

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:

Christina Newsome, District Manager
Daniel Lewis, District Counsel
Phillip Chang, District Engineer
Magda Ortiz, Amenity Manager
Howard Neal, Field Inspector Director
Sandra MacGregor, District Accountant
Tabitha Blackwelder, District Admin

REGULAR MEETING AGENDA Monday, April 20, 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**
3. **Business Administration**
 - A. Consideration of Regular Meeting Minutes of March 16, 2026 Page 4
 - B. Consideration of Workshop Minutes of March 25, 2026 Page 9
 - C. Acceptance of February 2026 Financial Statements..... Page 11
 - D. Acceptance of February 2026 Check Register..... Page 24
4. **Staff Reports**
 - A. District Accountant
 - B. Landscape Report Page 26
 - C. Aquatics Report Page 33
 - i. Discussion of SOLitude 2026-2027 Contract Renewal Page 41
 - ii. Consideration of Premier Lakes Pond 18 Littoral Plantings Proposal..... Page 50
 - D. District Counsel
 - i. Review of Landscape Memo..... Page 53
 - ii. Discussion of FL SB 290 Prohibiting Commercial Solicitation on Properties that Comply with “No Solicitation” Signage
 - E. District Engineer
 - i. Review of Email Response from District Engineer Page 55
 - F. District Manager
 - i. Update on Supervisor’s Requests
 - ii. Review of Pool Report..... Page 56
 - iii. Discussion of the Comprehensive Preventative Maintenance Plan
 - a. Traffic Signs Inventory Page 62
 - b. Monument & Mail Kiosks Inventory Page 65
 - iv. Discussion of Affordable Lock for Amenity Center Door Repairs NTE \$11,500
 - v. Consideration of Resolution 2026-07; Designation of Officers..... Page 68
 - G. Amenity Manager’s Report..... Page 69
5. **Business Items**

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/>.

A. Review of Residents Reimbursement Request Page 73
B. Consideration of First Choice Plumbing Proposal Page 78
C. Consideration of General Handyman Proposal #286..... Page 79
D. Ratification of Inframark General Handyman Labor Invoice #25..... Page 80
6. Board of Supervisor’s Requests and Comments
7. Adjournment

*The next workshop is scheduled for Wednesday, April 22, 2026, at 6:30 p.m.
The next regular Board meeting is scheduled for Monday, May 18, 2026, at 10:00 a.m.*