



## **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

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#### **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

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#### **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
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### **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
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### **4. Financial Snapshots (High-Level)**

- CDD: Assessments, reserves, major expenditures
  - POA: Operating budget highlights (including Spectrum)
  - HOA: Budget
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### **5. Resident Q&A (Moderated)**

- General or cross-entity questions
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### **6. Inter-Board Coordination**

- Communication improvements
  - Overlapping responsibilities (landscaping, signage, compliance education)
  - Shared priorities for the next 12 months
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### **7. Closing Remarks**

- Key takeaways
- Upcoming meeting dates