

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.

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 on December 15, 2025Page 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.