



Rizzetta & Company

Triple Creek Community Development District

**Board of Supervisors' Meeting
July 18, 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

July 10, 2023

Board of Supervisors
Triple Creek Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, July 18, 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 Report Tab 1
 - B. Landscape Inspection Report..... Tab 2
 - C. LMP Report
 1. Consideration of LMP Proposals Tab 3
 - D. Amenity Manager Update Tab 4
 1. Personnel Update
 2. Daily Operations Report Update
 - E. District Counsel
 - F. District Engineer
 1. Consideration of Halff Task Order 12..... Tab 5
 - G. District Manager
 1. Review of District Manager Report Tab 6
 2. Review of Financial Statement USC
- 4. BUSINESS ITEMS**
 - A. Consideration of Vesta Staffing Proposal Tab 8
 - B. Consideration of Playground Shade Proposal..... Tab 9
 - C. Consideration of Club Application Tab 10
 - D. Consideration of Resolution 2023-08, Re-Designating a Secretary Tab 11
 - E. Consideration of Resolution 2023-09, Supplemental Assessment Resolution Tab 12
 - F. Consideration of Final Supplemental Engineer's Report Tab 13
 - G. Consideration of Final Supplemental Assessment Methodology..... Tab 14
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on June 20, 2023 Tab 15
 - B. Consideration of Operation and Maintenance Expenditures for June 2023 USC
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. CLOSED DOOR SECURITY DISCUSSION**
- 8. 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

Matt O'Nolan, District Manager

Tab 1



MONTHLY REPORT

JULY 1, 2023



TRIPLE CREEK

Inspection Date:

June 30, 2023

Prepared For:

Taylor Nielsen

Prepared By:

Devon Craig

Field Operations Manager

P: 941.201.7287

E: dcraig@sitexaquatics.com

SUMMARY:

All ponds have been serviced this month. All plants on mitigation area has been planted. We are still pecking away at WCA 38 and making great progress. We are getting some inconsistent rain fall now. It is better than nothing. As water levels rise in the heat of the summer algae blooms will be popping up as result of nutrient runoff. Everything that has been accumulating in street drains, perimeter grass, and in the dirt will get its chance to enter the ponds. We will continue to aggressively treat each pond throughout the summer.

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



14A.



2A.



16B.



4A.



4C.



4D.



WCA-38.



38K2.



38K1.



5A.



16A.



15A.



5C.



2B.



5B.



41A.



POND TREATMENTS

14A: Was treated for shoreline vegetation and Hydrilla.

2A: Was treated for Algae and shoreline vegetation.

16B: Was treated for Algae and shoreline vegetation.

4A: Was treated for shoreline vegetation.

4C: Was treated for Algae and shoreline vegetation.

4D: Was treated for Shoreline vegetation.

WCA-38: Was treated for shoreline vegetation.

38K2 Was treated for shoreline vegetation and Algae.

38K1: Was treated for Algae and shoreline vegetation.

5A: Was treated for shoreline vegetation.

16A: Was treated for shoreline vegetation.

15A: Was treated for shoreline vegetation.

5C: Was treated for shoreline vegetation and Algae.

POND TREATMENTS

2B: Was treated for shoreline vegetation.

5B: Was treated for Spike rush and shoreline vegetation.

41A: Was Treated for Algae and shoreline vegetation.

Tab 2

TRIPLE CREEK

FIELD INSPECTION REPORT



June 22nd, 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

- ❑ Annual installation have been installed and are establishing nicely.
- ❑ LMP has started the weekly mowing event.
- ❑ 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. Diagnose and treat 2 declining Magnolia trees on Balm Riverview Rd. just North of Triple Creek Blvd.
2. Maintain down as far as you can go for the ditch on Balm Riverview Rd. ROW North of Triple Creek Blvd.
3. Weed control needed within the Flax Lily on the first median on Triple Creek Blvd. if coming from Balm Riverview Rd.
4. Check the Oleander that was cut back on the first median on Triple Creek Blvd. behind the Hibiscus. They do not appear to be flushing out.
5. Diagnose and treat a cluster of Ornamental Grasses that may have Spider Mites on Triple Creek Blvd. North ROW between Balm Riverview Rd. and Royal Pines Ave.
6. Remove viny weeds growing within the Arboricola on the median on Triple Creek Blvd. between Balm Riverview Rd. and Royal Pines Ave.
7. Remove 2-foot-tall weeds within the Ornamental Grasses on Triple Creek Blvd. North ROW between Balm Riverview Rd. and Royal Pines Ave.
8. Tip prune the dead out of the Juniper 'Parsoni' on Triple Creek Blvd. median just West of Royal Pines Ave,
9. Bring down the Firebush a couple feet during your next pruning event on both the entrance and exit side of Royal Pines Ave. at the Triple Creek Blvd. intersection for possible line of site issues.
10. **Remove the dead fronds on the Ribbon Palms within the pool fence at the amenity center on Streambed. All palms, regardless of height, are to be kept clean of dead material and fruiting structures stated in the contract.**
11. Diagnose and treat thin Zoysia turf in front of the amenity center on Streambed. (Pic. 11)



Triple Creek Blvd, Dorado Shores

12. Treat the broadleaf weeds in the Zoysia in front of the gazebo at Streambed park on Youngdale Pl. side.

13. Trim back the Ornamental Grasses within the pool area coming through the aluminum fence on Youngdale Pl. side. Only prune the side at this time, do not need to prune the top.

14. Set a defined edge and weed the tree beds on Streambed Dr. just South of the lift station. (Pic. 14)



15. There are a few weeds within the beds on the North and South ROW of Triple Creek Blvd. between Streambed Dr. and Blue Heeler.

16. The Viburnum around the electrical boxes on Blue Heeler are starting to flush out. I believe these may have been in decline from lack of water during the dry season. Double check and make sure the drip line is working correctly here.

17. Remove the large weeds growing within and above the Viburnum on Blue Heeler at the electrical boxes.

19. Remove one dead Loropetalum in the Bay Estuary Bend parking lot right next to a red irrigation flag that is currently there.

20. Remove Oak suckers under trees on Bay Estuary around the pond.

21. Treat the weeds in the mulch bed on the walk path on Bay Estuary Bend between the parking lot and Blue Heeler. (Pic. 21)



22. There are a couple dead hanging palm fronds in the Royal Palms at the Triple Creek Blvd. and Dorado Shores Ave. roundabout.

23. Remove or cut back the large vegetation showing between the aluminum fence and wooden walk bridge on Dorado Shores Ave.

24. The small tree that has been newly planted on Dorado Shores Ave. just North of Prairie Valley Ln. needs to be straightened. This is the one that was ran over by a vehicle in the past.

25. Remove sucker growth on the Crepe Myrtles at the Dorado Shores Ave. mailbox kiosk.

26. Set a hard bed edge to define the turf and Jasmine on Dorado Shores Ave. just South of the lift station.

27. Treat the Dollar weed in the St. Augustine just South of the lift station on Dorado Shores Ave.

28. Treat the weeds in the bed on the cut through path between Orca Sound and Satin Lily.

29. Tip prune the Ligustrums on Orca Sound between Satin Lily and Haystack.



Wildflower Meadow, Satin Lily

30. On Orca Sound, just South of Baby Belle, at the Nature Trail walk path entrance there is a small noxious tree growing within the Palmettos in front. Please have this removed. (Pic. 30)



31. Diagnose and treat the Ornamental Grasses across the street from the mailbox kiosk on Satin Lily Dr.
32. Remove sucker growth off the Crepe Myrtles at the Satin Lily Dr. mailbox kiosk.
33. Diagnose and treat the Ornamental Grasses at the Wildflower Meadow Dr. park for possible spider mites.
34. Treat the turf between the sidewalk and road for broadleaf turf weeds at Wildflower Meadow Dr. park.
35. Treat the weeds in the beds at Wildflower Meadow Park.
36. Treat the weeds in the bed at the stop sign at Lily Chapel Ct.

37. Dead hanging palm fronds on the Washington Palms on Hammock Park Dr. that need to be removed between Wildflower Meadow Dr. and Fruitville Way. This has been scheduled for early July and should be off the next report.

38. Treat the broadleaf turf weeds on Wildflower Meadow Dr. between Lily Chapel Ct. and Minty Chapel Ct.

39. Just noting the turf has not improved at the park on Majestic Garden Ln. Approximately 80% will need to be replaced.

40. Treat the broadleaf weeds at the Westend park of Wildflower Meadow Dr.

41. Remove a large dead Oak limb at the Westend park of Wildflower Meadow Dr. (Pic. 41)



42. The broadleaf weeds have been reduced significantly at Tidal Flats park. There is still some sedge, however, that needs to be treated within the Zoysia.

43. Treat the weeds on the shell walk path heading to the nature trail on Wildflower Meadow Dr. between Meadow Pond Pl. and Brisbane Pl.

44. Dead palm fronds that need removal on the ROW of Noelani Way. This has been scheduled and should be off the next report.

45. The Croton on the East ROW of Noelani Way are flushing out and looking better. Did these possibly decline during the drought because the drip was not operational here?

Amenity Center, Boggy Creek North

- 46. Remove a couple dead Azaleas on the corner of Bent Twig and Pennybrook Dr. park.
- 47. Treat the weeds in the beds at Bent Twig Dr. park.
- 48. The amount of turf weeds have reduced significantly at the park of Pennybrook Dr. and Fruitville Way. I am seeing the success of the aeration.
- 49. Remove a Crepe Myrtle branch that is drooping and touching the ground at Crested Iris Way park.
- 50. Trim the Oak branch that is blocking the sign at Crested Iris Way and Upward Pl. (Pic. 50)



- 55. Treat the weeds in the median beds on Triple Creek Blvd. between Dorado Shores and Boggy Creek roundabouts.
- 56. Cut back the Cardboard Palm so it is not growing through the aluminum fence at the amenity center on Boggy Creek.
- 57. Remove dead material within the Ilex Shilling surrounding the tennis courts.
- 58. Trim back the 2 Winged Elms in the parking lot of the amenity center that are crowding the light poles.
- 59. Diagnose and treat a Winged Elm in the parking lot of the amenity center that is declining. (Pic. 59)



- 51. Treat the broadleaf weeds in the turf by the lift station on Hammock Park Dr.
- 52. Treat broadleaf turf weeds on Shumard Way between the sidewalk and the road. This area seems to stay compacted as vehicles consistently ride on here. I believe this area should be added for aeration in the future.
- 53. Raise the Oak canopy at the park of Aberforth Cir.
- 54. Treat the weeds in the bed at Rose Campion Lp. Park.

- 60. Treat the weeds under the trees at the dog park.
- 61. There are a couple Oak trees on Boggy Creek Dr. just North of Goodard School that the anchor straps have been cut. Have these removed.
- 62. There is a dead Palm on Boggy Creek Dr. just North of Tannencrest Dr. Provide a proposal to remove.
- 63. Treat weeds in the beds on Boggy Creek Dr. from Tannencrest Dr. to Tripoli Ave.

Amenity Center, Boggy Creek North

64. Diagnose and treat declining Zoysia patch at the Tortoise Shell Pl. park. (Pic. 64)



65. There is a broken stake on a Magnolia tree that needs to be removed at Tortoise Shell park.

66. There is a dead Magnolia and ruts at the park on Mangrove Forest Dr. that has been reported in the past. Please provide a proposal to replace the tree and fix the ruts if it has not been submitted. (Pic. 66)



67. There is a triangle area of missing sod that has been reported before for the park at Flamenco Dr. This area is filling in with weeds. Has a proposal been sent for this area? If not, please provide one.

Tab 3



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

Estimate

Submitted To:
Triple Creek CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	6/27/2023
Estimate #	84293
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Proposal to prep and resod park at Magestic and Wildflower where Zoysia sod has died due to down pump. 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'			
Sod - Zoysia/ Empire SF	15,500	2.25	34,875.00
Debris Disposal	1	1,260.00	1,260.00

TOTAL	\$36,135.00
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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 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	6/27/2023
Estimate #	84294
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Proposal to prep and resod park at Magestic and Wildflower where Zoysia sod has died due to down pump. Option to switch to St. Augustine to match surrounding area and more asthetic look. 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'			
Sod - St. Augustine SF	15,500	1.65	25,575.00
Debris Disposal	1	1,260.00	1,260.00

TOTAL	\$26,835.00
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TERMS AND CONDITIONS:

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OWNER / AGENT

DATE



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

Estimate

Submitted To:
Triple Creek CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	7/3/2023
Estimate #	84441
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Proposal provides for the installation of playground mulch as per request to each playground at each pool/clubhouse. Work provides for required 6" fall zones around each piece of equipment/apparatus. Areas between are specified at 3" average depth. Material is certified for use on playgrounds - certificate copy can be provided for District file. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Mulch - Certified Playground (Hammock Park) CY	190	85.00	16,150.00
Mulch - Certified Playground (Streambed) CY	150	85.00	12,750.00

TOTAL	\$28,900.00
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OWNER / AGENT

DATE



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

Estimate

Submitted To:
Triple Creek CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	7/10/2023
Estimate #	84530
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Proposal to remove and replace Winged Elm in Hammock Club parking lot. 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'			
Winged Elm - Live 3" caliper B&B	1	1,777.50	1,777.50

TOTAL	\$1,777.50
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TERMS AND CONDITIONS:

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OWNER / AGENT

DATE



9

Triplecreek hammoc...



This tree is done damage from hurricane. It's on its way out. We need a proposal to get rid of it please



Tab 4

AMENITY MANAGER REPORT

DATE: Saturday, July 8th

Amenity Office

- NABR/Enumerate Events Calendar has been UPDATED for ALL of 2023.
- July 2023 Newsletter was posted on Enumerate/NABR on 07.01.23
- Notary Service: Steven has COMPLETED 38 notaries for residents/District since FEB 2023
- Fob Access: 76 NEW registrations have been completed for households in the amenity centers since 04.15.23. Residents listed in each house and “on-file” totals 311 people.
- Message Boards at both Hammock Club and Streambed are UPDATED
- TRAINING **COMPLETED**: In lieu of recent safety incidents and concerns throughout the Triple Creek Community, The Amenity Team is currently in the process of completing training for the following: Diversity & Inclusion, Communicating Effectively, Customer Service: Difficult Customers, Customer Service: Skills Required, and Accident Investigations Techniques
- Amenity Office provides a “DAILY OPERATION REPORT” to ALL BOS, District Staff, Vesta, and Security DAILY to screenshot the daily operational demand, highlight issues, and keep track of project status
- Proper Attire signage and reiteration of our policy to residents have been addressed and will be strictly enforced when staff is present (Manager, Pool Monitors, Maintenance, and Security)
- How to identify on-site Amenity Staff: navy blue Vesta Shirt and/or white Vesta name tag
- **AFTER-HOURS CONTACT**: The Amenity Manager and Staff do not have access to any social media platforms (ie: Facebook). NABR/Enumerate is the ONLY communication channel that the Amenity Office posts on. If there is a request or concern during business hours, residents can approach any on-site staff member (Manager, Pool Monitor, Maintenance, Security) at any time. If it is after hours or you do not see an on-site staff member, please send a quick email to triplecreekclub@gmail.com with your request and/or concern. Management is frequently active in emails and will respond/address any requests/concerns within 24hrs unless an immediate call to action is needed. If it is an immediate emergency for safety or medical reasons, please contact local authorities.
- If you would like to highlight great interactions/effectiveness or if there are any issues/concerns with Amenity Staff, please direct over to Amenity Manager, Steven Giovanniello, at sgiovanniello@vestapropertyservices.com

- Amenity Manager working on updates to our clubhouse rental sheet/Will present at AUG 2023 Board Meeting
- To maximize effectiveness and track residents and guests into amenity pool areas when staff is present, Amenity Office is strategizing to see what we can implement (facial ID, DL ID request, Ipad check-in, wristbands, etc)

Maintenance/Grounds

Hammock Club

- DeCort Electric in Riverview is providing a quote for electrical work of HC breezeway lights, tower lights at main entrance, and two streetlights out at HC week of 07.10.23 | IN-PROGRESS
- Flagpole for Hammock Club (Approved by Board) has been ordered and will arrive on July 17th | Installation to be scheduled TBD
- Secured Splash Pad | Hammock Club | Added landing pad, secured, and covered chipped areas on the slide | **COMPLETED**
This is a temporary solution/Amenity Manager & District Staff are researching options and obtaining proposals on FULL replacement of Splash Pad
- Broken Lock/Door Panel Men's restroom | **COMPLETED** on 07.07.23
- Gate Fence for Sports Courts | Not Magnetizing | Security Monitoring company has ordered parts and will schedule replacement once it arrives | **IN PROGRESS**
- The playground area has been fully CHECKED for nests and sprayed for insects
- Empire Today came on 07.08.23 for consultation on replacing the flooring in the HOA/Amenity Office | Waiting to receive a quote and push for approval
- Plumber scheduled to fix the broken urinal in HC Men's Restroom, the week of 07.10.23
- AC was down at HC Fitness Center/Offices on FRI 07.07 & SAT 07.08.23/ Repaired and back to normal operation

Streambed

- NEW Decline bench installed | SB Fitness Room | **COMPLETED**
- The playground area has been fully CHECKED for nests and sprayed for insects
- Dead palms have been trimmed and removed from the amenity center/pool area | **COMPLETED**

Miscellaneous Areas

- No Parking Signs | Bay Estuary | **COMPLETED**
- Created "DAILY OPERATION REPORT" to be sent DAILY to BOS, District Staff, an Vesta to reflect "IN PROGRESS" Vs. "COMPLETED" projects for tracking purposes of an effective timeline
- Weekly pressure washing of ALL high-traffic areas at HC and SB remains ongoing

Vesta Site Inspections

- July 2023 Vesta Site Inspection will be sent to BOS and District Staff week of 07.10.23 and will match the format of our Field Ops report (Per Supervisor Request)

Vesta Quarterly Evaluation

- Alex Garces is working to orchestrate/schedule the Vesta Quarterly Evaluation. This will be an opportunity to provide constructive feedback on performance and future expectations. **Date/Time TBD**

Incidents

- No major requests/incidents reported
- ***If you see something, say something.*** Your Amenity Staff are ALL here to support a safe and enjoyable environment at the amenity centers. If there is a request or concern during business hours, residents can approach any on-site staff member (Manager, Pool Monitor, Maintenance, Security) at any time. If it is after hours or you do not see an on-site staff member, please send a quick email to triplecreekclub@gmail.com with your request and/or concern.

Safety Concerns

- **MEDIUM ALERT:** There have been continuous incidents at Triple Creek that have caused a high risk safety concern for the Amenity Team and for the entire Community. These concerns are being addressed in many proactive ways such as safety training for the Amenity Team, hiring contracted security, additional staffing of pool monitors, Alex Garces re-introducing the Neighborhood Watch, an official notice to residents, increased signage at the amenity centers, and ongoing communication to educate the residents of the community

Miscellaneous Revenue Generation

- Vending Exchange installed 2 combos (snack/beverage) vending machines at Hammock Club and Streambed and are operational beside CC reader(back ordered) at Hammock Club | **COMPLETED**
We will be provided monthly reporting of sales and our agreement has the CDD receiving 10% of generated sales **TBD**
- Poolside Market- Steven sent over initial ideas to sell items out of the Hammock Club/Amenity Office. Working through some additional details and will be prepared to present this idea at the August 2023 Board Meeting | **IN PROGRESS**
- Ice Cream Freezer- Steven reached out to Good Humor to see if we could obtain a free freezer to sell their products and make a percentage of sales | Followed up on 07.08.23 | **IN PROGRESS**
- Preferred Vending List- Partnering up with local businesses for products and services to be available to residents and for the CDD to obtain a percentage | **IN PROGRESS**

Private Resident Events

- NABR/Enumerate Events Calendar has been UPDATED for ALL of 2023.
- Rules and Policies on the event form need to be updated to reflect “do’s” and “don’t.” Steven start working on those suggested changes and prepare for the July 2023 Board Meeting.
- May, June, July, and August, and now September are extremely busy with private events on Saturdays and Sundays. Amenity Office will work weekly/monthly revenue tracking from resident events into the “DAILY OPERATION REPORT” by the August 2023 Board Meeting

Community Events

- Pool Party Saturdays | Hammock Club Pool | 7.15 & 7.29.23
- 4th of July Event | Amenity Staff served 200 hot dogs and handed out 200 ice pops to residents at Hammock Club. We had music and pool games available from 12-3 pm and made a food truck available from 5-8 pm at the clubhouse drive for a later-day option
- Amenity Office will work with Social Club on their “Back-to-School” event so we can provide resources and assistance for their 3 scheduled events.
- Amenity Office/CDD working with a resident on a pet adoption day at Triple Creek. To be reviewed and approved by BOS
- Amenity Office has started planning for our Labor Day event/SEP 2023 & Fall Festival/OCT 2023
- Food Truck Tuesdays | Hammock Club Parking Lot | Schedule Below:

Tuesday (7/11)	Saturday (7/15)	Tuesday (7/18)	Tuesday (7/25)	Saturday (7/29)
Jimmys Famous Seafood Seafood, Tacos, Sandwiches ⌚ 5pm-8pm	Mini Mouthful Desserts, Drinks, American ⌚ 12pm-3pm	Forge Wood Fired Pizza ⌚ 5pm-8pm	Just 1 Taste Of STL American, Barbeque, Seafood ⌚ 5pm-8pm	Full Tilt Sandwiches Cheesesteaks, Sandwiches, Eclectic ⌚ 12pm-3pm

Pool Monitors

- Additional Staffing of Pool Monitors has been implemented at both Hammock Club and Streambed | Pool monitor stations are set up inside Hammock Club and Streambed pool entry points when “on duty”
- DAILY pool monitors checklists have been implemented and used DAILY to highlight the specific function of pool monitors
- Night Swim is in effect each Friday & Saturday at Streambed from initial close (Dusk) until 11 pm. This is for adults ONLY (18+)
- Hired NEW pool monitor/onboarding in-progress

- Whistles for pool monitors have been ordered and will be implemented once they arrive as an added layer to enforce rules and expedite closures of the pool due to weather
- The Amenity Team places umbrellas up each morning and down around 4/5 pm at night. Resident can still use the pool until CLOSE and umbrellas, but we have placed signs to shut them down after use if it is after 4 pm and they are leaving, or if there is an incoming storm
- Amenity rules & policies are reviewed with each pool monitor and an amenity rule binder is available at each pool monitor station. Residents may come to the Amenity Office to request a physical copy of their own or can email request a digital copy at triplecreekclub@gmail.com.

Marc Security

- Security started at Triple Creek early on in May 2023. Security runs of a QR scan patrol/monitoring setup, tracking times and locations during their patrol. This is ALL compiled into a daily/nightly report provided to BOS, District Staff, and Vesta
- Steven has guided them and educated them on their DAILY “Top 5” and the amenity rules, challenges, and overall expectations. Daily “Top 5” was put into a document for reference (see attached)
- Contact Information for Marc Security Services:

Jean Joseph | Head Security | 813-406-1922

Wilquins | FT On-Site Security Officer | 813-606-8960

Rodney | FT On-Site Security Officer | 813-763-6548

- Safety concerns throughout the amenity centers have been greatly reduced by having their presence on the property 7 days a week in addition to the Amenity Staff

Pool Service Company

- Pool Service has been rescheduled for as early in the AM as possible. This will vary at times due to schedule restrictions/weather. Depending on the demand of the pool, it will be requested to exit the pool, or they will halt cleaning. If there are any issues or concerns while service is in progress, please contact the Amenity Office at triplecreekclub@gmail.com. The Pool Service Company will never put any toxic/harmful chemicals into the pool while people are utilizing it

Doody Calls

- Our NEW pet waste management company “Doody Calls” started on SAT 05.20.23
- ALL pet stations have been located on-site and are serviced each Thursday with full clean stock. The dog park is also cleaned on Thursdays

- 7 NEW pet stations have been installed throughout the community in high-demand areas. We have another 5 pet stations on reserve. Please reach out to triplecreekclub@gmail.com if you have a request on the location of an additional station
- Maintenance is still monitoring pet stations DAILY for any “one-off” instances where they need to be cleaned/changed. We will also address any “one-off” concerns received by residents immediately
- If there are consistent complaints about service, Doody Calls can be reached at:
941-841-1840

HOA

- The office has spent a lot of time navigating/directing/educating residents about HOA-related items. There have been ongoing concerns of a lack of presence and follow-up. The office gladly educates residents and these concerns to get them connected with the HOA and guide them in the right direction
- HOA now has a sign on the door and there is a more consistent presence during the week to assist residents with HOA-related matters. Compliance Manager is in the office MON-FRI 9-1pm

Future Operational Staffing Structure

- Vesta has taken into full account the challenges, and current and future operational demand, and will present a proposal for an updated staffing structure at the Board Meeting on TUE 07.18.23. This will be presented by Vesta Business Development, Vesta Corporate, and Amenity Manager at the meeting for resident consideration, and BOS and District Staff approval.

Tab 5



Halff Associates, Inc.
Agreement for Continuing Contract for Professional Engineering Services
Task Order 12

Mr. Taylor Nielsen
District Manager
Triple Creek CDD
9428 Camden Field Parkway
Tampa, FL 33607
tnielsen@rizzetta.com

Date: June 27, 2023

Project: Triple Creek Village O Enhanced Landscape

Site Location:

County: Hillsborough

State: Florida

Latitude: 27.808

Latitude: -82.255

Dear Mr. Nielson:

Project Description

It is our understanding that the CLIENT is proposing to develop a residential community of 64 lots on approximately 139.85 acres located on Triple Creek Boulevard near Balm Riverview Road in the Riverview area of unincorporated Hillsborough County. Based on the final design of the community Halff will provide professional landscape architectural services to develop a detailed landscape and irrigation design for common areas shown in Attachment A. Landscape and irrigation plans will be prepared at appropriate scale to depict the necessary details to allow for client coordination, cost estimating, bidding, and installation of the design.

Scope of Services

1. Enhanced Landscape and Irrigation Plans

Halff will prepare enhanced landscape and irrigation plans; in addition to incorporating required landscape through Hillsborough County land development code (previously permitted and approved plans) and which will be used for client and subconsultant coordination, cost estimating, bidding, and installation of the design. These plans will be prepared as follows:

- a. Halff will prepare 90% enhanced landscape plans at an appropriate scale in addition to an Opinion of Probable Construction Cost (OPCC) to the CLIENT for review and to provide feedback. Enhanced plans will reference previously approved code landscape plans as needed, prepared under a separate scope/fee. Due to the pricing of plant materials and associated costs rapidly changing, Halff will use current pricing when preparing an OPCC and will not account for future pricing. Halff is able to prepare hardscape plans such as pavers, entry features, signage, and other amenities, but is not included within this proposal.

- b. 90% plans produced under this task may be used for bidding purposes outlined in Task 3.
 - c. After bids have been received, Halff will refine the design per CLIENT feedback, once, and incorporate any changes in the Final plans. Additional refinement of the design beyond Final plans will be done on an hourly basis described in Task 2.
 - d. Irrigation plans will provide 100% irrigation coverage to all proposed enhanced landscape areas and all sod areas where irrigation is desired. Irrigation plans will include irrigation calculations, water budget, appropriate turf/bed/tree zones, mainline piping, lateral piping, head layout and required performance specifications, notes and details to satisfy bidding and installation of irrigation systems. Schematic irrigation plans will be developed and included with 90% plans. Final irrigation plans will be developed and incorporate feedback from 90% review.
 - e. It is understood that the irrigation system is to be supplied by a potable water meter and/or pump and well and that the property does not have reclaimed water source available at this time. This proposal does not include design for an underground or surface drawn pumping system or for piping connections to an effluent reuse water system outside the project boundaries.
 - f. After the completion of the irrigation design, plans shall be considered 90% complete. At this time, Halff will update the OPCC to reflect CLIENT comments based on 60% Enhanced Landscape Plans review and coordination. Based on the updated OPCC Halff may refine the design to resolve budgetary constraints while preserving the intent of design. Any changes to the budget provided above or significant changes in the design at this point will be billed at an hourly basis described in Task 2.
2. Design Refinement
 - a. Halff is available to provide additional design refinement beyond the completion of Final plans, as additional services which will be provided on an hourly basis.
3. Bid Phase Services
 - a. Halff will provide limited bid phase services related to the 90% Construction Documents as prepared in this scope. Bid phase services will be billed hourly with an estimated maximum as outlined in the fee schedule below.
 - b. Halff will communicate with the interested bidders/parties during the time period between contract advertisement and bid submission. Halff will assist the CLIENT in preparing the required advertisement for bids, attending the bid opening, reviewing bids, preparing a bid tabulation, and making recommendations regarding the award of the construction contract. The CLIENT is responsible for soliciting bids, distribution, and accounts receivable of bid package and associated documents throughout the bidding process until project has been awarded.

4. Construction Observation

- a. Halff will provide limited construction observation for the construction of improvements. Construction phase services will be billed hourly with an estimated maximum as outlined in the fee schedule below.
- b. Halff will attend pre-construction meeting, review shop drawings and material submittals including irrigation design, observe performance tests required by the Technical Specifications. Halff will visit the site at four (4) periodic intervals or as requested by the CLIENT to confirm work is constructed in accordance with the Construction Plans and Technical Specifications. Once construction is substantially complete, Halff will make a “final inspection” punch list of the project. Upon completion, Halff will prepare a final Certification or acceptance letter, and verify and approve Record Drawings provided by landscape contractors. Once the maintenance period is completed as defined in the construction documents, Halff will meet on site once with the installation and maintenance contractors and CDD representative to complete the maintenance hand-off coordination.

Method of Billings/Payments: **\$45,000.00** Not-to-Exceed; Invoiced on an Hourly Basis
(Plus Reimbursable Expenses)

Additional / Excluded Services:

Services authorized in writing by the CLIENT other than those specifically listed in the Scope of Services, and which are agreed to be performed by Halff by written addenda to this Agreement, shall be considered Additional Services for which the CLIENT shall compensate Halff at an agreed upon lump sum fee or the Halff current hourly rates for the actual personnel involved in the tasks. Additional Services may include, but not be limited to, the following items:

1. Soils testing, geotechnical services, material testing, quantitative water quality sampling, environmental testing/sampling, Phase One environmental studies, or testing of any kind. When required, Halff shall solicit proposals for these services from others for CLIENT approval and payment.
2. Any redesign due to changes required in the event additional laws, regulations, or policies are promulgated by governmental agencies subsequent to the date of this Agreement.
3. In the event changes are requested by the CLIENT once a phase of work is complete, all work connected therewith shall be treated as additional services and paid for accordingly.
4. Any survey related task.
5. Requests for waivers from City or County Land Development Code and other City or County Regulations or Ordinances.
6. Any work associated with off-site utilities or establishing off-site drainage studies.
7. Any work associated with rezoning or modifying the land use designation of the property.
8. Additional site visits and follow up required by inspectors or engineers to reinspect corrected work.
9. Geotechnical, Architectural, Structural, Mechanical, or Electrical Services
10. Survey or Subsurface Utility Engineering (SUE)
11. Environmental/Biological Services
12. Any service related to buildings or vertical construction elements
13. Lighting, Electrical, and “Dry Utility” coordination

14. Water use permitting

Absent a fully executed form of contract to contrary, once signed by you or your authorized representative, this Task Order ("the Agreement") shall, for all purposes, constitute a binding contract upon Triple Creek CDD (CLIENT) and Halff Associates, Inc. (Halff). This agreement will comply with terms and conditions of general services agreement executed between CLIENT and Halff dated September 17, 2020. In addition, once signed by you or your authorized representative, this Agreement shall serve as the Notice to Proceed with the work identified herein.

HALFF ASSOCIATES, INC

Accepted and Approved By:

Laura M. Duplain, PLA Date
Landscape Architect

(Client Signature) Date

Martin A. Steffen, PLA Date
PLA Team Leader

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 15, 2023 @ 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

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2023

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FINANCIAL SUMMARY

5/31/2023

General Fund Cash & Investment Balance:	\$1,521,536
Reserve Fund Cash & Investment Balance:	\$802,902
Debt Service Fund Investment Balance:	\$4,651,502
Total Cash and Investment Balances:	\$6,975,940

General Fund Expense Variance: \$212,123 under budget

Tab 7

Tab 8

Proposal for:

**MANAGEMENT, STAFFING,
MAINTENANCE & LIFESTYLE SERVICES**

**Triple Creek
Community Development District**



Vesta Property Services, Inc.
245 Riverside Ave. #300
Jacksonville, Florida 32202
877-988-3782



FLORIDA CDDs' AMENITY MANAGEMENT SPECIALIST
A 25-YR. TRACK RECORD WORTHY OF YOUR TRUST

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Company Overview	7	Proposed Staffing Structure & Pricing	21
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Company Experience	15		



June 23, 2023

Dear Triple Creek CDD Board of Supervisors,

On behalf of Vesta Property Services, Inc., thank you for your further consideration of Vesta as your contracted Amenity Management partner. We greatly appreciate this opportunity to submit our proposal to enhance your residents' safe enjoyment of your amenities, facilities, and common areas and help make Triple Creek the ultimate planned-community in the Tampa area.

At Vesta, we pride ourselves on our professionalism and long-term track record of sustained resident satisfaction. Since 1997, Vesta has been continuously and successfully providing contracted Amenity Management Services for CDDs in Florida such as Julington Creek Plantation, Durbin Crossing, Heritage Landing, Harbor Bay ("MiraBay") and LakeShore Ranch., as well as serving as your amenity management provider for Triple Creek CDD for close to two years now. So, we fully understand that the operations, management, and maintenance of your amenities and lifestyle programming are important issues for all board members and many residents.

As you'll see, we've included in our enclosed information:

- A summary Overview and key Milestones in our company's 30-year history (p. 7).
- Summary Bios for our Leadership-and-Support Teams. (p. 10).
- A sample list of Clients for whom we deliver similar management services (p. 15).
- Most importantly, an overview that states our vision and mission for Triple Creek (see Page 20) along with a proposed Management-and-Staffing Structure and associated Fees for your District (see Page 21).

I appreciate the extremely helpful input and feedback regarding our enclosed proposal provided by our Clubhouse Manager, Steven Giovanniello; our senior managers, Julie Cortina and Heather Alexandre; and the Board of Supervisors; as well as everyone's shared desire to ultimately do what's best for the District. We look forward to presenting our proposal and discussing your needs further at your July Board Meeting, in hopes of strengthening our partnership with the District, better serving your outstanding community, and helping you take Triple Creek to the next level for your fellow residents.

Sincerely,



Roy Deary
Vice President, Business Development
Vesta Property Services, Inc.
245 Riverside Ave. #300
Jacksonville, Florida 32202
Tel. (904) 355-1831 x 428
email: rdeary@vestapropertyservices.com

ABOUT US

Founded by J. Frank Surface in 1992 and headquartered in Jacksonville, Florida, Vesta has redefined outstanding property management with superior amenities programming, customized management in every community, and affordable, direct financing for planned-unit communities. Initially formed through the merger of several smaller, complimentary management companies, Vesta provides a single place where all community needs are fulfilled.



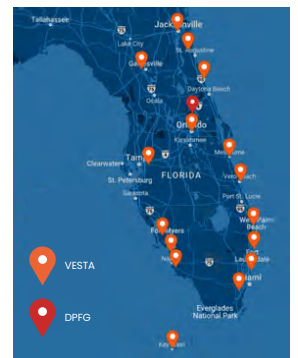
OUR VISION

Vesta's vision is to provide planned-communities with exceptional lifestyle services, a superior community management experience, and strong financial support for developers and residents.

Our senior leadership and management teams are equipped with years of experience and expertise, which we leverage everyday on behalf of our valued clientele and frontline associates.

OUR FOOTPRINT

In addition to our corporate headquarters in Jacksonville, Vesta has 16 professionally-staffed offices throughout the state. We successfully provide a wide range of professional community management services from Amelia Island to Key West, and nearly everywhere in between.



OUR CAPABILITIES

Amenity Management Services

Full-service management-and-staffing of community clubhouses and amenities, Board-and-Resident communication, and complete facilities maintenance services.



Fitness & Spa Management

Turnkey management services on behalf of planned-community fitness and spa facilities, as well as related programming and ancillary services.



Lifestyle Programming

Vesta develops and carries out creative and vibrant activities, programs, and special events for our residents of all demographics and interests, including competitive youth athletics leagues.



Aquatics Services

A full range of services including Lifeguard staffing and training, Waterpark management, pool maintenance, and swim lessons.



Food & Beverage Management

Turnkey operations of venues ranging from poolside snack bars and clubhouse cafes, to full-service restaurants and fine dining establishments.



OUR STORY: COMPANY OVERVIEW, TIMELINE & MILESTONES

Originally incorporated as Point Management in 1973, Vesta Property Services, Inc. provides financing, management, and ancillary services to developers of planned-unit communities and resident associations in connection with clubhouses, golf courses, amenity and infrastructure facilities, and commercial real estate, as well as Special District and governmental agency management. Below is a timeline featuring some key milestones that have marked our journey:



1992

| FOUNDER

Vesta is founded by Frank Surface. His pioneering vision continues to guide us: to offer amenity financing-and-management, creative lifestyle programming, and professional community management services - all under one umbrella, led by our best-in-class Management Team.



1993

| KEY CLIENT-COMMUNITY

7,200-unit *Kings Point Golf & Country Club* in Delray Beach is our very first client - our three-fold vision comes to life! Later, 5,600-home *Kings Point Sun City Center* is added (in 2008.) We continue to proudly provide a wide-range of management-and-lifestyle services for our two flagship communities to this day.



2011

| AMENITIES LEADERSHIP

Vesta acquires Florida's leading, statewide provider of amenities management services - *Amenity Services Group, Inc.* - specializing in serving the vital operations, maintenance, and lifestyle needs of Community Development Districts since 1997.



Present

| SPECIAL DISTRICT SERVICES / STATEWIDE OFFICES

Vesta realizes our vision as a leading, full-service, expert community management company by acquiring *DPMG Management & Consulting, LLC* - a specialist in district management and financing services - in 2020. Vesta has 12 offices throughout Florida, manages over 650 communities and special districts, and employs 1,200 associates for our clientele.



“ Our residents—service and "O. & M." needs - and how we fulfill those needs - are of enormous importance to us Board of Supervisors. We make great efforts to seek and assess feedback from our residents, and their responses are of great importance.

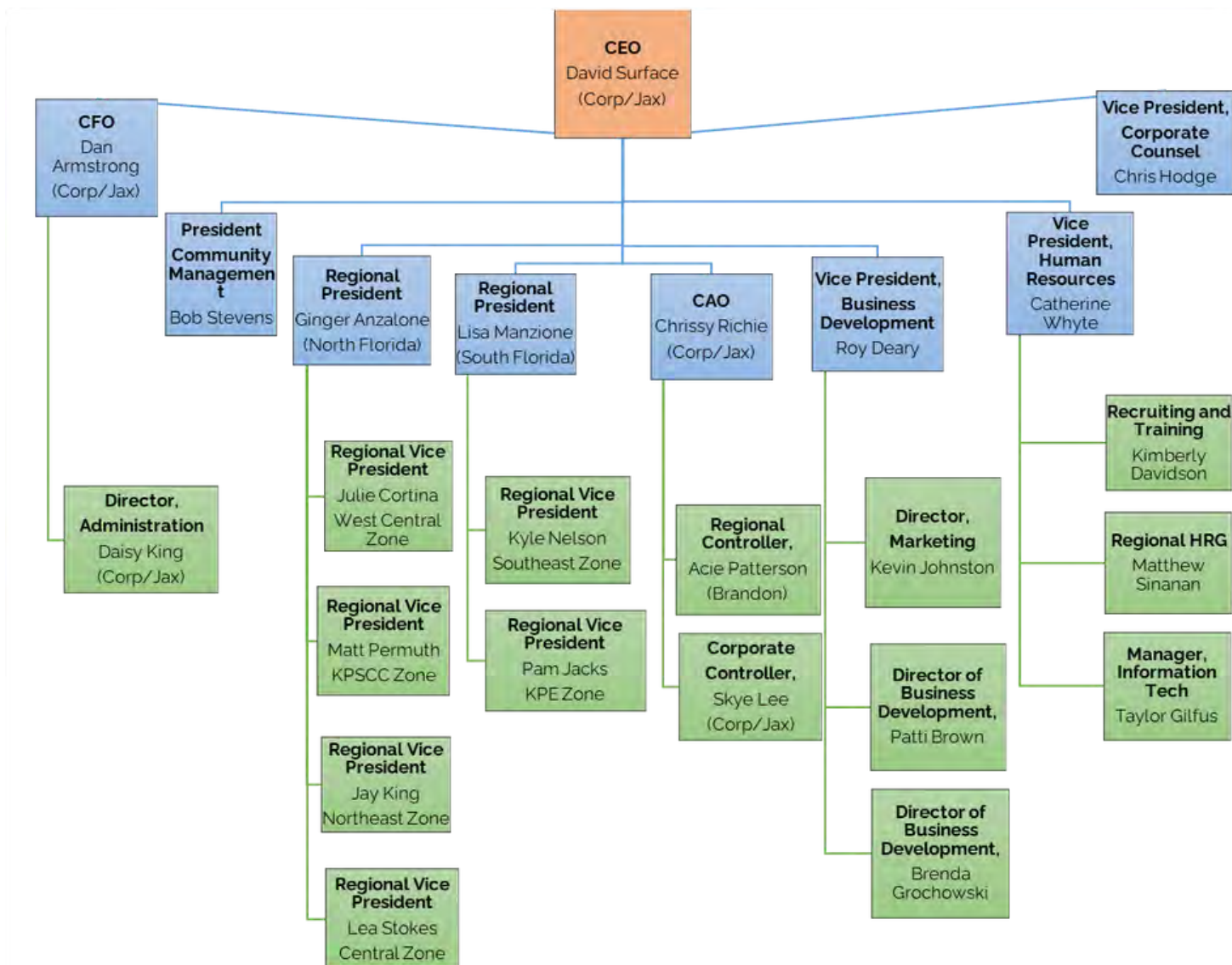
The mission of responding to this feedback falls to Vesta; I'm happy that the service of our residents and our operations & maintenance service have been highlighted as 'excellent' by our residents - and that is **because of Vesta's leadership.**

Tim Nargi, Vice Chairman; Harbor Bay CDD (MiraBay)





ORGANIZATIONAL CHART



“ A key reason we employ Vesta is our strong work-relationship with their Management Team. We’ve been together for many years, and when deciding the level of customer service and the District’s cost, our relationship is such that we take into consideration what’s best for each other.

Either you trust each other to do what’s best for all or you don’t hire them. **It has to be a partnership to work, and I trust Vesta’s Management Team.**

”

Michael C. Taylor, Board Chairman; Heritage Landing CDD

LEADERSHIP-AND-SUPPORT TEAM

Julie Cortina

Regional Vice President



Julie serves as a Regional Vice President for Vesta on the West coast of Florida. She has many years in operations and management including opening a state-of-the-art catering company and managing a well-known community in the Tampa area. She spent many years working as a Civilian with the Dept. of Defense and assisted opening 3 dining facilities in Afghanistan.

Julie oversees several different kinds of communities for Vesta ranging from family-friendly to Active Adult and community clubs where food and beverage management is required. She oversees an array of services that encompass amenity management, maintenance, food and beverage services, community programming and large groups of employees. Julie is a graduate of Loyola University along with her Master's in Hospitality from NYU, and is a Certified Executive Chef from the Culinary Institute of America.

Heather Alexandre

Regional Lifestyle Director



Heather is a graduate of the University of Florida with a Bachelor's Degree in Tourism, Event and Recreation Management. She has been a manager of community lifestyle and recreation since 2001 when Heather started with Amenity Services Group (Vesta).

She has worked with planned-communities throughout Florida and focuses on building relationships with residents and board members. She has vast experience in customer service-oriented jobs, problem resolution, operations, and event planning and has opened the amenity-and-lifestyle operations of several planned-communities.

Roy Deary

Vice President, Business Development



Since founding *Amenity Companies* in 1994, Roy has amassed decades of experience in planned-community operations and specialized services throughout Florida, and has been a pioneer in serving Community Development Districts since 1997. After Vesta acquired his companies in 2011, Roy served as president of our Property Management division from 2012-2014, and our Amenities & Lifestyle Division and District Services Division through 2021.

Since 2022, he has lead Vesta's Business Development team and continues to be joined by a team of professionals and associates in expertly marketing, managing, maintaining, and programming hundreds of first-class planned-communities throughout Florida.

LEADERSHIP-AND-SUPPORT TEAM

Contd.

David Surface **Chief Executive Officer**



David has been the CEO of Vesta since 2020, overseeing the company's executive team and day-to-day operations. During the past decade, he has been significantly responsible for Vesta's strong growth by spearheading our mergers-and-acquisitions and strategic partnerships. As a result, Vesta has tripled in size during this period and achieved widespread recognition as a leading, full-service property management company in Florida.

His career experience includes all aspects of real estate, both commercial as well as residential. Prior to joining Vesta, David was managing partner for a real estate finance, management, and brokerage company serving institutional clients

Christine Richie **Chief Accounting Officer**



Chrissy was appointed Corporate Controller in June 2013 to oversee the accounting functions and human resources administration for Vesta Property Services. She previously served as Chief Financial Officer for a multimillion-dollar healthcare provider operating in 14 states.

With over 25 years of leadership experience in corporate finance and accounting, Christine has developed accounting and financial infrastructure for multiple start-up companies that include accounting systems, compliance, and risk management, as well as implementation of employee benefit plans, employee policies and procedures, and training and organizational development.

Catherine Whyte **Vice President of Human Resources**



Catherine joined Vesta in 2019 as Director of Human Resources and was appointed Vice President in 2021. She is a skilled HR leader with over 20 years of HR management experience, encompassing both production and hospitality-service environments.

Catherine directs all aspects of Vesta's HR including compensation and benefits, talent acquisition, learning and development, HR engagement, legal compliance, and internal communications. She also oversees our comprehensive IT services throughout Florida.



**We serve our residents, so
you can love where you live . . .**

An aerial photograph of a resort community. In the foreground, there are several palm trees and a paved area. In the middle ground, a large, rectangular swimming pool with a blue cover is visible, surrounded by lounge chairs and palm trees. In the background, there are more palm trees, a paved road, and a large, open area that appears to be a golf course or a large field. The overall scene is bright and sunny, suggesting a warm climate.

*... in your community,
every single day.*

“ Vesta is committed to ensuring the residents enjoy their time at the amenity centers and providing a safe and friendly environment. The parties and events, newsletters, our custom mobile app, and other social media communications keep our residents engaged and well-informed throughout the year.

Jason Harrah, Board Supervisor; Durbin Crossing CDD, 2014 - Present

”



EXPERIENCE



Project Name: Julington Creek Plantation CDD
Project Type: 5,800 homes
Location: Saint Johns, Florida
Scope of Services: Amenity Management & Staffing, Field Operations Management, Facility Maintenance Services, Turnkey Café Operation, Lifeguard Staffing, and Lifestyle Programs & Events.

Project Name: Beach CDD (“Tamaya”)
Project Type: 1,000+ homes
Location: Jacksonville, Florida
Scope of Services: Amenity Management, Field Management & Maintenance Services, Lifestyle Programs.



Project Name: Durbin Crossing CDD
Project Type: 2,600 homes
Location: Saint Johns, FL
Scope of Services: Amenity Management, Field Operations Management, Maintenance Services, Programs, Lifeguard Services, and Facility Monitoring.



Project Name: Bartram Springs CDD
Project Type: 1,694 homes
Location: Jacksonville, Florida
Scope of Services: Amenity Management, Field Operations, Maintenance Services, Lifestyle Programs, and Lifeguard Services.



EXPERIENCE

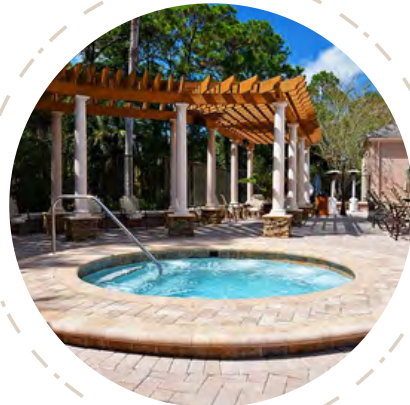


Project Name: Rivers Edge CDD (RiverTown)
Project Type: 5,000 homes at build-out
Location: Saint Johns, Florida
Scope of Services: Amenity Management & Staffing, Field Operations Management, Facility Maintenance Services, Lifeguard Staffing, and Resident Programs for two amenity centers, including turnkey management of full-service café.

Project Name: Heritage Landing CDD
Project Type: 1,154 homes
Location: Saint Johns, Florida
Scope of Services: Amenity Management & Staffing, Field Operations Management and Grounds Maintenance Management, Maintenance Services, Programs, Lifeguard Services, and Facility Monitoring.



Project Name: Grand Haven CDD
Project Type: 1,895 homes
Location: Palm Coast, Florida
Scope of Services: Amenities Management, Restaurant & Bar Turn-key Operation, Facilities Maintenance, and Lifestyle Programs & Events.



Project Name: Tison's Landing CDD
Project Type: 700+ homes
Location: Jacksonville, Florida
Scope of Services: Amenity Mgt., Maintenance Services, Lifestyle Programs.



“ For over 15 years, Grand Haven has been very fortunate to have Vesta providing top-notch management of our amenities, including 7 clay tennis courts, croquet and pickle ball courts (we're quite happy with the condition of all our courts), fitness centers, pools, and a cafe featuring great food and service plus very popular activities and entertainment nights.

Attention-to-detail, responsiveness, and flexibility are Vesta's hallmarks. We're very pleased and look forward to many more years together.

”

Kevin Foley, Board Chair; Grand Haven CDD (2016 - present)



“ I'm very grateful for your stewardship that has supported and improved our community in so many ways. I'm thankful for our partnership with Vesta and the individual relationships I've built with each member of your team.

It is a group **committed to our success**, with a willing spirit that consistently goes above-and-beyond to serve our residents.

”

Chris Sexton, former Board Chairman; Julington Creek Plantation CDD

Team Member Development

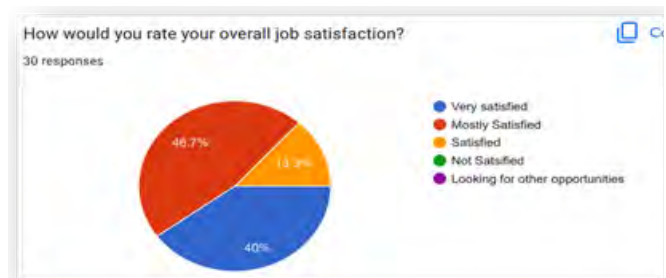
Our Team Members throughout Vesta are absolutely critical to our success in serving our customers, so it is essential that we invest in them. Our strong local presence provides our area team many opportunities for development and advancement, which helps us attract-and-retain the best talent.

Vesta employs customized, onsite operational training; supports our team to obtain specialized certifications; and provides Vesta-specific Customer Service Training to "set them up for success". We further build upon that with networking opportunities for managers at our pre-and-post season, all-manager meetings; and "peer walks."

- We also provide timely feedback through our (two way) **semi-annual check-ins**, which evolved from previous performance management reviews with a goal towards a less formal, more frequent and empowering experience.



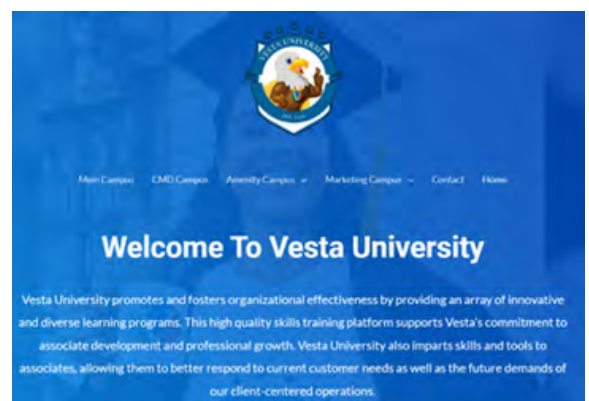
- We solicit manager feedback via **annual surveys** to ensure we are fully engaging, empowering and satisfying our onsite Teams.



- Most importantly, we actively foster our culture based upon our Vesta Core Values. One way we do this is through our annual "**Eagle Pride Day**".



- **Vesta University** is our website-based training resource that provides 3rd party vendor training aids as well as internally-created, Vesta-specific content developed by our subject matter experts. These training aids vary from videos to PowerPoint critical skill modules.



Management Training

We bring our General Managers, Amenity Managers and Lifestyle Directors together twice a year (before and after the peak season) to conduct training, prep., and debrief the peak season and to network. We do the same with our Field Operations Managers annually.

Some of our recent topics have included the following:

- Customer Service Training
- Post Season Debriefs
- Annual Manager Survey results and action Items
- Pre-Season Operational Initiatives
- Lifestyle Initiatives
- Team Building
- Topical Breakouts
- Operational Tools
- Performance Management
- Staffing Strategies
- Financial Analysis
- Training & Development
- Retention Strategies
- Payroll Management and Reporting
- Results of operational pilots



- Team Member Check Ins
- Insurance/Risk Management
- Checklist Management
- Onboarding
- Townhall with Vesta's CEO



PROPOSAL OVERVIEW

In Vesta's view, Triple Creek Community Development District's notable features include:

- A large number of homes/residents (several-thousand and counting)
- Quality Amenities
- Increasing Budget in 2024 (the District envisions several new Capital Projects)
- Increasing Demands on two (2) (relatively under-staffed) Amenity Centers

Vesta's Objective and Vision for Triple Creek CDD are as follows: provide a balanced, sustainable, and long-term Management Solution to best-satisfy:

- The Directives of the Board of Supervisors and District Staff
- The Desires of Residents
- The Demands upon the Amenities
- The Desired-Engagement of Vesta on behalf of the District

... so Triple Creek realizes its potential as Tampa's Ultimate Planned-Community.

Our proposed Management-and-Staffing Solution aligns Vesta's:

- Vision and Mission for Triple Creek CDD: Fully support Triple Creek CDD's growth and help enable it to thrive as Tampa's Ultimate Planned-Community by (1) enhancing the safety, security, and lifestyle of its residents; (2) providing the necessary upkeep of its amenities and common areas; and (3) expertly managing its budget, projects, and on-site personnel.

- Goals and Strategy: Vesta will seek to ensure:

1. The residents' lifestyle in Triple Creek is marked by a safe, enjoyable experience.

2. A more optimum property management structure is offered to better utilize, preserve and enhance the CDD's resources as well as better serve its Board and residents.

- Overarching Benefits for Triple Creek's Residents: (1) "Peace of Mind;" (2) "Sense of Community;" and (3) "Enjoyment of Place."

- Operating Standards:

- (1) *Safety & Security*: To the fullest extent possible and practical, ensure the well-being of everyone and everything within our care and control.

- (2) *Hospitality & Engagement*: (a) Welcoming, Hosting & Serving residents and guests so they feel valued, respected, and "connected." (b) Deliver a Lifestyle Experience marked by creativity, variety, activity, and social connection.

- (3) *Cleanliness & Upkeep*: (a) Achieve optimum results in efficiently maintaining facilities and grounds. (b) Monitor vendors' work performance, provide stronger vendor-accountability and better communication for the Board, and ensure satisfactory results.

- Enhanced Responsibilities and Service-Tasks: Security Presence / Surveillance. Facility Attendants & Pool Monitors. Planning & Execution of Events. Implementation of popular Activities & Programs. Timely & Helpful Communication. Facilities Maintenance. Oversight of Common Areas & Grounds-Keeping Maintenance Vendors. Project Management.

In sum, Vesta's following proposal addresses the needs for (1) enhanced amenity operations and management; (2) better overall staffing "coverage;" (3) stronger security/monitoring of patrons and facilities; (4) more thorough maintenance; and (5) a more vibrant and dynamic lifestyle experience for the residents.

PROPOSAL

Operational Staffing Structure and Fees

General Management

(1) FT Clubhouse Manager = \$108,300 fee (NOTE: = 11% increase vs. current '24 fee due to increased compensation for increased responsibilities and expectations)

- Staffing Level Increase (vs. Current Scope-of-Service) = None (see NOTE above)
- *Overview of Key Responsibilities and Duties:*

Management of Operations; Projects; Vendors; Community Public Relations, Employees; Accounting/Budgets; On-site Security Services; and Board/District Staff Relations.

Amenity Management/Clubhouse Office Oversight-and-Support

(1) FT Clubhouse Assistant Manager = \$89,360.00 fee

NOTE: Position includes Lifestyle Management on behalf of Residents

(2) PT (24 hrs./wk.) Facility/Guest Services Attendant = \$74,890.00 fee

- Staffing Level Increase (vs. Current Scope-of-Service) = 28 hrs./wk. (= 1,456 hrs./yr.)
- *Overview of Key Responsibilities and Duties:*

Amenities Management; Resident Relations and Resident/Guest Experience Management; Events Coordination (includes planning, promotion, and implementation); Community Lifestyle Programming including Marketing-and-Promotion; Clubhouse Office Management; and Resident Communication.

Maintenance, Grounds, & Project Management

(1) FT Maintenance Supervisor = \$86,870 fee

(1) PT (24 hrs./wk.) Maintenance Attendant = \$44,640 fee

(1) FT Grounds/Housekeeping = \$69,880 fee

- Staffing Level Increase (vs. Current Scope-of-Service) = 39 hrs./wk. (= 2,028 hrs./yr.)
- *Overview of Key Responsibilities and Duties:*

a. Maintenance: Conduct the necessary upkeep/cleaning of ALL facilities - clubhouses, fitness centers, pools, playgrounds, trash receptacles, pet stations, maintenance projects, fixing/replacing broken items such as light bulbs, AC filters, etc.

b. Grounds: Cleaning ALL facilities/common areas - blowing off debris from pool decks and parking lots of clubhouses, fitness centers, pools, playgrounds; trash receptacles, pet stations; cleaning/maintaining the appearance of ALL amenity areas.

c. Projects: Oversight, coordination, and administration (including procuring competitive bids and proposals) as needed of maintenance-related projects such as clubhouse painting, pool resurfacing, facilities equipment replacement, etc.

Seasonal Facilities Staffing

(2) Pool Monitors/day = 16 hrs./day x 2 facilities x 7 days/wk. x 15 weeks = \$89,600.00 fee

- Staffing Level Increase (vs. Current Scope-of-Service) = 2,820 hrs./yr.
- *Overview of Key Responsibilities and Duties:*

Monitoring of pool areas at ALL amenity centers to always maintain an enjoyable and safe environment; verify authorized facility usage; enforce policies; etc. during the most active pool season (estimated mid/late-May - early/mid-September).

TOTAL Fee = \$563,540.00 (Total additional staffing = 6,304 hrs./yr. = 3 FTE positions)

PRICING ALTERNATIVE

With a traditional "Fixed Rate" pricing approach, Vesta's contracted pricing is based on a projection of what our expenses will be specific to each contract for the coming year(s). Expenses include our on-site staff's gross wages, workers comp. insurance, eligible benefits, associated corporate burden, and more. We price our services to remain competitive in the general marketplace and the labor market, provide the highest level of service, and also try to earn some acceptable level of necessary profit. That said, with the continued uncertainty of the labor market and inflation, Vesta now has to create additional "margin" in our pricing to hedge against these key "uncertainties" and try to attain some level of profitability.

An alternative pricing model to consider is "Cost-Plus." With this approach, we'd invoice the District based on the actual wages and benefits (the "Cost") of our on-site staff serving Triple Creek. We add a flat-rate multiplier (the "Plus") to our invoice, to cover indirect expenses such as laptops, uniforms, insurance expense, corporate support, etc., as well as gross profit.

5 Main Advantages of Vesta's "Cost-Plus" Pricing Model

1. **Better transparency.** The District would know what compensation flows directly to the on-site personnel (to this end, a detailed payroll report is provided with each invoice), without also having the associated challenges and HR headaches of being the actual employer.
2. The District only pays for what it actually receives. If a position is temporarily vacant or operating hours are reduced, **any staffing-related savings that are realized will benefit the District**, with no need to request a subsequent credit and then adjust your financial results.
3. **Vesta is accountable for keeping the District within budget** as it relates to our contract, and we will estimate annual expenses for our services during your annual budget process.
4. **Staffing hours, levels-of-service, and scope-of-service can all be easily adjusted** by Board-approval - without a need to renegotiate the contract to accommodate modified preferences, or in response to economic pressures. This provides flexibility to alter your operating costs throughout the year, such as to hit a desired budget target; better address an operational/community need (for example, only needing 1 pool monitor each day rather than our proposed 2, or reducing staffing days or hours, or a combination of these); etc.
5. Your **on-site staff's potential compensation rates are variable (and key positions can be aligned with the Board's preferences)** For example: In the case of a management vacancy, multiple candidates with differing compensation levels may be considered by Vesta. A potential candidate with less experience could save the District money, whereas a more experienced and/or talented candidate would likely cost more but likely provide greater overall value. Either way, there is no incentive for Vesta to choose a less expensive option.

NOTE: Vesta has been offering this alternative pricing model that we call "Cost-Plus" for about 18 months now. **To date, every CDD that has chosen our "Cost-Plus" model has realized cost savings** vs. what they would have expended under a "Fixed Rate" model.



Vesta

Contact Us

245 Riverside Ave. #300
Jacksonville, FL 32202

Phone: 877-988-3782
Contact@VestaPropertyServices.com

CDDs:	MiraBay	Preserve at Wilderness Lake	Durbin Crossing	RiverTown
On-site Staffing	General Mgr. (FT)	Property Mgr. (FT)	General Mgr. (FT)	General Mgr. (FT)
	Clubhouse Mgr. (FT)	Lifestyle Dir. (FT)	Amenity Mgr. (FT)	Lifestyle Dir. (FT)
	Field Ops. Mgr. (FT)	Asst. Mgr. (FT)	Field Ops. Mgr. (FT)	Field Ops. Mgr. (FT)
	Program Director (FT)			Café Mgr. (FT)
	Janitorial (40 hrs./wk.)	Janitorial (40 hrs./wk.)	Janitorial (40 hrs./wk.)	Janitorial (40 hrs./wk.)
	Maintenance: 2 FT, 1 PT	Maintenance: 2 FT	Maintenance: 1 FT, 1 PT	Maintenance: 3 FT, 1 PT
	Lifeguards (seasonal)	Pool Monitors (seasonal)	Lifeguards (seasonal)	Lifeguards (seasonal)
	Café & Events Staff		Events Staff	Café & Events Staff
	Facility Attendants	Lodge Reps./Events Staff	Attendants/Monitors	Facility Attendants
No. of Homes:	1,300	948	2,600	2,800
Amenities:	2 separate Facilities (incl. Café)	1 Facility	2 separate Facilities	2 separate Facilities; adding 3rd in '24
2023 Amenity Mgt.				
Contract Value:	\$1m.+	\$500,000+	\$630,000 (Adding \$130,000 for more staffing in '24)	\$830,000+
Location:	Apollo Beach	Land O' Lakes	Jacksonville	Jacksonville
CDDs:	Solterra Resort	Fleming Island Plantation		
On-site Staffing	General Mgr. (FT)	Project Mgr. (FT)		
	Clubhouse/Asst. Mgr. (FT)	Lifestyle Dir. (FT)		
	Field Ops. Mgr. (FT)	Asst. Mgr. (FT)		
	Lifestyle Coord. (FT)			
	Janitorial (40 hrs./wk.)	Janitorial (40 hrs./wk.)		
	Maintenance: 2 FT, 1 PT	Maintenance: 2 FT, 1 PT		
	Lifeguards	Lifeguards (seasonal)		
	Café & Events Staff			
	Clubhouse Attendants	Facility Attendants		
No. of Homes:	1,184	2,200		
Amenities:	1 Facility (incl. waterpark & Cafe)	2 separate Facilities (incl. snack bar)		
2023 Amenity Mgt.				
Contract Value:	\$1m.+	\$700,000+		
Location:	Davenport	Jacksonville		

Tab 9

Industrial Shadeports Inc
 6600 NW 12th Ave, Suite 220
 Fort Lauderdale, FL 33309
 954-755-0661
 info@shadeports.com
 www.Shadeports.com



Estimate

ADDRESS

Steven Giovannello
 Vesta Property Services
 13013 Boggy Creek DR
 Riverview, FL 33579

SHIP TO

Steven Giovannello
 Triple Creek Club
 11920 Streambed DR
 Riverview, FL 33579

ESTIMATE # 2951

DATE 06/23/2023

EXPIRATION DATE 07/23/2023

NAME

Steven Giovannello

QTY	ACTIVITY	DESCRIPTION	AMOUNT
1	Hip Roof Design	60'L x 42'W x 10'H Powder Coated Steel Double Hip Roof Shadeport Structure. Structure is designed for direct embedment in concrete foundations.	60,269.00T
6	Painted Steel Columns	Steel Columns, Powder coated in a color to be advised by customer at time of order.	T
2	New Unit Shade Cover	Removable, high density polyethylene, UV stabilized woven shadecloth fabric, including all cable and hardware. Color choice to be confirmed at time of order.	T
1	Engineering	3 Sealed copies of Structural Engineering Drawings and Calculations (if required) for permitting. Drawings and calculations are signed and sealed by a State of Florida Licensed and Registered Structural Engineer. Current Site Plan and/or Survey must be furnished by the Customer. Special Inspectors, if required, will be an additional cost.	T
1	Permit Administration	Permit registration administration fee, not including any Municipal Fees (to be billed separately). Filing of notices to owner and/or Notice of Commencement by others.	T
1	Shadeport Installation	Install Shadeport Structure as per Engineering Specifications - No allowance for rock removal, dewatering, dumpster rental and unforeseen ground conditions, including tree roots, sprinkler systems and underground piping unless otherwise stated herein. An additional charge due to damaged existing steel structure (or restraining devices) will be billed at the current Service Rates as published by Industrial Shadeports, as will any delays beyond the control of Industrial Shadeports and/or the rental fee of any additional equipment that may be necessary to break through Coral. If soil testing is required to be done, this is to be done by others. Soil/rock will be left next to the finished foundation(s).	T
1	Dumpster Rental	Dumpster Rental for soil removal (if required). Excavated soil is normally left near the foundations for use by others elsewhere in the landscaping.	T

QTY	ACTIVITY	DESCRIPTION	AMOUNT
1	Equipment Rental	Any necessary special equipment (Cranes, Scissor Lifts, etc.)	T
1	Concrete	Fiber Reinforced Concrete	T
1	Concrete Pump	Concrete Pump	T
1	Payment Terms	50% deposit due upon acceptance of estimate, 50% due upon performance of work. Price is based on cash or check payment. Credit card payments will require an additional charge.	T
1	Delivery	4-6 Weeks after placement of order, receipt of deposit due and/or permit approval.	T
	FL Sales Tax Note	NOTE: Florida Sales Tax will be charged and collected unless a valid, current Florida Sales Tax Exemption Certificate is provided. Please submit your current certificate if claiming an Exemption.	T
	Price Guarantee	Ask about our Low Price Guarantee! - We will meet or beat any price on the market at the time of order.	T
	Delivery Guarantee	Ask about our Quick Delivery Guarantee! - We will meet or beat any delivery time on the market at the time of order	T
	Qualifications	Industrial Shadeports is the original USA manufacturer and Installer of Shadeports / Shade Structures / Shade Sails. We have been manufacturing in Broward County and have been installing our own products around the Country, in the Carribbean, and in the Pacific Islands since first introducing the product to the US market in 1993. We have also been manufacturing in Miami-Dade County since 2006. Industrial Shadeports is a Certified General Contractor in the State of Florida Lic #CGC1525577. Industrial Shadeports has Certified Playground Safety Inspectors for all your shade needs. Industrial Shadeports is a Broward County Florida Certified County Business Enterprise (CBE). Industrial Shadeports is a Broward County Florida Certified Small Business Enterprise (SBE). We are also a Palm Beach County Florida Certified Small Business Enterprise (SBE). Miami Dade County provides reciprocity for the SBE Certifications.	T

ACCEPTANCE OF ESTIMATE: The above prices, conditions and specifications are hereby accepted. You are authorized to perform the work as specified. All units are custom made and all sales are final. Payments are to be made promptly as outlines in the estimate. Past due invoices are subject to a 1.5% monthly finance charge. Invoices turned over to a third party for collection are subject to a 33% collection fee plus any other applicable fees. Unit(s) shall remain the property of Industrial Shadeports until the order is paid in full. Florida Sales Tax will be collected if applicable. NOTE: ALL FABRIC MUST BE REMOVED IF AND WHEN A HURRICANE OR SNOW WARNING IS PREDICTED OR POSTED FOR THE AREA.

SUBTOTAL	60,269.00
TAX	4,520.18
TOTAL	\$64,789.18

Accepted By

Accepted Date

Tab 10

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
Resident Clubs – Application

Resident Clubs are an enhancement to the residents of the Triple Creek Community Development District (“*District*”). Clubs at the District are designed to help residents and paid users (together, “*Resident(s)*”), which shall have the same meaning as the term “*Patron(s)*” as defined in the District’s Policies Regarding District Amenity Facilities (the “*District’s Policies*”) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager’s Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. If approved, the District will communicate such approval or the reason for denial and next steps.

1. Proposed Club name: Triple Creek Pickleball (Club)
Group

2. Name of club leader/main contact: Emila Stevenson

3. Address of club leader/main contact: 13106 Monach Isles Dr

Phone Number (1): 615 335 5507 Phone Number (2): _____

Email address: emilastevenson@gmail.com

4. Is this a Resident Club as defined above? yes

5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)

Organize opportunities to play pickleball.

Future: organize tournaments

6. When, including how often, will your Club meet? (Date/Time/Frequency) _____

Saturdays @ 8:00 am to 10:00 am

7. Where do you anticipate your Club will want to meet? Tennis/Pickleball courts

8. The targeted audience for the Club is: all Residents

9. Please mark which categories are applicable to the Club or Interest Group:

Arts & Crafts

Community

Culture

Education

18. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

Yes No

Authority and Disclaimer

The Triple Creek Community Development District ("***District***") reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the Triple Creek Community Development District and its respective officers, agents, employees and contractors, from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club's use of the District's facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or any other statute or law.

The undersigned does hereby agree to these policies and acknowledges the disclaimer set forth above:

Name: Emila Stevenson Address: 13106 Monach Isles Dr

Print Name: Emila Stevenson Phone #: (615) 335-5507

Please return application to:

Triple Creek Community Development District
c/o Taylor Nielsen, District Manager
Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, FL 33578
(813) 533-2950

Social Recreation & Leisure Sports & Athletics Other

10. If a similar club already exists within the District, what distinguishes your club? _____

NA

11. How will you recruit members and encourage participation in Club activities? _____

Facebook/Social media

12. Will you be collecting dues or managing any funds associated with Club activities?

Yes No

13. Who will be responsible for the management and protection of the Club's financial funds?

N/A

14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness related or sports related activities.

Yes No

15. How will the Club and its activities be promoted? (Please list): _____

Social Media

16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)

Yes No

17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

①

Name: Mark Steel

Address: 13228 Jeter Creek Dr

Phone Number: 847-848-8686 Email Address: mst2829@outlook.com

②

Paul Wilcox
(517-745-4728
12819 Wildflower meadow
Dr.
pwilcox49@hotmail.com

Name: Usman Khalid

Address: 13011 Rain Lily Dr

Phone Number: 203-635-3177 Email Address:

} until he moves
he just got a job in
another state
osmankhalid@gmail.com

Tab 11

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Triple Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2023-08; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF JULY, 2023.

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 12

RESOLUTION 2023-09

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT); CONFIRMING THE DISTRICT'S PROVISION OF THE CAPITAL IMPROVEMENT PLAN AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2023 (SERIES 2023 PROJECT) BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2023 (SERIES 2023 PROJECT) SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Triple Creek Community Development District (the "District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements within the District, and to finance such improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors (the "Board") has previously adopted, after notice and public hearing, Resolution Nos. 2016-04, 2016-05, 2016-07 and 2017-11 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution Nos. 2016-07 and 2017-11, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on June 22, 2023 the District entered into a Bond Purchase Agreement whereby it agreed to sell \$2,095,000 of its Special Assessment Bonds, Series 2023 (Series 2023 Project) (the "Series 2023 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution Nos. 2016-07 and 2017-11, the District desires to set forth the particular terms of the sale of the Series 2023 Bonds and confirm the lien of the special assessments securing the Series 2023 Bonds.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and Resolution Nos. 2016-07 and 2017-11.

SECTION 2. FINDINGS. The Board of Supervisors of the Triple Creek Community Development District hereby finds and determines as follows:

(a) On i) May 24, 2016, the District, after due notice and public hearing, adopted Resolution 2016-07, ii) November 29, 2016 adopted Resolution 2017-11, which, among other things, equalized, approved, confirmed and levied special assessments on property within the District benefitting from the infrastructure improvements authorized by the District. These resolutions collectively provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within the District, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Supplemental Engineer's Report*, dated March 21, 2023, which is attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the District's capital improvement plan relative to Village O within the District, a portion of which is to be financed with the Series 2023 Bonds (the "Series 2023 Project"). The District hereby confirms that the Series 2023 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed, and the District ratifies its use in connection with the sale of the Series 2023 Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report for the Series 2023 Bonds*, dated June 22, 2023, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Assessment Methodology Report for the District to the actual terms of the Series 2023 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed, and the District ratifies its use in connection with the sale of the Series 2023 Bonds.

(d) The Series 2023 Project will specially benefit all of the developable acreage within the Series 2023 Assessment Area (as such term is defined in the Ninth Supplemental Trust Indenture, as hereinafter defined). It is reasonable, proper, just and right to assess the portion of the costs of the Series 2023 Project financed, in part, with the Series 2023 Bonds to the specially benefited properties within the District, as set forth in Resolution Nos. 2016-07 and 2017-11 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2023 BONDS. As provided in Resolution Nos. 2016-07 and 2017-11, this Resolution is intended to set forth the terms of the Series 2023 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2023 Bonds, in a par amount of \$2,095,000 shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto.

The final payment on the Series 2023 Bonds shall be due on November 1, 2053. The sources and uses of funds of the Series 2023 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2023 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2023 Bonds on the developable land within the Series 2023 Assessment Area shall be the principal amount due on the Series 2023 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2023 Bonds are secured solely by the Series 2023 Pledged Revenues (as defined in the Ninth Supplemental Trust Indenture) and the lien against lands within the Series 2023 Assessment Area.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2023 BONDS.

(a) The special assessments for the Series 2023 Bonds shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on a per acre basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2023 Bonds. The estimated costs of collection of the special assessments for the Series 2023 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2023 Bonds includes all developable land within the Series 2023 Assessment Area, as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Series 2023 Project and reallocate the special assessments securing the Series 2023 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated June 1, 2012 and the *Ninth Supplemental Trust Indenture*, dated July 1, 2023 (the "Ninth Supplemental Indenture"), each by and between the District and The Bank of New York Mellon Trust Company, National Association, as trustee, the District shall begin annual collection of special assessments for the Series 2023 Bonds debt service payments using the methods available to it by law. Debt service payments consisting of annual installments of principal and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Hillsborough County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service on the Series 2023 Bonds.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution Nos. 2016-07 and 2017-11, there may be required from time to time certain True-Up payments. As lands are platted within the District, the special assessments securing the Series 2023 Bonds shall be allocated as set forth in Resolution Nos. 2016-07 and 2017-11, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 9 of Resolution No. 2016-07. The True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2023 Bonds only to the credit of the Series 2023 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Ninth Supplemental Indenture governing the Series 2023 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the District in the District's Improvement Lien Book. The special assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution Nos. 2016-07 and 2017-11, which remain in full force and effect. This Resolution and Resolution Nos. 2016-07 and 2017-11 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2023 Special Assessments securing the Series 2023 Bonds in the Official Records of Hillsborough County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED and **ADOPTED** this 18th day of July, 2023.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report*, dated March 21, 2023

Exhibit B: *Final Supplemental Special Assessment Allocation Report for the Series 2023 Bonds*, dated June 22, 2023

Exhibit C: Maturities and Coupon of Series 2023 Bonds

Exhibit D: Sources and Uses of Funds for Series 2023 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2023 Bonds

Exhibit A

Supplemental Engineer's Report, dated March 21, 2023

Exhibit B

***Final Supplemental Special Assessment Allocation Report for the Series 2023 Bonds,
dated June 22, 2023***

Exhibit C

Maturities and Coupon of Series 2023 Bonds

BOND PRICING

Triple Creek Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2030	245,000	4.625%	4.625%	100.000
Term 2:	05/01/2043	760,000	5.250%	5.350%	98.780
Term 3:	05/01/2053	1,090,000	5.500%	5.550%	99.266
		2,095,000			

Dated Date	07/20/2023	
Delivery Date	07/20/2023	
First Coupon	11/01/2023	
Par Amount	2,095,000.00	
Original Issue Discount	-17,272.60	
Production	2,077,727.40	99.175532%
Underwriter's Discount	-41,900.00	-2.000000%
Purchase Price	2,035,827.40	97.175532%
Accrued Interest		
Net Proceeds	2,035,827.40	

Exhibit D

Sources and Uses of Funds for Series 2023 Bonds

SOURCES AND USES OF FUNDS

Triple Creek Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)

Sources:

Bond Proceeds:	
Par Amount	2,095,000.00
Original Issue Discount	-17,272.60
	<hr/>
	2,077,727.40

Uses:

Other Fund Deposits:	
DSRF (50% MADS)	71,656.25
Delivery Date Expenses:	
Cost of Issuance	156,750.00
Underwriter's Discount	41,900.00
	<hr/>
	198,650.00
Other Uses of Funds:	
Construction Fund	1,807,421.15
	<hr/>
	2,077,727.40

Exhibit E

Annual Debt Service Payment Due on Series 2023 Bonds

BOND DEBT SERVICE

Triple Creek Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2023			31,192.52	31,192.52	31,192.52
05/01/2024	30,000	4.625%	55,590.63	85,590.63	
11/01/2024			54,896.88	54,896.88	140,487.51
05/01/2025	30,000	4.625%	54,896.88	84,896.88	
11/01/2025			54,203.13	54,203.13	139,100.01
05/01/2026	35,000	4.625%	54,203.13	89,203.13	
11/01/2026			53,393.75	53,393.75	142,596.88
05/01/2027	35,000	4.625%	53,393.75	88,393.75	
11/01/2027			52,584.38	52,584.38	140,978.13
05/01/2028	35,000	4.625%	52,584.38	87,584.38	
11/01/2028			51,775.00	51,775.00	139,359.38
05/01/2029	40,000	4.625%	51,775.00	91,775.00	
11/01/2029			50,850.00	50,850.00	142,625.00
05/01/2030	40,000	4.625%	50,850.00	90,850.00	
11/01/2030			49,925.00	49,925.00	140,775.00
05/01/2031	40,000	5.250%	49,925.00	89,925.00	
11/01/2031			48,875.00	48,875.00	138,800.00
05/01/2032	45,000	5.250%	48,875.00	93,875.00	
11/01/2032			47,693.75	47,693.75	141,568.75
05/01/2033	45,000	5.250%	47,693.75	92,693.75	
11/01/2033			46,512.50	46,512.50	139,206.25
05/01/2034	50,000	5.250%	46,512.50	96,512.50	
11/01/2034			45,200.00	45,200.00	141,712.50
05/01/2035	50,000	5.250%	45,200.00	95,200.00	
11/01/2035			43,887.50	43,887.50	139,087.50
05/01/2036	55,000	5.250%	43,887.50	98,887.50	
11/01/2036			42,443.75	42,443.75	141,331.25
05/01/2037	60,000	5.250%	42,443.75	102,443.75	
11/01/2037			40,868.75	40,868.75	143,312.50
05/01/2038	60,000	5.250%	40,868.75	100,868.75	
11/01/2038			39,293.75	39,293.75	140,162.50
05/01/2039	65,000	5.250%	39,293.75	104,293.75	
11/01/2039			37,587.50	37,587.50	141,881.25
05/01/2040	65,000	5.250%	37,587.50	102,587.50	
11/01/2040			35,881.25	35,881.25	138,468.75
05/01/2041	70,000	5.250%	35,881.25	105,881.25	
11/01/2041			34,043.75	34,043.75	139,925.00
05/01/2042	75,000	5.250%	34,043.75	109,043.75	
11/01/2042			32,075.00	32,075.00	141,118.75
05/01/2043	80,000	5.250%	32,075.00	112,075.00	
11/01/2043			29,975.00	29,975.00	142,050.00
05/01/2044	85,000	5.500%	29,975.00	114,975.00	
11/01/2044			27,637.50	27,637.50	142,612.50
05/01/2045	90,000	5.500%	27,637.50	117,637.50	
11/01/2045			25,162.50	25,162.50	142,800.00
05/01/2046	95,000	5.500%	25,162.50	120,162.50	
11/01/2046			22,550.00	22,550.00	142,712.50
05/01/2047	100,000	5.500%	22,550.00	122,550.00	
11/01/2047			19,800.00	19,800.00	142,350.00
05/01/2048	105,000	5.500%	19,800.00	124,800.00	
11/01/2048			16,912.50	16,912.50	141,712.50
05/01/2049	110,000	5.500%	16,912.50	126,912.50	
11/01/2049			13,887.50	13,887.50	140,800.00
05/01/2050	115,000	5.500%	13,887.50	128,887.50	
11/01/2050			10,725.00	10,725.00	139,612.50

BOND DEBT SERVICE

Triple Creek Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2051	125,000	5.500%	10,725.00	135,725.00	
11/01/2051			7,287.50	7,287.50	143,012.50
05/01/2052	130,000	5.500%	7,287.50	137,287.50	
11/01/2052			3,712.50	3,712.50	141,000.00
05/01/2053	135,000	5.500%	3,712.50	138,712.50	
11/01/2053					138,712.50
	2,095,000		2,166,064.43	4,261,064.43	4,261,064.43

Tab 13



**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL ENGINEER'S REPORT**

SPECIAL ASSESSMENT BONDS, SERIES 2023 (VILLAGE O)

PREPARED BY:

This item has been digitally signed and sealed by Kyle L. Thornton, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**KYLE L. THORNTON, PE. 60279
VICE PRESIDENT
HALFF ASSOCIATES, INC.
1000 NORTH ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA 33602**

MARCH 21, 2023



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FIGURE

Figure 1 - CDD Vicinity Map 3

EXHIBITS

- Exhibit A - Legal Description Series 2023 Project (Village O) Area
- Exhibit B - Proposed Master Site Plan

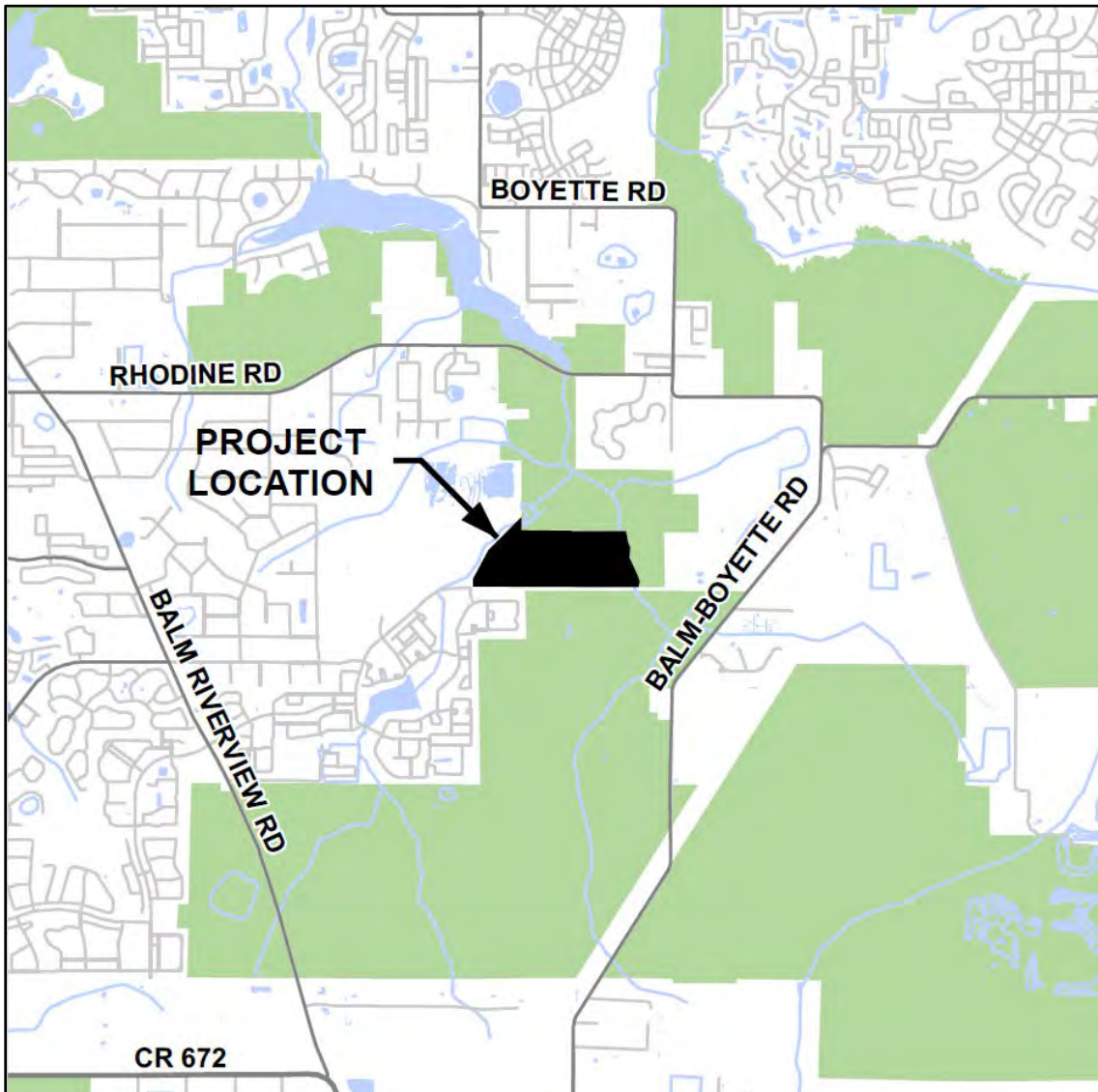
1. INTRODUCTION

The purpose of this Supplemental Report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Triple Creek Community Development District (“District” or “CDD”), specifically Village O.

2. GENERAL SITE DESCRIPTION

The District is located entirely within the Riverview area of unincorporated Hillsborough County, Florida, and consists of approximately 1,176+/- acres of land. **Figure 1** below shows the general location of the District CIP for Village O.

Figure 1 – CIP VICINITY MAP





The District is a master-planned community authorized pursuant to the “Triple Creek” Planned Development zoning (PD 98-812; PRS 20-0002) and “Rhodine Borrow Pit” Planned Development zoning (PD 18-0304; MM 19-1172) to allow up to 2,316 single family residential units with a mix of office and commercial uses.

The District is generally divided into Villages. At this time only Village O remains to be constructed. The 2023 CIP is to issue bonds to finance the infrastructure for only Village O, planned for 64 detached single family residential units. The project area includes approximately 30 acres, excluding the existing public right of way for Triple Creek Boulevard.

3. 2023 CAPITAL IMPROVEMENTS PLAN

The Series 2023 Project (Village O) CIP is intended to provide public infrastructure improvements for certain lands within the District planned for 64 detached single-family homes to be developed in a single phase. A legal description for the “**Series 2023 Project (Village O)**”, upon which the District will levy debt assessments to secure the District’s bond issuance, is shown in **Exhibit A**.

The proposed master site plan for the District is attached as **Exhibit B** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following chart shows the planned product types and land uses for Village O:

Product Type	(Village O)Number of Units
Single Family 70'	64
TOTALS	64



The Series 2023 Project (Village O) CIP infrastructure includes:

Roadway Improvements

The Series 2023 Project (Village O) CIP includes subdivision roads within the District and the extension of Triple Creek Boulevard within existing Public Right of Way. Generally, all subdivision roads will be 2-lane un-divided roads. However Triple Creek Boulevard is a 2-lane undivided collector road with bike lanes. All roads include the roadway asphalt, base, subgrade, roadway curb and gutter, striping and signage. Also included are sidewalks and/or trails within rights-of-way abutting common areas, including both sides of Triple Creek Boulevard and any sidewalks or trails on CDD land. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with Hillsborough County standards.

All internal roadways to the Phase and Triple Creek Boulevard may be financed by the District and will be transferred to the County for ownership, operation and maintenance or may be owned by the CDD.

There are no impact fee credits associated with the construction of any of the roadways within the Series 2023 Project (Village O) CIP area.

Stormwater Management System

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open ponds/lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to Tampa Bay via the Bell Creek prong of the Alafia River. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District and Hillsborough County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

Water and Sewer/Wastewater Utilities

As part of the Series 2023 Project (Village O) CIP, the District intends to construct and/or acquire water, sewer and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within right-of-ways and used for potable water service and fire protection. Water main connections will be made to existing stubouts from the public water main in the adjacent right of way (Triple Creek Boulevard).

Village O will connect to wastewater infrastructure previously constructed by Phase 1 of the District will require a new public sewerage lift station.

The foregoing utilities systems will be completed by the District and either fully or partially dedicated to the County for operation and maintenance.

There are no impact fee credits associated with the construction of any of the utilities.



Hardscape, Landscape, and Irrigation

The District will construct and/or install certain landscaping, irrigation and hardscaping within District common areas and right-of-ways. The irrigation system water source may include reuse/reclaimed water, surface water, well water and/or potable water as required.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but in most cases exceed the requirements with enhancements for the benefit of the community.

Funding and installation of these improvements may be via the CDD, Land Owner, Developer or Home Builder. All such landscaping, irrigation and hardscaping installed within right of way or on CDD land will be owned and maintained by the CDD. The CDD will not own or maintain any landscaping or irrigation on privately owned property.

Street Lights / Undergrounding of Electrical Utility Lines

Street lights are not included within the CIP, but instead may be leased through an agreement with TECO, in which case the District would fund the street lights through an annual operations and maintenance assessment.

The Series 2023 Project (Village O) CIP does not include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any conduit, lines and utility appurtenances located in such areas would be owned by TECO or other utility providers and not paid for by the District as part of the Series 2023 Project (Village O) CIP.

Recreational Amenities

The Series 2023 Project (Village O) CIP includes partial funding to be allocated to the construction of a minor amenity center for the community, which upon completion will be owned and operated by the District. This facility may be funded all or in part by the District. Alternatively, the developer may elect to finance all or portions of the amenity center and facilities and convey them to a homeowner's association or the District for ownership, operation and maintenance upon completion.

It is anticipated that this facility will be constructed consisting of a pool and cabana with no conditioned interior spaces. This facility is intended to be constructed on land that was previously set aside and served as part of the Series 2021 Project for Villages N and P and may also utilize funding from the issuance of bonds for that project.

An additional hybrid use facility will be constructed on land that was previously set aside and served as part of the Series 2021 Project for Villages Q and R . This facility is required by the project zoning to allow for 'retail uses' and may serve as an additional amenity benefitting the District residents. Portions of the Series Project (Village O) CIP may be proportionally allocated towards that project.



Environmental Conservation/Mitigation

There are no mitigation requirements for this phase.

Land Acquisition

As part of the Series 2023 Project (Village O) CIP, the District may acquire between 2 to 5 acres of land, generally expected to be reserved as wetland conservation or upland preservation areas.

Off-Site Improvements

Offsite improvements include roadway improvements for the extension of Triple Creek Boulevard, including required street trees. This improvement is intended to be constructed concurrent with Village O.

There are no impact fee credits associated with the construction of any of the off-site improvements.

Professional Services

The Series 2023 Project (Village O) CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, gopher tortoise relocation expenses and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

As noted, the District’s CIP functions as a system of improvements benefitting all lands within the District. All of the foregoing improvements are required by applicable development approvals.

The following table shows who will finance, own and operate the various improvements of the Series 2023 Project (O) CIP:

<u>Facility Description</u>	<u>Financing</u>	<u>O&M Entity</u>
Public Roadways	CDD	CDD/County
Stormwater Management	CDD	CDD
Utilities (Water, Sewer, Wastewater)	CDD	County
Hardscape/Landscape/Irrigation	CDD/HOA/Other	CDD
Street Lighting	n/a	TECO/CDD
Undergrounding of Electrical Conduit	Homebuilder / Developer / Other	TECO
Recreational Amenities	CDD / Developer	CDD
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Improvements	CDD	County



4. PERMITTING/CONSTRUCTION COMMENCEMENT

The District intends to design and permit this phase over a period of approximately 9-15 months. The Construction Plans for “Village O” have been approved and all permits have been issued.

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5.1 shown below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5.1 are reasonable and consistent with market pricing for the Series 2023 Project (Village O) CIP.

Facility Description	Series 2023 Project (Village O) CIP
Roadway	\$670,000
Water Management & Control	\$536,000
Water Supply	\$229,000
Wastewater Management	\$634,000
Hardscape/Landscape/Irrigation	\$300,000
<i>Amenity/Recreation</i>	<i>\$200,000</i>
Off-Site Improvements	\$943,000
20% Contingency and Professional Fee Allowance	<i>\$700,000</i>
TOTAL	\$4,212,000

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

6. CONCLUSIONS

The Series 2023 Project (Village O) CIP, as outlined above, will be designed in accordance with current governmental regulations and requirements. The Series 2023 Project (Village O) CIP are necessary for the functional development of the District as a master series of improvements which includes prior phases within the District. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the proposed design and necessary permits.

The permits referred to above are generally the development related regulatory permits necessary to functionally complete Villages O. The listing does not include every permit as many regulatory agencies have subordinate commenting agencies. There is no current reason to believe such permits will not be obtained within timeframes typical for each respective regulatory agency.

The estimated cost to Series 2023 Project (Village O) CIP as indicated above in my professional opinion are reasonable based on prices currently being experienced in Hillsborough County,



Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure. The estimates are not to be considered a guaranteed maximum price but are based upon typical prices for similar items of work and the quantities as represented on the Master Plan. The labor market, future costs of equipment and materials and the actual construction process are all beyond my control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Accordingly, the Series 2023 Project (Village O) CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Furthermore, all of the improvements comprising the Series 2023 Project (Village O) CIP are required by applicable development approvals. The Series 2023 Project (Village O) CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Series 2023 Project (Village O) CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course. The reasonably expected economic life of the Series 2023 Project (Village O) CIP is anticipated to be at least 20+ years. The assessable property within the District will receive a special benefit from the Series 2023 Project (Village O) CIP that is at least equal to such costs and the Series 2023 Project (Village O) CIP will function as a system of improvements benefitting all lands within the District.

LEGAL DESCRIPTION: (per title commitment)

A parcel of land lying in Section 1, Township 31 South, Range 20 East, and Section 6, Township 31 South, Range 21 East Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of said Section 1, also being the Southwest corner of said Section 6, run thence along the East boundary of said Section 1, N 00°16'00" E, a distance of 100.00 feet to the North right-of-way line of Triple Creek Boulevard Extension (100' Public Right-of-way), as recorded in Official Records Book 5000, Page 542 of the of the Public Records of Hillsborough County, Florida and the POINT OF BEGINNING; thence along said North right-of-way line, N 89°56'52" W, a distance of 1327.22 feet to the Southerly extension of the Easterly boundary of a Conservation Easement as recorded in Official Records Book 18006, Page 1334 of the Public Records of Hillsborough County, Florida; Thence along said Easterly boundary and its Southerly extension thereof, N 00°45'46" W, a distance of 875.35 feet; thence leaving said Easterly boundary, S 89°55'47" E, a distance of 427.84 feet; thence S 00°03'23" W, a distance of 280.21 feet; thence S 89°56'37" E, a distance of 372.60 feet; thence N 42°59'21" E, a distance of 120.55 feet; thence S 89°56'37" E, a distance of 160.39 feet; thence S60°14'13" E, a distance of 140.34 feet; thence S 86°28'25" E, a distance of 93.86 feet; thence N 45°00'00" E, a distance of 140.00 feet; thence N 29°43'33" E, a distance of 72.56 feet; thence N 29°43'33" E, a distance of 75.15 feet; thence N 32°12'38" E, a distance of 92.44 feet; thence N 49°24'41" E, a distance of 82.56 feet; thence S87°39'51" E, a distance of 164.50 feet; thence S 45°02'09" E, a distance of 179.07 feet; thence S 45°00'00" E, a distance of 191.54 feet; thence S 45°00'00" W, a distance of 523.55 feet; thence S 00°15'47" W, a distance of 329.48 feet to the North right-of-way line of said Triple Creek Boulevard Extension; thence along said North right-of-way line, N 89°44'01" W, a distance of 258.38 feet to the POINT OF BEGINNING

Containing 29.807 Acres,

MATCH-LINE THIS SHEET



VILLAGE Q
62 - 40' LOTS
106 - 50' LOTS
65 - 60' LOTS

VILLAGE P
[148 LOTS]
89 - 50' LOTS
59 - 40' LOTS

VILLAGE N
[159 LOTS]
68 - 50' LOTS
91 - 60' LOTS

VILLAGE M
- 40' LOTS (FL)
126 - 50' LOTS
39 - 60' LOTS

VILLAGE I
72 - 40' RL LOTS
91 - 50' FL LOTS

VILLAGE J
24 - 40' RL LOTS
33 - 50' FL LOTS
19 - 60' FL LOTS

VILLAGE D
VILLAGE C

VILLAGE K
(ALL ALLEY LOADED)
22 - 40' RL LOTS
36 - 50' LOTS
BLUE HULLER TR.

PHASE 1

VILLAGE L
(ALL ALLEY LOADED)
36 - 40' RL LOTS

VILLAGE B
AMENITY CENTER
VILLAGE A

VILLAGE R
36 - 60' LOTS

VILLAGE O
64 - 70' x 120' LOTS

LOT MIX

- 40 FOOT FRONT & REAR LOAD
- 50 FOOT CONVENTIONAL
- 60 FOOT CONVENTIONAL
- 70 FOOT CONVENTIONAL

VILLAGE H
137 - 50' LOTS
33 - 60' LOTS

VILLAGE G2
57 - 50' LOTS
53 - 60' LOTS

VILLAGE G1
50 - 50' LOTS
26 - 60' LOTS

VILLAGE F1
52 - 50' LOTS
22 - 60' LOTS

VILLAGE F2
85 - 50' LOTS
13 - 60' LOTS

VILLAGE E
116 - 50' LOTS
91 - 60' LOTS

ELEMENTARY SCHOOL

AMENITY CENTER



1000 N. ASHLEY DRIVE
SUITE 500, TAMPA, FL 33604
www.HALFF.com
813.603.4350



Tab 14



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Triple Creek Community Development District

Final Supplemental Special Assessment Allocation Report

Special Assessment Bonds,
Series 2023 (Series 2023 Project)

June 22, 2023

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

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I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds to finance a capital infrastructure project by the Triple Creek Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District plans to issue Special Assessment Bonds, Series 2023 (Series 2023 Project) (the “Series 2023 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology to allocate the special assessments expected to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“Capital Improvement Plan” (or **“CIP”**) – Construction and/or acquisition of public infrastructure planned for the District. The total cost for the CIP is estimated to be \$82,808,587, as specified in the District Engineer’s Amended and Restated Master Capital Improvement Plan, dated April 11, 2016, as amended by the First Amendment dated June 15, 2021 and further supplemented by the Triple Creek Community Development District Supplemental Engineer’s Report dated March 21, 2023.

“District” – Triple Creek Community Development District.

“District Engineer” – Halff Associates, Inc.

“End User” - The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

“Engineer’s Report” – That certain Amended and Restated Master Capital Improvement Plan, dated April 11, 2016, as amended by the First Amendment dated June 15, 2021 and further supplemented by the Triple Creek Community Development District Supplemental Engineer’s Report dated March 21, 2023.

“Equivalent Assessment Unit” (“**EAU**”) – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indenture” - The Master Trust Indenture dated as of June 1, 2012, the Ninth Supplemental Trust Indenture dated as of July 1, 2023.

“Landowner” – TC Venture 1, LLC, a Delaware limited liability company.

“Master Report” – The Master Special Assessment Allocation Report dated May 17, 2016, as amended by the First Amendment dated August 17, 2021.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.



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“Series 2023 Assessments” – Special assessments levied to secure repayment of the District’s Series 2023 Bonds.

“Series 2023 Assessment Area” – An assessment area, consisting of +/- 29.807 acres within Village O, and is expected to contain 64 residential units.

“Series 2023 (Series 2023 Project) Bonds” – The \$2,095,000 Special Assessment Bonds, Series 2023 (Series 2023 Project).

“Unplatted Parcels” – Undeveloped lands or Villages not yet subject to a recorded plat or in their final end-use configuration.

“Series 2023 Project” – A portion of the total CIP, partially funded with the proceeds of the Series 2023 Bonds, as described in the Supplemental Engineer’s Report dated, February 17, 2023. The Anticipated construction costs are estimated to be \$4,212,000.

III. DISTRICT INFORMATION

The District, which was established on May 11, 2007 by Hillsborough County Ordinance #07-14, is located in southeastern Hillsborough County, Florida, and originally encompassed approximately 990.73 acres. On October 16, 2020, the District boundary was amended by Ordinance 21-6 adding approximately 180.38 acres to the District Lands and removing approximately 14.64 acres (collectively, the "Boundary Amendment Parcels"), for an amended area of approximately 1,176.38 acres. The development that comprises the District is currently planned for approximately 2,314 residential units and various non-residential uses.

The last phase of development will be the 64 Units planned for Village O of the District, which will be subject to the Series 2023 Assessments. See Table 1 for the preliminary development plan.

IV. SERIES 2023 PROJECT

Pursuant to the District’s Master Engineer’s Report, the total Capital Improvement Plan to be constructed and/or acquired by the District includes, but is not limited to, roadways, water management and control, water supply, wastewater management, recreation and landscape/hardscape, and is estimated to cost \$82,808,587. See the Master Report for more detailed information about the District’s Capital Improvement Plan. The Series 2023 Project, a subset of the total CIP, includes a portion of the public infrastructure necessary for development of the Series 2023 Assessment Area at an estimated cost of \$4,212,000, of which a portion is expected to be funded with the proceeds of Series 2023 Bonds. See Table 2, as well as the Triple Creek Community Development District Supplemental Engineer’s Report dated March 21, 2023, for more detailed information. The balance of the CIP may be funded by future bonds, the Landowner, third party landowners or other funding sources.



V. SERIES 2023 BONDS AND ASSESSMENTS

In order to provide for the Series 2023 Project funding described in section IV above, the District plans to issue the Series 2023 (Series 2023 Project) Bonds (the “Series 2023 Bonds”) in the principal amount of \$2,095,000, which will be secured by the pledged revenues derived primarily from the Series 2023 Assessments. The Series 2023 Assessments will initially be levied in the annual amount of \$143,312.50 and shall be structured in the same manner as the Series 2023 Bonds, so that revenues from the Series 2023 Assessments are sufficient to fulfill the debt service requirements for the Series 2023 Bonds.

The Series 2023 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2053. The first scheduled payment of principal and coupon interest will be due on May 1, 2024. The annual principal payment will be due each May 1 thereafter until final maturity.

The Series 2023 Assessments will initially be levied on the 29.807 acres in the Series 2023 Assessment Area within the District. The Series 2023 Assessments are expected to ultimately be assigned to the 64 Platted Units planned for development. It is expected that Series 2023 Assessment installments assigned to the Platted Units will be collected via the Hillsborough County property tax bill process (Uniform Method).¹ Accordingly, the Series 2023 Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The Unplatted Parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. ASSESSMENT ALLOCATION – SERIES 2023 ASSESSMENTS

The Series 2023 Assessments are expected to ultimately be allocated to the 64 Platted Units, as shown on Table 5. The Series 2023 Assessments are allocated based on an EAU methodology, as defined in the Master Report, and as allocated, the Series 2023 Assessments fall within the cost/benefit thresholds and are fairly and reasonably allocated.

Table 5 reflects the Series 2023 Assessments per Platted Unit. The Series 2023 Assessments will initially be levied on the approximately 29.807 acres within the Series 2023 Assessment Area on an equal assessment per acre basis. As land is either sold in bulk to the third parties, or as land is platted or otherwise subdivided into Platted Units, the Series 2023 Assessments will be assigned to the gross acres within the Series 2023 Assessment Area or assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Series 2023 Assessments encumbering the Unplatted Parcels by a corresponding amount. The Series 2023 Assessments are expected to be assigned to 64 Platted Units within the Series 2023

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



Assessment Area.

In the event an Unplatted Parcel is sold to a party not affiliated with the developer, Series 2023 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total Series 2023 Assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Series 2023 Assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting). If such property is sold to a unit of local government, any debt assigned to such property must be satisfied prior to such transfer by way of a true-up payment.

The Series 2023 Assessment Roll is located on page A-5.

VII. PREPAYMENT AND TRUE-UP OF SERIES 2023 ASSESSMENTS

The Series 2023 Assessments encumbering a Unplatted Parcel or Platted Unit may be prepaid in full at any time, without penalty, together with interest at the rate on the Series 2023 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the Unplatted Parcel or Platted Unit being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2023 Assessment program is predicated on the development of Platted Units in the manner described in Table 1. However, if a change in development results in a net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. In order to ensure that the District's debt will not build up on the Unplatted Parcels within the Series 2023 Assessment Area, the District shall conduct the following true-up test at the time of the approval of each plat within the Series 2023 Assessment Area. The test is that the debt per acre remaining on the developable Unplatted Parcels is never allowed to increase above the initial maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the par amount of the Series 2023 Bonds divided by the number of gross acres within the Series 2023 Assessment Area. For further detail on the true-up process, please refer to the True-up Agreement being entered into in connection with the issuance of the Series 2023 Bonds.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.



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VIII. ADDITIONAL STIPULATIONS

Certain financing, development and engineering data was provided by members of District staff, the District Underwriter, District Engineer, and Landowner. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc. does not represent the Triple Creek Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Triple Creek Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

ALLOCATION METHODOLOGY



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**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT)**

TABLE 1: PRELIMINARY SERIES 2023 DEVELOPMENT PLAN

<u>PRODUCT</u>	<u>TOTAL</u>	
Single Family 70'	64	Units
	<u>64</u>	

**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT)**

TABLE 2: TOTAL SERIES 2023 PROJECT COST DETAIL

DESCRIPTION	SERIES 2023 PROJECT
Roadway	\$670,000
Water Management & Control	\$536,000
Water Supply	\$229,000
Wastewater Management	\$634,000
Landscape/Hardscape/Recreation	\$300,000
Amenity/Recreation	\$200,000
Off-site Improvements	\$943,000
20% Professional Services/Contingency	\$700,000
Total Series 2023 Project Costs	\$4,212,000
Series 2023 Project Costs Funded by Series 2023 Bonds	\$1,807,421
Remaining Series 2023 Project costs funded by the Landowner	\$2,404,579
Total Series 2023 Project Costs:	\$4,212,000

NOTE: Infrastructure cost estimates provided by District Engineer.

**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT)**

TABLE 3: FINANCING INFORMATION - SERIES 2023 BONDS

Issuance Date	July 20, 2023
Final Maturity	May 1, 2053
Average Coupon Rate	5.41%
Maximum Annual Debt Service (MADS)	\$143,312.50

SOURCES:

PAR AMOUNT		\$2,095,000.00
Original Issue Discount		(\$17,272.60)
Total Proceeds		\$2,077,727.40

USES:

Project Fund		(\$1,807,421.15)
DSRF (50% MADS)		(\$71,656.25)
Underwriter's Discount		(\$41,900.00)
Cost of Issuance		(\$156,750.00)
Total Uses		(\$2,077,727.40)

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - SERIES 2023 ASSESSMENTS ⁽¹⁾

Average Coupon Rate		5.41%
Aggregate Initial Principal Amount		\$2,095,000
Aggregate Annual Installment		\$143,312.50
Estimated Collection Costs	2.00%	\$3,049.20 (2)
Estimated Early Payment Discount	4.00%	\$6,098.40 (2)
Total Annual Installment		\$152,460.11

(1) Ultimate collection schedule at the District's discretion.

(2) May vary as provided by law.

**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT)**

TABLE 5: ASSESSMENT ALLOCATION - SERIES 2023 ASSESSMENTS

<u>PRODUCT</u>	<u>UNITS ⁽¹⁾</u>	<u>PRODUCT TOTAL PRINCIPAL ⁽²⁾</u>	<u>PER UNIT TOTAL PRINCIPAL</u>	<u>PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾</u>	<u>PER UNIT ANNUAL INSTLMT. ⁽³⁾</u>
Single Family 70'	64	\$2,095,000.00	\$32,734.38	\$152,460.11	\$2,382.19
	64	\$2,095,000.00		\$152,460.11	

⁽¹⁾ Assessments will be assigned on a first-platted first-assessed basis. Series 2023 Assessments will initially be levied over all the unplatted land within the Series 2023 Assessment Area, and are expected to ultimately assign to the 64 units planned for Village O.

⁽²⁾ Product total shown for illustrative purposes only and are not fixed per product type.

⁽³⁾ Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT)**

ASSESSMENT LIEN ROLL			
PARCEL	ACREAGE ⁽¹⁾	SERIES 2023 PRINCIPAL / ACRE	SERIES 2023 ANNUAL INSTALLMENT / ACRE

Unplatted - Village O ⁽³⁾	29.807	\$70,285.50	\$5,114.91	⁽²⁾
Total	29.807	\$2,095,000.00	\$152,460.11	

(1) Reflecting total acreage within the Series 2023 Assessment Area.
 (2) Includes estimated county collection costs/payment discounts, which may fluctuate.
 (3) Series 2023 Assessment Area legal description attached.



DESCRIPTION: A parcel of land lying in Section 1, Township 31 South, Range 20 East, and Section 6, Township 31 South, Range 21 East Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of said Section 1, also being the Southwest corner of said Section 6, run thence along the East boundary of said Section 1, N 00°16'00" E, a distance of 100.00 feet to the North right-of-way line of Triple Creek Boulevard Extension (100' Public Right-of-way), as recorded in Official Records Book 5000, Page 542 of the of the Public Records of Hillsborough County, Florida and the **POINT OF BEGINNING**; thence along said North right-of-way line, N 89°56'52" W, a distance of 1327.22 feet to the Southerly extension of the Easterly boundary of a Conservation Easement, as recorded in Official Records Book 18006, Page 1334 of the Public Records of Hillsborough County, Florida; Thence along said Easterly boundary and its Southerly extension thereof, N 00°45'46" W, a distance of 875.35 feet; thence leaving said Easterly boundary, S 89°55'47" E, a distance of 427.84 feet; thence S 00°03'23" W, a distance of 280.21 feet; thence S 89°56'37" E, a distance of 372.60 feet; thence N 42°59'21" E, a distance of 120.55 feet; thence S 89°56'37" E, a distance of 160.39 feet; thence S 60°14'13" E, a distance of 140.34 feet; thence S 86°28'25" E, a distance of 93.86 feet; thence N 45°00'00" E, a distance of 140.00 feet; thence N 29°43'33" E, a distance of 72.56 feet; thence N 29°43'33" E, a distance of 75.15 feet; thence N 32°12'38" E, a distance of 92.44 feet; thence N 49°24'41" E, a distance of 82.56 feet; thence S 87°39'51" E, a distance of 164.50 feet; thence S 45°02'09" E, a distance of 179.07 feet; thence S 45°00'00" E, a distance of 191.54 feet; thence S 45°00'00" W, a distance of 523.55 feet; thence S 00°15'47" W, a distance of 329.48 feet to the North right-of-way line of said Triple Creek Boulevard Extension; thence along said North right-of-way line, N 89°44'01"W, a distance of 258.38 feet to the **POINT OF BEGINNING**

Containing 29.807 Acres,

Tab 15

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, June 20, 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:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Matthew O’Nolan	District Manager, Rizzetta & Company, Inc.
Steven Giovanniello	Clubhouse Manager, Vesta
Julie Cortina	Manager, Vesta
Kyle Thornton	DE; Halff
Lindsay Whelen	DC; Kutak Rock (by phone)
John Fowler	Landscape Inspection, Rizzetta & Company, Inc.
Paula Means	Representative, LMP

Audience

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Nielsen called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments on CDD assessment increases, the exercise class in the parking lot, pool monitors, pond spraying, and fishing policies.

THIRD ORDER OF BUSINESS

Staff Reports

A. Sitex Aquatics Report

Mr. Nielsen presented the Aquatics Report to the Board. The Board requested an update from Sitex on what product is used for shoreline spraying and what the purpose is, to address resident concerns relative to the native habitat.

B. Landscape Inspection Report and Responses

Mr. Fowler presented the Landscape Inspection Report and Ms. Means presented the Landscape Report Responses to the Board.

C. LMP Report

1. Consideration of LMP Proposals

Ms. Means presented the LMP Proposals to the Board.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #83503, in the amount of \$2,360.35, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #84097, in the amount of \$4,890, for the Triple Creek Community Development District.

On a Motion by Mr. Garces, seconded by Mr. Carlton, with all in favor, the Board approved the LMP Proposal #83531, in the amount of \$990, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #83518, in the amount of \$1,520, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #83517, in the amount of \$1,340, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #83516, in the amount of \$1,395, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #83514, in the amount of \$630, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #83504, in the amount of \$1,903.50, for the Triple Creek Community Development District.

D. Clubhouse Manager Report

Mr. Giovanniello presented his report to the Board.

The Board instructed Vesta to present staffing solutions/restructuring to address the current deficit in operational capacity, as get staffing in place that is needed soon as possible.

The Board instructed Vesta to fulfill the Social Events employee outlined in the service agreement.

E. District Counsel

Present. No report.

F. District Engineer

Present. No report.

F. District Manager

Mr. Nielsen communicated that the next regular meeting is scheduled for Tuesday, July 18, 2023 at 6:00 p.m.

The Board requested a security shade meeting following the next Board meeting in July.

1. Review of District Manager Report

Mr. Nielsen presented the District Manager Report to the Board for review.

2. Review of Financial Statement

Mr. Nielsen presented the Financial Statement to the Board for review.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Consideration of Direct Collection Agreement

Mr. Nielsen presented the Direct Collection Agreement to the Board for review.

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved the Direct Collection Agreement, for the Triple Creek Community Development District.

B. Presentation of opinion on repair costs for conveyance of HOA alleys

On a Motion by Mr. Stafford, seconded by Mr. Carlton, with all in favor, the Board instructed District Staff to take conveyance of the south and north alleys owned by the HOA, and obtain proposals for repair of those roads, for the Triple Creek Community Development District.

C. Consideration of Well Maintenance Contract

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the Accurate well maintenance proposal for services on a quarterly program, in the amount of \$4,800/year, for the Triple Creek Community Development District.

D. Consideration of Construction Easement for Village Q

On a Motion by Mr. Garces, seconded by Mr. Carlton, with all in favor, the Board approved the Construction Easement for Village Q, for the Triple Creek Community Development District.

E. Consideration of License Agreement – Learn Dance Easily

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved the License Agreement for “Learn Dance Easily”, for the Triple Creek Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 16, 2023 and the Operation and Maintenance Expenditures for May 2023

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the Board of Supervisors' Meeting Minutes from the meeting held on May 16, 2023, and the Operation and Maintenance Expenditures for May 2023, in the amount of \$243,629.79, for the Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

SUPERVISOR REQUESTS AND COMMENTS

Ms. Lewis requested the irrigation schedule for the dog park and editing of the Clubhouse report to color code aging items.

Ms. Rosado would like a proposal to remove the water features and replace them with geysers only.

Mr. Garces requested Clubhouse staff to get the flagpole that was previously approved to be installed, and also consideration of adding law enforcement for additional security.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Garces, seconded by Mr. Carlton, with all in favor, the Board adjourned the meeting at 8:03 p.m. for the Triple Creek Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 16