

# 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, July 20, 2026, at 10:00 a.m.

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The Regular Meeting of the **Chapel Crossings Community Development District** will be held on **July 20, 2026 at 10:00 a.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 June 15, 2026
- B. Consideration of Workshop Minutes of June 24, 2026
- C. Review of May 2026 Financial Statements
- D. Consideration of May 2026 Check Register
- E. Review of June 2026 Snapshot
- F. Ratification of Aurora Pump Proposal

### 4. BUSINESS ITEMS

- A. Consideration of Thornwood Associates, LLC Access Easement Agreement
- B. Consideration of Engagement Letter

### 5. STAFF REPORTS

- A. District Accountant
- B. Landscape Report
- C. Aquatics Report
- D. District Counsel
- E. District Engineer

i. Consideration of Pond Erosion Mitigation Proposals

F. District Manager Report

G. Amenity Manager's Report

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

**7. ADJOURNMENT**