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SOLIVITA®

395 VILLAGE DRIVE | KISSIMMEE, FL 34759 | 855-490-1804

Solivita 101: What is my HOA responsible for?

Now that the HOA has been turned over to a Resident Board, there have been some questions about who to contact and what the Solivita HOA owns and is responsible for. Below is a snapshot of what the HOA owns, controls, is responsible for, and who to call. You may want to cut this page from Reflections and save it for easy reference!

The Solivita Community Association, Inc. is your Homeowners' Association (HOA). Your HOA Board of Directors is responsible for directing the operation of the HOA. Your resident Board Directors are:

1. SolivitaHOAPresident@solivitahoa.com = Brenda Taylor
2. SolivitaVicePresident@solivitahoa.com = Michael Luddy
3. SolivitaSecretary@solivitahoa.com = Glenn Larson
4. SolivitaTreasurer@solivitahoa.com = Glenn Larson

The HOA owns, operates and controls the following assets (personal and real property):

- The 6 gates and 6 guardhouses
- The License Plate Reader system used at the gates
- The SolivitaHOA.com website domain
- All common areas in Solivita, including mailbox kiosks, gazebos, dog waste stations and parks.
- All streets and golf cart parking throughout Solivita, EXCEPT for the larger parking areas at the clubhouses and pools.
- All fencing and walls around the perimeter of Solivita

NOTE: the HOA does not own or control any ponds or lakes in Solivita

The Board of Directors contracts for community association management service, landscape service, security

LANDSCAPING — FloraLawn

Contact – FloraLawn.com to submit an online work order or call 863-225-9565

Irrigation Emergency After Hours – call 863-225-9565 and follow the prompts.

- Lawn Mowing Services
- Irrigation Service/Repairs
- Outdoor Lawn Insect & Disease Control Service
- Shrub & Decorative Tree Trimming
- Shrub, Tree & Turf Replacements/Concerns

SECURITY — Vital Security

If you have an issue with security, please call Director of Security Lexi Jimenez elettesyj@vitalsecurity.com, 863-440-7572.

- Supervisor, 407-989-2417
- Bella Viana Gate, 407-603-2422
- Main Gate, 407-603-2399
- Parkway Gate, 863-286-0329
- South Gate (Marigold), 863-496-1473
- Venezia Gate, 407-603-2397
- West Gate (San Clemente), 863-496-1453

Community Association Manager — Rudy Bautista, RBautista@Evergreen-LM.com, 863-701-2969. If after allowing the vendors listed above a reasonable time to respond you have not received a satisfactory response, then please contact Rudy.

Rudy performs the following services for the HOA:

- Oversees HOA Assets as listed above
- Supervises HOA support staff
- Monitors performance of HOA contracted vendors
- Supports Solivita HOA Board of Directors and Committees

NOTE: all HOA contracts are posted on the SolivitaHOA.com website

Association Administration - Raj Hanooman – Rhanooman@Evergreen-LM.com, 863-427-7124

- RV Storage
- Notaries – by appointment only
- Vantaca Account Support
- HOA Assessment Account Support (coupon books, billing issues)

Communications - Doug Gilbert – SolivitaCommunications@Evergreen-LM.com, 863-427-7137 (Also services Club).

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- Association & BOD Email Blast Issues
- HOA Community Channel 732

Concierge - Shelly Destefano – SDestefano@Evergreen-LM.com, 863-427-7100. (Also services Club.)

- Business Center – Faxing, Copying, Scanning
- Stamps
- Golf Cart Registration
- Business Directory and Information Center

Compliance – Yolanda Santiago - Compliance@SolivitaHOA.com, 863-427-7032

- Non Compliance/Violation/Fines, 863-427-7151 and 863-256-2897
- Architectural Review Committee 863-427-7032. Any change to the exterior of the home, including repainting, window tinting, lawn ornaments, fountains, solar equipment, artificial vegetation, or to the landscaping must be approved by the ARC.

Membership — Vickie Kellogg - SolivitaMembership@Evergreen-LM.com, 863-427-7143

- Golf Cart Registration
- Tenant Leases
- Gate Access
- License Plate Recognition Registration and Support - New Plates and Plate Updates [License Plate Registration Form](#)

We hope you found Solivita HOA 101 useful and that it helps you quickly contact the correct department when you need assistance. If you are still not sure who to contact, you can contact Rudy Bautista, RBautista@Evergreen-LM.com, 863-701-2969 or the HOA Board at the above email addresses and we will point you in the right direction.

Brenda Taylor

Solivita HOA BOD, President
395 Village Drive, Suite C
Kissimmee, Florida 34759



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