



Chapel Crossings Joint Town Hall Meeting

CDD • POA • HOA — Resident-Led Boards

Date: February 25, 2026

Time: 6:30PM

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

1. Welcome & Purpose

- Introductions from CDD Chair, POA President, HOA President
- Purpose: Provide updates, improve transparency, and answer resident questions
- Note: This is an informational session only; no votes or board actions will occur

2. Roles & Responsibilities Overview

CDD

- Infrastructure, amenities, stormwater, ponds, roads, common area landscaping
- Budgeting, assessments, capital projects

POA

- Community-wide standards and enforcement
- Architectural review and common area oversight

HOA

- Neighborhood-level covenants and compliance
- Maintenance responsibilities within HOA-governed parcels

3. Current Updates

CDD

- Amenity operations and improvements
- Access control & resident ID system
- Landscaping, pond and maintenance updates

POA

- Community-wide landscaping (Homeowner's property)
- DRC process reminders
- Enforcement trends and education

HOA

- Neighborhood maintenance updates
- Compliance reminders

4. Financial Snapshots (High-Level)

- CDD: Assessments, reserves, major expenditures
- POA: Operating budget highlights (including Spectrum)
- HOA: Budget

5. Resident Q&A (Moderated)

- General or cross-entity questions

6. Inter-Board Coordination

- Communication improvements
- Overlapping responsibilities (landscaping, signage, compliance education)
- Shared priorities for the next 12 months

7. Closing Remarks

- Key takeaways
- Upcoming meeting dates