

# Chapel Crossings Community Development District

## Board of Supervisors

Manny Leon, Chairman  
Dennis Armstrong, Vice Chairperson  
Elvis Garcia, Assistant Secretary  
Kevin Lewis, Assistant Secretary  
Chuck Berry, Assistant Secretary

## District Staff

Christina Newsome, District Manager  
Daniel Lewis, District Counsel  
Phillip Chang, District Engineer  
Howard Neal, Field Service Manager  
Sandra MacGregor, District Accountant  
Diana Kapatsyna, District Admin

## Regular Meeting Agenda

Monday, May 18, 2026, at 5:30 p.m.

---

The Regular Meeting of the **Chapel Crossings Community Development District** will be held on **May 18, 2026 at 5:30 p.m. at the Chapel Crossings Amenity Center, 31438 Steam Coach Way, Wesley Chapel, FL 33545.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### Join the meeting now

**Meeting ID:** 264 978 305 919 0

**Passcode:** xT3aQ2Ws

**Dial-in by Phone:** +1 646-838-1601

**Pin:** 420 638 272#

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. CONSENT AGENDA

A. Consideration of Regular Meeting Minutes of April 20, 2026

B. Review of March 2026 Financial Statements

C. Consideration of March 2026 Check Register

D. Review of April 2026 Snapshot

### 4. BUSINESS ITEMS

A. Consideration of Resolution 2026-08; Approving Proposed Budget and Setting Public Hearing

B. Announcing the Number of Qualified Registered Voters in the District - #1077

C. Consideration of Security Camera Replacement Proposal

D. Consideration of Resolution 2026-09; Revised Rules and Rates for the Clubhouse and Recreational Facilities

E. Discussion regarding Cul De Sac Public Plantings - Jaudon Avenue v. Godwin Court

### 5. STAFF REPORTS

A. District Accountant

B. Landscape Report

i. Site Audit (2 Weeks Ago)

- ii. Site Audit (Last Week)
- iii. Consideration of Tree Replacements Double Creek Proposal
- iv. Consideration of Tree Install #2 Pendleton Mailbox Proposal
- v. Consideration of Plant Install 31456 Westbury Proposal
- vi. Consideration of Palm Pruning Proposal

**C. Aquatics Report**

- i. Consideration of SOLitude Contract

**D. District Counsel**

- i. Consideration of CPI Attorney Fees Increase Letter
- ii. Consideration of Access Easement for Parcel P-1B Agreement

**E. District Engineer**

- i. Consideration of Pond 18 Bank Erosion RFP
- ii. Consideration of Parcels 3 & 5 Erosion Repairs

**F. District Manager**

- i. Update on Supervisor's Requests
- ii. Reminder of Form 1 Submission Requirements

**G. Amenity Manager's Report**

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**7. ADJOURNMENT**