Solterra Resort Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132 x742
solterraresortcdd.org

Dear Solterra Resort Residents,

It is our goal that the residents, homeowners and guests, the CDD, and the HOA work together to help make Solterra Resort the premiere Community Development District (CDD) in the region. While we always strive to work together, each group has its own responsibilities and areas of oversight. Below is a breakdown of what the CDD, HOA, and homeowners oversee (with the responsible party in parentheses):

Security

- Front gate and gate house management, including security (Amenity Manager)
- Parking passes (Amenity Manager via security vendor)
- CDD & HOA parking policy enforcement (HOA)
- Solterra Springs private gate entrance (HOA)
- Wildlife control (wildlife & pests)
  - Personal property (Individual homeowners/rental property managers)
  - CDD-maintained property/amenities (District Manager / Amenity Manager)

Lifestyles/Amenities

- Daily operations of HOA for all homeowners including Villatel (HOA)
- Amenity center management, including pool, slide, lazy river, gym, spa infrastructure and pest control, plus pool monitors, lifestyles activities and amenity center reservations (Amenity Manager)
- Residential internet/WIFI (excluding Solterra Springs) (HOA)
- Solterra Blvd. trash compactor (HOA)
- Valet trash (HOA)
- Amenity center private dumpster (Amenity Manager)
- Solterra Eats - Resort Bar & Grill infrastructure (Amenity Manager)
- Solterra Eats – Resort Bar & Grill service/management (Current Tenant)

Landscape/Irrigation & Aquatics

- CDD common areas, including entrances, amenity center and stormwater ponds (District Manager)
- HOA areas and Solterra Springs (Oak Blossom Dr., Oak Bluff Dr., Oak Crest St., and Oak Marsh St.) (HOA)
- Reclaimed water on SFH (Individual homeowners/rental property managers)
- Reclaimed water on TH (HOA)
- Stormwater System (water quality and drainage infrastructure) (District Manager)
- Requests for easement access over CDD property (District Manager)

Hardscape

- Street signs, (excluding Solterra Springs) (Amenity Manager)
- Solterra Springs street repairs & street signs (Oak Blossom Dr., Oak Bluff Dr., Oak Crest St., and Oak Marsh St.) (HOA)
- Sidewalk repairs
  - Adjacent to personal property (Individual homeowners/rental property managers)
  - Adjacent to Amenity Center and CDD-maintained common areas (Amenity Manager)
- Road repairs (excluding Solterra Springs) (Amenity Manager)
- Streetlights (Duke Energy)
- Pine Tree Rd (polk-county.net/roads-and-drainage)
- Repairs to fully insured roof and exterior townhome buildings (HOA)