

# CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

## Board of Supervisors

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

## Staff:

John Weaver, District Manager  
Wesley Elias, 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

## REGULAR MEETING AGENDA

Monday, January 12, 2026 – 10:00 a.m.

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TEAMS INFORMATION: [Join the meeting now](#) Meeting ID: 264 978 305 919 0 Passcode: xT3aQ2Ws  
Dial-in by phone [+1 646-838-1601](tel:+16468381601) Phone conference ID: 420 638 272#

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- 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 on December 15, 2025 .....Page 3
  - B. Review of Financials and Check Register for November 2025.....Page 7
- 4. Staff Reports**
  - A. District Accountant
  - B. Landscape Report
    - i. Juniper Landscape Proposals.....Page 22
  - C. District Counsel
  - D. Aquatic Report .....Page 32
  - E. District Manager
    - i. Updates on Supervisor Requests
  - F. Amenity Manager
- 5. Business Items**
  - A. Consideration of Electric Repair .....Page 40
  - B. Consideration of Janitorial Services .....Page 41
  - C. Discussion of Neighborhood Notice
  - D. Discussion of Traffic Enforcement <https://pascosheriff.com/traffic-complaint/>
- 6. Board of Supervisors' Requests and Comments**
- 7. Adjournment**

*The next workshop is scheduled for Wednesday, January 28, 2026, at 6:30 p.m.  
The next regular Board meeting is scheduled for Monday, February 23, 2026, at 10:00 a.m.*

District Office:  
Inframark C/O Chapel Crossings  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Meeting Location:  
Chapel Crossings Amenity Center  
31438 Steam Coach Way  
Wesley Chapel, FL 33545.