

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
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

PUBLIC HEARING AND REGULAR MEETINGS

AGENDA

Monday, February 23, 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. Public Hearing to Amend the District's Rules, Policies, and Procedure Relating to Facility Access Policies**
 - A. Review of Revised Rules of Procedure Amending Facility Access Policies
 - B. Consideration of Resolution 2026-06; Amending the District's Rules, Policies, and Procedure Relating to Facility Access Policies
- 4. Business Administration**
 - A. Consideration of Minutes from the Meeting held on January 12, 2025, and Workshop held on January 28, 2026
 - B. Review of Financials and Check Register for December 2025
 - C. Ratification of DCIS Security Camera for Additional Hard Drive - \$749
- 5. Staff Reports**
 - A. District Accountant
 - i. Discussion of Current Payoff for the Line of Credit
 - B. Field Inspection Report
 - C. Landscape Report
 - D. District Counsel
 - i. Discussion on Sunshine Law Compliance
 - E. Aquatic Report
 - F. District Manager
 - i. Updates on Supervisor Requests
 - G. Amenity Manager
 - i. Amenity Report
- 6. Business Items**
 - A. Review of Chairman Community Letter
 - B. Discussion of Clubhouse Amenities Access
 - C. Discussion of Pool Hours & Days
 - D. Consideration of Gym Windowsills Proposal
 - E. Consideration of Pool Cleaning and Maintenance Proposals
 - F. Consideration of Affordable Lock to Replace Regent Locks Proposal
 - G. Consideration of Trimmers Permanent/Omni Lighting and Holiday Décor Proposal
 - H. Consideration of Louis Smith Electric, Inc. Maydell Monument Installation
 - I. Consideration of Solitude Pond Proposal for Erosion
 - J. Consideration of Windscreen Proposal
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

The next workshop is scheduled for Wednesday, February 25, 2026, at 6:30 p.m.

The next regular Board meeting is scheduled for Monday, March 16, 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.

<https://www.chapelcrossingscdd.org/>.