

Chapel Creek Community Development District
AGENDA

Seat 1: Timothy Fore - C	
Seat 4: Mitchell Sabanosh - VC	
Seat 2: Vacant	
Seat 3: Sean White - AS	
Seat 5: José Fernandez - AS	

Wednesday
December 3, 2025
6:30 p.m.

Microtel Inn & Suites by Wyndham Zephyrhills
7839 Gall Blvd.
Zephyrhills, Florida 33541
Zoom Link: <https://us06web.zoom.us/j/4349046526>
Meeting ID: 434 904 6526
Passcode: YZ7mxp
Zoom Phone #: (305) 224-1968

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment Period (*Public Comments will be limited to three (3) minutes each*)
- III. Approval of Minutes of the November 5, 2025 Meeting
- IV. Discussion of Egis Insurance Coverage Presentation
 - A. Financial Crime Coverage
 - B. Volunteer Insurance
- V. Organizational Matters
 - A. Acceptance of Supervisor McFall-Kosiarski's Resignation from the Board
 - B. Review Letters of Interest
 1. Erick Ramirez
 - C. Oath of Office for Newly Elected Supervisor
 - D. Consideration of Resolution 2026-07 Election of Officers
- VI. Staff Reports
 - A. Attorney
 - B. Field Manager
 1. Report
 2. Consideration of America's Swimming Pool Proposal for Pool Light Replacement
 3. Consideration of FLM Proposal for Monument Lighting
 4. Consideration of GMS Proposal to Install 4 Round Tables Near the Bus Stops

- C. Engineer
 - 1. Consideration of Consolidated Land Services Proposals for Pond Bank Erosion Repair
 - i. Erosion Repair A
 - ii. Erosion Repair B
- D. District Manager
 - 1. Consideration of GMS-Tampa Agreement for District Management Services
- VII. Discussion Items
 - A. Discussion Regarding Capital Projects Plans
 - B. Discussion of Landscape RFP
 - C. Discussion of Amenity Policies
 - D. Discussion on Community Texting Service
- VIII. Other Business
- IX. Business Administration
 - A. Approval of November 2025 Check Register
 - B. October 2025 Balance Sheet & Income Statement
 - C. October 2025 Special Assessment Receipt Schedule
- X. Supervisors' Requests and Audience Comments
- XI. Next Regularly Scheduled Board Meeting is Wednesday, January 7, 2026, at 11:30 a.m. at Microtel Inn & Suites by Wyndham Zephyrhills
- XII. Adjournment

Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <https://www.chapelcreekcdd.org>