



Rizzetta & Company

# Triple Creek Community Development District

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**Board of Supervisors' Meeting  
April 7, 2026**

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

[www.triplecreekcdd.com](http://www.triplecreekcdd.com)

## **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

<b>District Board of Supervisors</b>	Marc Carlton James Barthle II Shannon Lewis David Stafford Stephanie Anastacio	Chairman Assistant Secretary Assistant Secretary Vice Chairman Assistant Secretary
<b>District Manager</b>	Matt O’Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan Bennett Davenport	Kutak Rock Law Kutak Rock Law
<b>District Engineer</b>	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**

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**Board of Supervisors  
Triple Creek Community  
Development District**

3/29/2026

Call In # 321-754-9488    Conf ID: 687 346 001#

**FINAL AGENDA**

**Dear Board Members:**

The workshop meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, April 7, 2026, at 6:00 p.m.** at the **Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.** The following is the final agenda for this meeting:

**REGULAR MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. Amenity Manager Update ..... Tab 1
  - C. District Manager
- 4. BUSINESS ADMINISTRATION**
- 5. BUSINESS ITEMS**
  - A. Discussion of Proposed Budget for FY 26/27
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Sincerely yours,  
*Matt O'Nolan*  
District Manager

Tab 1



Kelly Wilson, General Manager

**Board Report – Tuesday, April 7, 2026**

**Amenity Office Updates:**

- **Extended deadline** - Brivo account updates – All residents must have an image included in their Amenity Access Profile. We recently sent detailed instructions to residents with instructions on how to determine if they have a photo associated with their profile. Residents that are missing a profile image have until Tuesday, March 31 to stop by the office and take a quick photo. The process takes less than 5 minutes. Residents that do not comply will result in a temporary loss of amenity access until accounts are updated with required details.
- Later Spring/ Early Summer - We look forward to incorporating a main Monthly, Newsletter printed & available throughout the community at multiple facility centers – as well as emailed. Emailed weekly updates will follow throughout each month.

**Community Improvements / Updates:**

- The Hammock Clubhouse interior has been updated with fresh paint, new light fixtures, furniture, and window treatments.
- A new wicker couch with two chairs and a table was placed on the pool deck/ veranda area to replace the very old, falling apart, blue cushion, wicker furniture.

## Neighborhood Center / Triple Creek Fitness & Wellness

12586 Bergstrom Bay Dr.

- Project Development Underway
- Opening May 2026



*'Where Fitness, Wellness, & Community Come Together'*

***Our mission is to inspire residents of all fitness levels to move, connect, and thrive through modern wellness spaces, engaging programming, and a welcoming environment that supports healthier lifestyles and a stronger community.***

### **Main Events 2026:**

- July 4<sup>th</sup> Celebration / **Saturday, July 4**
- Fall Festival / **Saturday, October 17**
- Annual Festival of Lights / **Saturday, December 12**