

CHAPEL CROSSINGS

COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Manny Leon, Chairman
Dennis Armstrong, Vice Chairman
Elvis Garcia, Assistant Secretary
Kevin Lewis, Assistant Secretary

Staff:

Jamie Giuffre, District Manager
Daniel Lewis, District Counsel
Phillip Chang, District Engineer
Magda Ortiz, Amenity Manager
Howard Neal, Field Inspector Director
Sandra MacGregor, Accountant
Catalina Martinez, District Admin Assistant

REGUALR MEETING AGENDA

Monday, November 17, 2025 – 10:00 a.m.

TEAMS INFORMATION: [Join the meeting now](#) Meeting ID: 264 978 305 919 0 Passcode: xT3aQ2Ws
Dial-in by phone [+1 646-838-1601](#) Phone conference ID: 420 638 272#

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit Per Speaker**
- 3. Business Administration**
 - A. Consideration of Minutes from the Meeting held October 20, 2025, and Workshop, October 22, 2025, Page 3
 - B. Review of Financials and Check Register for September 2025 Page 5
 - C. Acceptance of McDirmit Davis FY 2025 Audit Engagement Letter.....Page 22
- 4. Staff Reports**
 - A. Landscape Report
 - i. Consideration of LMP Proposals
 - a. Proposal # 368280.....Page 28
 - b. Proposal # 368284.....Page 30
 - c. Proposal # 368297.....Page 32
 - d. Proposal # 368300.....Page 34
 - e. Proposal # 368303.....Page 36
 - f. Maintenance Quality Inspection.....Page 38
 - B. District Counsel
 - i. Discussion on Real Estate PackagePage 47
 - C. Aquatic Report.....Page 58
 - D. District Manager
 - i. Updates on Supervisor Requests
 - E. Amenity Manager
 - i. Discussion Regarding Amenity Center Staffing
- 5. Business Items**
 - A. Discussion of Seat 2 Vacancy
 - B. Discussion Regarding the Limit of Access CardsPage 67
 - C. Consideration of Painting the Gym’s Yellow Door.....Page 73
 - D. Discussion of 813 Towing Service Agreement 2025Page 74
 - E. Consideration of Resolution 2026-02; Designation of OfficersPage 76
- 6. Board of Supervisors’ Requests and Comments**
- 7. Adjournment**

The next meeting is scheduled for Monday, December 15, 2025, at 10:00 a.m.