

# 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](tel:+16468381601) 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.