock (via phone)
Steven Giovanniello	Vesta, Clubhouse Manager
Jacob Yakoubi	Vesta, Clubhouse Assistant Manager
John Fowler	Landscape Inspection, Rizzetta & Company, Inc.
Paula Means	Representative, LMP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. O’Nolan called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comments

No audience present.

48 **THIRD ORDER OF BUSINESS**

Staff Reports

49
50 **A. Sitex Aquatics Report**

51
52 Mr. Craig presented the Aquatics Report to the Board.

53
54 **1. Consideration of Sitex Proposals**

55

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved the Sitex Brazilian Pepper proposal, in the amount of \$5,560.00, for the Triple Creek Community Development District.
--

56
57
58 **B. Landscape Inspection Report and Responses**

59
60 Mr. Fowler presented the Landscape Inspection Report to the Board.

61
62
63 **C. LMP Report**

64
65 **1. Consideration of LMP Proposals**

66
67 Ms. Means presented the LMP Proposals to the Board.

68

On a Motion by Mr. Stafford, seconded by Ms. Rosado, with all in favor, the Board approved the LMP Proposal #86548, in the amount of \$1,453.50, for the Triple Creek Community Development District.

69
70 The Board requested Mr. O’Nolan follow up on Ms. Means’ email regarding leak at Blue Heeler
71 and Triple Creek.

72
73 **2. Consideration of Bi-Annual Mulch**

74
75 The Board requested additional proposals for annual mulching from other vendors.

76
77 **D. Amenity Manager Update**

78
79 Mr. Giovanniello gave his report to the Board.

80
81 The Board directed District Manager to release hold on Marcss Security payment, and
82 for Amenity Manager to inform District Manager of any service failures from Marcss
83 Security and withhold payment as needed.

84

On a Motion by Mr. Stafford, seconded by Mr. Garces, with all in favor, the Board approved the Vesta pool proposal, in the amount of \$3,690, and the termination of Suncoast pools with District Counsel to send letter of termination to Suncoast Pools, for the Triple Creek Community Development District.

85
86 The Board requested District Manager provide copy of current Rules and Rates to
87 redline for discussion at December meeting.
88

89 **E. District Counsel**

90
91 Ms. Whelen informed the Board that the Boundary Agreement may be changing.
92

93 **F. District Engineer**

94
95 Mr. Thornton discussed the possibility on fixing or updating the Streambed pool.
96

97 **G. District Manager**

98
99 Mr. O’Nolan communicated that the next BOS meeting is scheduled for Tuesday,
100 December 19, 2023 at 6:00 p.m.
101

102 **1. Review of District Manager Report**

103
104 Mr. O’Nolan presented the District Manager Report to the Board for review.
105

106 Mr. O’Nolan stated that the District is \$18,795 under budget as of 10/31/2023.
107

108 **2. Review of Financial Statement**

109
110 This month’s financial statement was not available for the Board to review.
111

112 The Board requested a copy of FLCLASS prior year rates of return on investments.
113

114 **FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board
of Supervisors’ Meeting held on October
24, 2023 and Ratification of Operation and
Expenditures for September 2023**

On a Motion by Mr. Garces, seconded by Ms. Rosado, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on October 24, 2023, and ratified the Operation and Expenditures for September 2023 (\$251,291.34), for the Triple Creek Community Development District.

119
120 The Board requested Amenity Manager work with District Manager to ensure Festival of Lights
121 has been submitted and is funded.
122

123
124 **FIFTH ORDER OF BUSINESS** **Consideration of the Complete IT**
125 **Agreement**
126

On a Motion by Mr. Garces, seconded by Mr. Carlton, with all in favor, the Board approved the Complete IT agreement and requested District Counsel work on exiting Securiteam contract, for the Triple Creek Community Development District.

127
128
129 **SIXTH ORDER OF BUSINESS** **Consideration of Change Order 1 for the**
130 **N&P Amenity**
131

On a Motion by Mr. Stafford, seconded by Mr. Garces, with all in favor, the Board approved the Change Order 1 for the N&P Amenity, for the Triple Creek Community Development District.

132
133
134 **SEVENTH ORDER OF BUSINESS** **SUPERVISOR REQUESTS AND**
135 **COMMENTS**
136

137 Supervisor Lewis requested proposals on Childrens park mulch improvement/replacement.
138
139 Supervisor Rosado requested Amenity manager work on the Wooden Bridges as they are
140 rough and would like to work with Amenity Manager on a Spring Event.
141
142 Supervisor Garces directed District Manager to look for future grants that the CDD may be
143 eligible for and apply.
144

145 **EIGHTH ORDER OF BUSINESS** **ADJOURNMENT**
146

On a Motion by Ms. Rosado, seconded by Mr. Stafford, with all in favor, the Board adjourned the meeting at 7:49 p.m. for the Triple Creek Community Development District.

147
148
149
150

 Secretary/Assistant Secretary

 Chairman/Vice Chairman

Tab 7

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$165,343.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ballenger & Company, Inc.	100516	23481	Pump Station Maintenance & WUP Reading 10/23	\$ 1,010.00
Cirque du Jour	100517	102823	Halloween Event Entertainment 10/23	\$ 500.00
David Alan Stafford	100497	DS091923	Board Of Supervisors Meeting 09/19/23	\$ 200.00
Dayaneries Lind Hernandez	100514	101023 Hernandez	Refund O&M Assessment Sent By Resident in Error 10/23	\$ 1,500.00
Doodycalls of Parrish FL	100498	PAR-0068396	Pet Waste Station Services 09/23	\$ 1,420.00
Elizabeth Rosado	100499	ER091923	Board Of Supervisors Meeting 09/19/23	\$ 200.00
Florida Department of Revenue	100515	Sales Tax 39-8016521260-7 09/23	Sales Tax 09/23	\$ 893.38
Frontier Florida, LLC	EFT	813-671-5900-060221-5 10/23 Autopay	Internet & Cable Services 10/23	\$ 329.73
Frontier Florida, LLC	EFT	813-741-0033-043014-5 09/23 Autopay	Phone, Internet & Cable Service 09/23	\$ 333.40
Frontier Florida, LLC	EFT	813-741-0033-043014-5 10/23 Autopay	Phone, Internet & Cable Service 10/23	\$ 263.94
George Alexander Garces Sr.	100500	AG091923	Board of Supervisors Meeting 09/19/23	\$ 200.00
Halff Associates, Inc	100501	10105838	Engineering Services 09/23	\$ 6,004.02

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hillsborough County BOCC	100518	5901186305	13013 BOGGY CREEK DR 09/23	\$ 1,399.82
Landscape Maintenance Professionals, Inc.	100502	177670	Monthly Landscape Maintenance Village M 01/23	\$ 12,180.50
Landscape Maintenance Professionals, Inc.	100502	178633	Monthly Landscape Maintenance Village N & P 5/23	\$ 2,264.50
Landscape Maintenance Professionals, Inc.	100502	178634	Monthly Landscape Maintenance Village N & P 06/23	\$ 2,264.50
Landscape Maintenance Professionals, Inc.	100502	178635	Monthly Landscape Maintenance Village N & P 07/23	\$ 2,264.50
Landscape Maintenance Professionals, Inc.	100502	178636	Monthly Landscape Maintenance Village N & P 09/23	\$ 2,264.50
Landscape Maintenance Professionals, Inc.	100502	178637	Monthly Landscape Maintenance Village N & P 08/23	\$ 2,264.50
Landscape Maintenance Professionals, Inc.	100502	178638	Irrigation Repair 09/23	\$ 195.00
Landscape Maintenance Professionals, Inc.	100502	178990	Electrical Repairs for Irrigation Pump 09/23	\$ 1,257.75
Landscape Maintenance Professionals, Inc.	100502	179032	Irrigation Repairs 09/23	\$ 240.00
Landscape Maintenance Professionals, Inc.	100519	178877	Monthly Landscape Maintenance 10/23	\$ 70,403.56
Landscape Maintenance Professionals, Inc.	100519	179144	Irrigation Repairs 10/23	\$ 730.97

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100519	179153	Plant Installation 10/23	\$ 1,096.55
Landscape Maintenance Professionals, Inc.	100519	179154	Clear Brazillian Pepper Encroachment 10/23	\$ 2,566.75
Marc A. Carlton	100503	MC091923	Board of Supervisors Meeting 09/19/23	\$ 200.00
Marc Security Services LLC	100504	1161	Security Services 10/23	\$ 2,016.00
Nvirotect Pest Control Service, Inc.	100505	306529	Pest Control 09/23	\$ 195.00
Pathward, National Association	100506	253005	Lease Agreement 190774-VF000 Contract #105598-1 11/22	\$ 2,116.76
Payne Air Conditioning & Heating, Inc.	100507	C47028	Preventative Maintenance 09/23	\$ 135.00
Rizzetta & Company, Inc.	100495	INV0000084061	Assessment Roll Preparation FY 23/24	\$ 5,355.00
Rizzetta & Company, Inc.	100495	INV0000084220	District Management Fees 10/23	\$ 4,778.50
Securiteam, Inc.	100520	17396	Monthly Monitoring 10/23	\$ 1,000.00
Shannon Lewis	100508	SL091923	Board of Supervisors Meeting 09/19/23	\$ 200.00
Suncoast Pool Service, Inc.	100521	9753	Pool Service 10/23	\$ 1,000.00

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service, Inc.	100521	9754	Hammock Club Pool Service 10/23	\$ 2,006.00
Times Publishing Company	100509	0000307409 09/20/23	Legal Advertising 09/23	\$ 486.50
Triple Creek CDD	100423	100423	Debit Card Replenishment	\$ 3,113.92
Triple Creek CDD	102023	102023	Debit Card Replenishment	\$ 1,235.92
Triple Creek CDD	102623	102623	Debit Card Replenishment	\$ 2,343.76
Triple Creek Social Committee	100510	12	Nintendo Switch Station & Game 09/23	\$ 250.00
Vesta Property Services, Inc.	100511	413657	Amenity Management Services 10/23	\$ 20,549.05
Vesta Property Services, Inc.	100511	413777	Seasonal Pool Monitor 09/23	\$ 3,391.08
VGlobal Tech	100512	5542	Web Maintenance-Community Care Sites 10/23	\$ 75.00
Waste Management Inc. of Florida	100513	9969420-2206-1	Waste Disposal Services 10/23	\$ <u>647.96</u>
Total Report				\$ <u>165,343.32</u>

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$365,725.64**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Drilling Solutions, LLC	100542	i4894	Quarterly Well Inspections 11/23	\$ 1,200.00
AMTEC	100568	5814-11-23	Arbitrage Rebate Calculation Series 2017A & Series 2017B 11/23	\$ 450.00
Ballenger & Company, Inc.	100555	23546	Pump Station Maintenance & WUP Reading 11/23	\$ 1,010.00
Ballenger & Company, Inc.	100555	23603	Pump Station Pressure Tank Repair 11/23	\$ 1,677.00
Ballenger & Company, Inc.	100555	23604	Pump Station Pressure Tank Repair 11/23	\$ 841.00
Chris's Plumbing Service, Inc.	100523	14836	Lift Station Repair 10/23	\$ 757.50
Chris's Plumbing Service, Inc.	100523	15008	Lift Station Repair 10/23	\$ 875.00
Chris's Septic Service, Inc.	100524	43893-5246	Pumped & Cleaned Lift Station 10/23	\$ 325.00
David Alan Stafford	100525	DS102423	Board Of Supervisors Meeting 10/24/23	\$ 200.00
David Alan Stafford	100556	DS111423	Board of Supervisors Meeting 11/14/23	\$ 200.00
Decort Electrical Solutions, Inc.	100570	TC10162023	Electrical Services -Clubhouse Lighting 10/23	\$ 2,674.40
Doodycalls of Parrish FL	100543	PAR-0080053	Pet Waste Station Services 10/23	\$ 1,876.25
Elizabeth Rosado	100526	ER102423	Board Of Supervisors Meeting 10/24/23	\$ 200.00

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Elizabeth Rosado	100557	ER111423	Board of Supervisors Meeting 11/14/23	\$ 200.00
FitRev, Inc.	100544	29857	Replace Recumbent Seat Back 11/23	\$ 197.90
Florida Department of Commerce	100539	88985	Special District Fee FY 2023/2024	\$ 175.00
Frontier Florida, LLC		813-671-5900-060221-5 11/23 Autopay	Internet & Cable Services 11/23	\$ 329.73
Frontier Florida, LLC		813-741-0033-043014-5 11/23 Autopay	Phone, Internet & Cable Service 11/23	\$ 279.07
George Alexander Garces Sr.	100527	AG102423	Board of Supervisors Meeting 10/24/23	\$ 200.00
George Alexander Garces Sr.	100558	AG111423	Board of Supervisors Meeting 11/14/23	\$ 200.00
Halff Associates, Inc	100540	10107293	Engineering Services 10/23	\$ 2,314.76
Hillsborough County BOCC	100545	5901186305 10/23	13013 Bobby Creek 10/23	\$ 1,345.66
Hillsborough County BOCC	100545	8992542002 9/23	11920 Streambed Dr 09/23	\$ 183.77
Hillsborough County BOCC	100545	8992542002 10/23	11920 Streambed Dr 10/23	\$ 265.62
Hillsborough County BOCC- Consumer Veteran	100528	2222762	False Alarm #5 Fee 10/23	\$ 150.00
Jerry Richardson Trapper	100535	1810	Monthly Hog Removal Service 10/23	\$ 1,200.00
Jerry Richardson Trapper	100559	1825	Monthly Hog Removal Service 11/23	\$ 1,200.00

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100546	3264362	Legal Services 07/23	\$ 7,619.32
Kutak Rock, LLP	100529	3295875	Legal Services 09/23	\$ 4,388.70
Kutak Rock, LLP	100529	3295878	Boundary Amendment Fees 09/23	\$ 3,393.00
Kutak Rock, LLP	100560	3310010	Legal Services 10/23	\$ 4,230.68
Kutak Rock, LLP	100560	3310013	Boundary Amendment Fees 10/23	\$ 220.00
Landscape Maintenance Professionals, Inc.	100530	178957	Irrigation Repairs 09/23	\$ 354.00
Landscape Maintenance Professionals, Inc.	100530	179186	Flush Cut & Clean Up Trees & Shrubs 10/23	\$ 1,575.00
Landscape Maintenance Professionals, Inc.	100530	179243	Palm Tree Removal 10/23	\$ 725.00
Landscape Maintenance Professionals, Inc.	100530	179322	Install River Rock for Rain Runoff 10/23	\$ 340.00
Landscape Maintenance Professionals, Inc.	100530	179323	Fall Annuals 10/23	\$ 3,600.00
Landscape Maintenance Professionals, Inc.	100530	179354	Magnolia Tree Replacement 10/23	\$ 1,903.50
Landscape Maintenance Professionals, Inc.	100530	179388	Maple Tree Replacement 10/23	\$ 805.50
Landscape Maintenance Professionals, Inc.	100530	179389	Tabebuia Tree Replacement 10/23	\$ 857.65
Landscape Maintenance Professionals, Inc.	100530	179391	Elm Tree Replacement 10/23	\$ 1,777.50

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100530	179392	Palm Tree Replacements 10/23	\$ 2,387.90
Landscape Maintenance Professionals, Inc.	100530	179394	Plant Replacements 10/23	\$ 2,360.35
Landscape Maintenance Professionals, Inc.	100547	179607	Monthly Landscape Maintenance 11/23	\$ 70,077.56
Landscape Maintenance Professionals, Inc.	100530	179693	Irrigation Modifications 10/23	\$ 520.00
Landscape Maintenance Professionals, Inc.	100530	179740	Grind (5) Stumps in Playground Area 10/23	\$ 675.00
Landscape Maintenance Professionals, Inc.	100561	179811	Bushhog & Vegetative Removal 10/23	\$ 3,420.00
Landscape Maintenance Professionals, Inc.	100561	179812	Garlon Application & Vegetative Removal 10/23	\$ 1,875.00
Landscape Maintenance Professionals, Inc.	100547	179813	Debris Removal 10/23	\$ 526.50
Landscape Maintenance Professionals, Inc.	100547	179814	Plant Cleanup & Disposal 10/23	\$ 810.00
Landscape Maintenance Professionals, Inc.	100547	179826	Sod Replacement in Parks 11/23	\$ 135.00
Landscape Maintenance Professionals, Inc.	100547	179827	Zoysia Sod Installed 11/23	\$ 1,520.00
Landscape Maintenance Professionals, Inc.	100547	179828	Sod Replacement in Parks 11/23	\$ 1,340.00
Landscape Maintenance Professionals, Inc.	100541	179891	Crushed Concrete on Nature Trail 11/23	\$ 1,944.00

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100541	179892	Crushed Concrete on Nature Trail 11/23	\$ 1,944.00
Landscape Maintenance Professionals, Inc.	100541	179893	Replace Turf and Install Boulders 11/23	\$ 923.50
Landscape Maintenance Professionals, Inc.	100561	179895	Resod Park 11/23	\$ 26,835.00
Landscape Maintenance Professionals, Inc.	100541	179896	Sod Replacement 11/23	\$ 630.00
Landscape Maintenance Professionals, Inc.	100541	179898	Replace Maple Tree 11/23	\$ 1,453.50
Landscape Maintenance Professionals, Inc.	100541	179899	Replace Pine Tree 11/23	\$ 900.00
Landscape Maintenance Professionals, Inc.	100541	179900	Remove and Replace Maple Tree 11/23	\$ 1,453.50
Landscape Maintenance Professionals, Inc.	100541	179901	Replace Loropetalum & Viburnum 11/23	\$ 175.50
Landscape Maintenance Professionals, Inc.	100541	179904	Install Ixora Plants 11/23	\$ 2,290.50
Landscape Maintenance Professionals, Inc.	100561	179908	Irrigation Repairs 11/23	\$ 222.00
Landscape Maintenance Professionals, Inc.	100561	179909	Irrigation Repairs 11/23	\$ 322.20
Landscape Maintenance Professionals, Inc.	100561	179947	Plant Replacements 11/23	\$ 87.75
Landscape Maintenance Professionals, Inc.	100561	179977	Cut & Cleanup Brazilian Peppers 11/23	\$ 1,125.00

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100561	180018	Irrigation Repairs 11/23	\$ 1,021.40
Manuel Laina	100536	1113	Music Entertainment 10/23	\$ 400.00
Marc A. Carlton	100531	MC102423	Board of Supervisors Meeting 10/24/23	\$ 200.00
Marc A. Carlton	100562	MC111423	Board of Supervisors Meeting 11/14/23	\$ 200.00
Marc Security Services LLC	100532	1174	Security Services 10/23	\$ 2,150.40
Nvirotect Pest Control Service, Inc.	100548	309160	Pest Control 10/23	\$ 195.00
Nvirotect Pest Control Service, Inc.	100548	310166	Pest Control 11/23	\$ 492.00
Nvirotect Pest Control Service, Inc.	100548	310167	Pest Control 11/23	\$ 363.76
Nvirotect Pest Control Service, Inc.	100548	310170	Pest Control 11/23	\$ 196.00
Pathward, National Association	100549	260138	Lease Agreement 190774-VF000 Contract #105598-1 11/23	\$ 2,116.76
Rizzetta & Company, Inc.	100522	INV0000084952	District Management Fees 11/23	\$ 4,778.50
Securiteam, Inc.	100550	17495	Monthly Monitoring 11/23	\$ 1,000.00
Securiteam, Inc.	100563	17569	(100) 0E-9081MP Keyfobs 11/23	\$ 495.00

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Shannon Lewis	100533	SL102423	Board of Supervisors Meeting 10/24/23	\$ 200.00
Shannon Lewis	100564	SL111423	Board of Supervisors Meeting 11/14/23	\$ 200.00
Sitex Aquatics, LLC	100534	7573B	Midge Fly & Mosquito Treatment 10/23	\$ 5,518.00
Sitex Aquatics, LLC	100565	7674B	Aquatic Maintenance 11/23	\$ 4,950.00
Sitex Aquatics, LLC	100534	7793B	Midge Fly & Mosquito Treatment 09/23	\$ 5,518.00
Sitex Aquatics, LLC	100534	7899B	Aquatic Maintenance 10/23	\$ 4,950.00
Suncoast Pool Service, Inc.	100566	9831	Pool Service 11/23	\$ 1,000.00
Suncoast Pool Service, Inc.	100566	9832	Hammock Club Pool Service 11/23	\$ 2,006.00
Sunset Park Title Company LLC	100537	101823 Sunset Park	Series 2019B Bond Pay-Off Overpayment 10/23	\$ 28,709.07
Sunset Park Title Company LLC	100537	103123 Sunset Park	Series 2019B Bond Pay-Off Overpayment 10/23	\$ 15,331.96
TECO	100551	221009117070 8/23	Electric -Village R Solar 08/23	\$ 1,267.85
TECO	100551	221009117070 9/23	Electric -Village R Solar 09/23	\$ 611.01
TECO	100551	221009117070 10/23	Electric -Village R Solar 10/23	\$ 639.19
TECO	100551	TECO Summary 10/23A	Electric Summary 10/23	\$ 37,197.15

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	100569	TECO Summary 11/23	Electric Summary 11/23	\$ 37,761.35
Times Publishing Company	100538	0000295768 07/30/23	Legal Advertising 07/23	\$ 2,336.95
Times Publishing Company	100567	0000316635 11/12/23	Legal Advertising 11/23	\$ 1,159.00
Triple Creek CDD	DC 110323	DC 110323	Debit Card Replenishment	\$ 2,782.84
Triple Creek CDD	DC 111723	DC 111723	Debit Card Replenishment	\$ 2,178.97
Vesta Property Services, Inc.	100552	414956	Association Website 10/23	\$ 109.30
Vesta Property Services, Inc.	100552	415103	Amenity Management Services 10/23	\$ 18,695.95
VGlobal Tech	100553	5616	Web Maintenance - Community Care Sites 11/23	\$ 75.00
Waste Management Inc. of Florida	100554	9977018-2206-3	Waste Disposal Service 11/23	\$ <u>647.96</u>
Total Report				\$ <u>365,725.64</u>

Tab 8

PROPOSAL



Page 1 of 1

Sun State Landscape Management Inc.
 8920 Erie Lane
 Parrish, FL 34219
 (941) 776-2897 office
 (941) 776-0857 fax

Design / Build Contractors
 Landscaping, Irrigation,
 Maintenance

<u>PROPOSAL SUBMITTED TO</u> Tripple Creek CDD- Rizzetta & Company - Matt O’Nolan	<u>DATE</u> 12/6/2023
<u>STREET</u>	<u>JOB NAME</u> Mulch installation
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> CDD Common Areas
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Installation of Pinebark for common areas	C.Y	2500	\$60.00	\$150,000.00
quantities where provided by District Management				
Total:			\$150,000.00	

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of _____

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.	Authorized Signature <hr/> NOTE: This proposal may be withdrawn by us if not accepted within 30 days
---	---

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____ Signature _____

PROPOSAL



Sun State Landscape Management Inc.
 8920 Erie Lane
 Parrish, FL 34219
 (941) 776-2897 office
 (941) 776-0857 fax

Page 1 of 1

Design / Build Contractors
 Landscaping, Irrigation,
 Maintenance

<u>PROPOSAL SUBMITTED TO</u> Tripple Creek CDD- Rizzetta & Company - Matt O’Nolan	<u>DATE</u> 12/6/2023
<u>STREET</u>	<u>JOB NAME</u> Playground mulch installation
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Hammock Park and Streambed
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
Installation of Certified Playground mulch for Hammock Park	C.Y	190	\$53.50	\$10,165.00
Installation of Certified Playground mulch for Streambed	C.Y	150	\$53.50	\$8,025.00
			Total:	\$18,190.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

NOTE: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

Proposal for Extra Work at Triple Creek Playground Mulch Proposal 2 12-8-23

Property Name	Triple Creek Playground Mulch Proposal 2 12-8-23	Contact	Matt O'Nolan
Property Address	12750 Citrus Park Lane Suite 115 Tampa, FL 33625	To Billing Address	Rizzetta & Company 12750 Citrus Park Lane Suite 115 Tampa, FL 33625
Project Name	Triple Creek Playground Mulch Proposal 2 12-8-23		
Project Description	11920 Streambed Dr Riverview, FL 33579		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
19.00	CUBIC YARD	Install certified playground mulch in playground behind amenity center - 2" depth - 3,000 sq ft - 19 yards total	\$78.00	\$1,482.00

Images

5



For internal use only

SO# 8299636
JOB# 340500000
Service Line 160

Total Price \$1,482.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	District Manager
Signature	Title
Matt O'Nolan	December 11, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager Exterior
Signature	Title
Joseph Shears	December 11, 2023
Printed Name	Date

Job #:	340500000		
SO #:	8299636	Proposed Price:	\$1,482.00

Proposal for Extra Work at Triple Creek Playground Mulch Proposal 12-8-23

Property Name	Triple Creek Playground Mulch Proposal 12-8-23	Contact	Matt O'Nolan
Property Address	12750 Citrus Park Lane Suite 115 Tampa, FL 33625	To Billing Address	Rizzetta & Company 12750 Citrus Park Lane Suite 115 Tampa, FL 33625
Project Name	Triple Creek Playground Mulch Proposal 12-8-23		
Project Description	13013 Boggy Creek Dr Riverview, FL 33579		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
39.00	CUBIC YARD	Install certified playground mulch in large playground behind amenity center - 2" depth - 6,300 sq ft - 39 yards total	\$78.00	\$3,042.00

Images

3



4



For internal use only

SO# 8299638
JOB# 340500000
Service Line 160

Total Price \$3,042.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
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5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
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11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	District Manager
Signature	Title
Matt O'Nolan	December 11, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager Exterior
Signature	Title
Joseph Shears	December 11, 2023
Printed Name	Date

Job #:	340500000		
SO #:	8299638	Proposed Price:	\$3,042.00



5311 36th Avenue East
 Palmetto, FL 34221
 Phone (888) 90-MULCH
 Fax (941) 721-3525

SUBMITTED TO: Rizzetta & Co

Date : 12/11/2023
Revised: 12/11/2023

Attn: Matt O'Nolan
monolan@rizzetta.com
 813-533-2950 ext 2928

Project : Tripple Creek CDD

	DESCRIPTION	UNIT PRICE	EXTENDED TOTAL
60	Cocoa Brown Colored Mulch	44.75	2,685.00
60	Pinebark 2" Nuggets (cubic yards)	47.50	2,850.00
60	Installed in landscape along roadways, medians, etc.		
	ADA Cert Engineered Wood Fiber for playgrounds	50.00	3,000.00
1	Fuel surcharge/trip fee \$3 per loaded mile(45mi)	135.00	135.00
	40 cu yd minimum, trucks hold up to 60 cu yd		
	Total		0.00

Terms : Deposit 50% at commencement, Remainder due upon completion

ACCEPTED BY: _____

DATE: _____

ACCEPTED BY: _____

DATE: _____

Mulch Blowers Representative - Royce Dunnuck
 888-906-8524

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Tab 9

**FIRST ADDENDUM TO THE CONTRACT
FOR
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

This First Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the _____ day of _____, 20____ (the “**Effective Date**”), by and between **Triple Creek Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated **October 1, 2022** (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

COMMUNITY: **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

MONTHLY

\$900

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 10

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED AMENITY OPERATION AND/OR RENTAL RATES AND ADVERTISING RATES.

WHEREAS, the Triple Creek Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s Board of Supervisors will hold a public hearing to adopt revised amenity operation and/or rental rates and advertising rates, a proposed copy of which is attached hereto as **Exhibit A**. The Board will hold a public hearing on January 23, 2024, at 6:00 p.m., at the Hammock Club, 13013 Boggy Creek Drive, Riverview, Florida 33579.

SECTION 2. At said public hearing, the Board will consider the rates, fees and charges of the District as more particularly set forth in attached **Exhibit A**.

SECTION 3. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF DECEMBER 2023.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Proposed District Rates

EXHIBIT A

Proposed District Rates

<i>Authorized User Fee</i>			
	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
	\$1,250.00	\$0	\$1,250.00
<i>Meeting Room Rental Fee- 4 Hour Rental</i>			
<u>Item</u>	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
Rental Rate	\$100	\$0	\$100
Security Deposit	\$150	\$150	\$0
<i>Meeting Room Rental Fee- 8 Hour Rental</i>			
<u>Item</u>	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
Rental Rate (per event)	\$150	\$0	\$150
Security Deposit	\$150	\$150	\$0
<i>Veranda/Outside Deck/Kitchen Area Rental Fee- 4 Hour Rental</i>			
<u>Item</u>	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
Rental Rate (per event)	\$100	\$0	\$100
Security Deposit	\$150	\$150	\$0
<i>Veranda/Outside Deck/Kitchen Area Rental Fee- 8 Hour Rental</i>			
<u>Item</u>	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
Rental Rate (per event)	\$150	\$0	\$150
Security Deposit	\$150	\$150	\$0
<i>Hammock Club Rental Fee- 4 Hour Rental</i>			
<u>Item</u>	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
Rental Rate (per event)	\$100	\$0	\$100
Security Deposit	\$150	\$150	\$0
<i>Hammock Club Rental Fee- 8 Hour Rental</i>			
<u>Item</u>	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
Rental Rate (per event)	\$150	\$0	\$150
Security Deposit	\$150	\$150	\$0
<i>Additional Access Card Fee</i>			
	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
	\$25	\$0	\$25
<i>Access Card Replacement Fee</i>			
	<u>Rate</u>	<u>Refundable</u>	<u>Non-Refundable</u>
	\$25	\$0	\$25
<i>Criminal Activity Suspension Filing Fee</i>			
	<u>Rate</u>	<u>Refundable (Upon Board Vote)</u>	<u>Non-Refundable</u>
	\$100	\$100	\$0
<i>Advertisement in Monthly Newsletter</i>			
	<u>Rate</u>	<u>Refundable (Upon Board Vote)</u>	<u>Non-Refundable</u>
	\$25-\$100/month	\$0	\$25-\$100/month

Inclusion on Preferred Vendor List			
	<u>Rate</u>	<u>Refundable (Upon Board Vote)</u>	<u>Non-Refundable</u>
	\$200-\$500/year	\$0	\$200-\$500/year

Tab 11

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF THE LANDSCAPING AND IRRIGATION PROJECT FOR VILLAGES O, Q AND R; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Triple Creek Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities within and without its boundaries; and

WHEREAS, the District has solicited bids from contractors interested in providing landscape and irrigation installation services related to the District’s Villages O, Q and R project (the “Project”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) has received and evaluated bids from _____ (___) contractors interested in providing landscape and irrigation installation services relative to the Project; and

WHEREAS, in the best interest of the District, the Board of Supervisors of the District (the “Board”) desires to award a contract to _____ (the “Contractor”); and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The bid submitted by the Contractor is the bid which best serves the interests of the District.

SECTION 3. The Contractor shall be awarded a contract for landscape and irrigation installation services for the Project.

SECTION 4. The Chairman and District Staff are hereby authorized to give notice of this award to all bidders to the extent required by law and to proceed with the execution of a contract with the selected proposer.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of December 2023.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors