

Date reported	Unit	Reported by	Request Type	Location	Sub-Category	Description	Progress Notes	Start Date	Completed
8/2/21	01A	Robert Poythress	Grounds/Landscape	Building/Courtyard	Lanai/balcony	Confirm of lanai/balcony inspection	Inspection by Venture completed. Awaiting info for repair	10/7/21	
1/8/22	02C	Rosie Roncone	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Dead branches near the 2C steps need trimming	Trimmed the tree away from the stairs	1/11/22	1/11/22
12/27/21	02H	Dani & Pat Schroff	Other	Building/Courtyard	Lanai beam	Port hole hasn't been covered with new stucco	Venture has been contacted	1/6/22	
12/20/21	03A	Bruce Witte	Other	Building/Courtyard	Electrical damage	Electrical damage cause by a leak from upstairs unit	Crown tarped the roof	12/20/21	12/21/21
1/14/22	03B	Shirley Festa	Other	Common Grounds	Recycle bins	Please empty yard debris in a recycle bin and bring it back	Yard water bis has been emptied and before the holidays	1/14/22	1/14/22
10/22/21	03E	Nancy Schreier	Other	Building/Courtyard	Paint	The lamp posts along the front drive could be re-painted before holidays	Maintenance staff will repaint before the holidays	TBD	
12/28/21	03H	John Knudsen	Electrical	Common Grounds	Lights	Light in lamp post on left north side of pathway leading to the pool is out	Replaced bulb	1/6/22	1/6/22
11/1/21	04A	James Scherz	Other	Building/Courtyard	Paint	Repair the stucco surrounding the courtyard fountain	Maintenance will handle after Hurricane season (November)	TBD	
12/7/21	04A	James Scherz	Other	Building/Courtyard	pressure wash	Power wash common ground paver areas with black mold	Area has been cleaned up	12/7/21	12/7/21
6/4/21	04C	Robert Moore Trustee	Other	Building/Courtyard	Paint	Paint stairs and landing	Maintenance will handle after Hurricane season (November)	TBD	
10/20/21	04D	Donna Rakowski	Other	Building/Courtyard	Paint	Paint the hall leading to the outside stairs and stairs	Maintenance will handle after Hurricane season (November)	TBD	
12/27/21	04E	K. Tyrrell	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Shrubs are so high that it's covering the unit number. Please cut them low		1/6/22	
10/17/21	04H	Stacy Corean	Grounds/Landscape	Building/Courtyard	Landscape	Grass in front of Bldg 4 needs to be replaced and the area needs more plants/shrub	Landscape Committee will assess	10/18/21	
9/15/21	06B	Joan Schnuerch	Grounds/Landscape	Common Grounds	Tree	Cut the tree limb hanging in the water behind Bldg.11	LMP is scheduled to cut the tree limb in January	1/5/22	
10/18/21	06B	Joan Schnuerch	Grounds/Landscape	Building/Courtyard	Tree	Trim the sm palm in the crescent planter box and the 2 park way trees directly outside our courtyard.	Maintenance staff will trim the small palm	12/15/21	
12/31/21	06C	Joe LaForgia	Other	Building/Courtyard	Leak	Due to a heavy rain, 6A had a leak. Would like to know the repair plan		1/6/22	
10/12/21	06G	Ray Dunn	Other	Building/Courtyard	Paint	Staircase & entryway to 6G door is in need of Painting	Maintenance will handle after Hurricane season (November)	TBD	
1/10/22	06G	Ray Dunn	Other	Building/Courtyard	Fountain	Fountain has 2" water all green & slimy. Need major cleaning	Fountain has been cleaned	1/14/22	1/14/22
12/13/21	07A	Deb Hayes	Other	Building/Courtyard	Fountain	Fountain not pumping	Motoer has been changed	12/20/21	12/20/21
10/7/21	07F	David Ratkovec	Grounds/Landscape	Building/Courtyard	Drainage	Side garden water drainage issue. Patio is lower than the outside grade of the walk path.		10/11/21	
1/6/22	07F	David Ratkovec	Grounds/Landscape	Common Grounds	garbage	Garbage/trash fell from the Waste Pro's truck made a mess on the ground	Cleaned up the garbage	1/6/22	1/6/22
12/5/21	7H	Peggy Klahn	Grounds/Landscape	Common Grounds	Reseed	Front grass needs reseeded. It's mostly weeds.	Landscape Committee will assess		
10/21/21	09B	Lorene Erickson	Electrical	Clubhouse	Sensors	The light sensors in the women's bathroom needs to be adjusted	Venture will schedule to check the sensors	10/27/21	
1/3/22	09C	Cathy Harris	Grounds/Landscape	Common Grounds	Trees	4 large tree branched fell behind unit 9B	LMP has cleaned out	1/5/22	1/5/22
12/9/21	09C	Cathy Harris	Grounds/Landscape	Common Grounds	Pavers	5 of 12 pavers are badly cracked in the walkway from 9A-D	Pavers have been replaced and leveled the path and added shells	1/11/22	1/11/22
1/4/22	09H	Patricia Friedberg	Other	Building/Courtyard	Fountain	Please remove tarpaulin before powerwash	Removed tarpaulin	1/4/22	1/4/22
10/11/21	10B	John Anderson	Grounds/Landscape	Building/Courtyard	Irrigation	Sprinklers not working around Bldg 10		10/12/21	
12/22/21	10B	John Anderson	Electrical	Building/Courtyard	Lights	Behind unit 14F light near lake is flickering on and off	Replaced bulb	12/28/21	12/28/21
11/9/21	10C	Siobhan Neeson	Grounds/Landscape	Building/Courtyard	Paint	Paint stairs at Bldg 10 leading to unit 10C	Maintenance will handle after Hurricane season (November)	11/12/21	
1/6/22	10D	Jen & Brigitte Duborg	Grounds/Landscape	Building/Courtyard	Debris	Large pine branch and other pine branches have fallen behind the building 9	Picked up debris	1/6/22	1/6/22
1/6/22	10D	Jen & Brigitte Duborg	Electrical	Building/Courtyard	Lights	Left entrance walk way to the pool is very dark at night.	Replaced the light bulb	1/6/22	1/6/22
10/22/21	10F	Linda Keblor	Other	Building/Courtyard	Downspout	Downspout is leaking between 10F/H	Repaired	10/22/21	12/6/21
10/18/21	11B	Ann Huhn	Grounds/Landscape	Common Grounds	Lawn/sod	Sod needs to be watered more often and shrubbery needs fertilizer	Landscape Committee will assess	10/19/21	
10/29/21	11B	Ann Huhn	Grounds/Landscape	Common Grounds	Tree survey	Large trees with roots that are of substantial size need to be thoroughly checked to prevent building & plumbing problems	Management will contact LMP	11/3/21	
1/10/22	11B	Ann Huhn	Electrical	Building/Courtyard	Lights	Courtyard light have been on at odd times. Fountain should be checked for leaking	Took a tape off of sencer.	1/10/22	1/10/22
1/7/22	11F	Chris Powers	Electrical	Building/Courtyard	Lights	Corner light in the carport is out	Replaced light bulb	1/7/22	1/10/22
1/10/22	11F	Chris Powers	Grounds/Landscape	Building/Courtyard	planter area	The crescent planter in the courtyard has moldy areas and it needs scrubbing	Maintenance staff cleaned mold spots	1/14/22	1/14/22
6/12/21	11G	Sandra Rush	Other	Building/Courtyard	Paint	Paint stairs and landing	Maintenance will handle after Hurricane season (November)	TBD	
5/17/21	11H	Rose Marsten	Other	Building/Courtyard	Paint	Paint stairs and landing - cracked?	Maintenance will handle after Hurricane season (November)	TBD	
1/1/22	12G	Cindy Frederickson	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please cut back the huge bird of paradise	LMP trimmed bird of paradise	1/14/22	1/14/22
12/27/21	12H	Lee Marshall	Electrical	Common Grounds	Lights	Light flickering about to go out behind 12H, right by the lake under the large pine	Replaced the light bulb	1/6/22	1/6/22
12/27/21	12H	Lee Marshall	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Pls cut back the palmetto bushes in the courtyard	LMP cut back the palmetto bushes	1/14/22	1/14/22
12/24/21	14B	Shirley Pilotti Greer	Grounds/Landscape	Common Grounds	Pavers	Pathway pavers to garbage buns are raised and a trip hazard	Pavers have been removed and replaced with shells	1/8/22	1/8/22
1/13/22	14B	Shirley Pilotti Greer	Other	Building/Courtyard	Fountain	Fountain needs water	Filled the fountain with water and cleaned	1/14/22	1/14/22
10/11/21	15E	Mano Krishnan	Grounds/Landscape	Building/Courtyard	Irrigation	Sprinklers in the privacy garden, courtyard & outside the lanai are not working		10/12/21	
8/25/21	15E	Mano Krishnan	Grounds/Landscape	Common Grounds	Landscape	Hedges close to lake need removal			
9/7/21	16A-D	Betty Radloff	Grounds/Landscape	Common Grounds	Weeds/Trimming	Common area behind units needs extra care			
11/4/21	16D	Betty Radloff	Grounds/Landscape	Common Grounds	Tree	Please remove the evergreen tree next to the carport	Will refer to Landscape Committee	11/4/21	
8/12/21	16E	Jeanne Glover	Grounds/Landscape	Building/Courtyard	Other	Drainage issue by lanai	Maintenance staff is ready to install french drain	1/10/22	
6/12/21	16H	Susan Ayer	Safety	Building/Courtyard	Safety	Seeds on landing causing safety hazard	Will contact AroboRx	9/13/21	
6/4/21	17C	Maureen Barre	Other	Building/Courtyard	Paint	Paint stairs and landing	Maintenance will handle after Hurricane season (November)	TBD	
11/19/21	18D	Jim Seyfred	Grounds/Landscape	Building/Courtyard	Irrigation	Irrigation does not seem to be working for Bldg 18E-H	LMP has been contacted on 12/2	11/22/21	
1/13/22	18D	Jim Seyfred	Electrical	Common Grounds	Lights	Landscape light between 2 palms behind the building is flickering	Replaced the light fixture	1/14/22	1/14/22
11/18/21	19F	Alice Terwilliger	Grounds/Landscape	Building/Courtyard	Landscape	Please remove crotons in front courtyard	Will refer to Landscape Committee	11/23/21	
1/4/22	19G	John Mosteller	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	2 palm branches are pressing against the lanai screen & need to be removed	Trimmed the fronds away from lanai & building	1/6/22	1/7/22
9/16/21	20B	Robert Borneman	Electrical	Building/Courtyard	Lights	Change the overhead light bulb	Owner will get the bulb replacement & Maintenance will assist	9/22/21	
9/20/21	20D	Eclit Kun	Grounds/Landscape	Building/Courtyard	Tree	Our courtyard needs a major overhaul	Landscape Committee will handle after X'mas	12/8/21	
8/19/21	20E	Don Robinett	Grounds/Landscape	Building/Courtyard	Tree	Palm in courtyard needs removal	Landscape Committee will handle after X'mas	12/8/21	
11/12/21	20F	Vivian Dias	Building	Building/Courtyard	Lanai/balcony	Per Betty Taverna (12D), in the den the wall has caused the paint to crack in mid wall on 2 walls. The floor in the den from the living room to the doors seems to slant towards the glass sliding door. There have been several leaks in the unit supposedly coming from the downspout and irrigation system.	Venture Builder will have to assess & LMP for irrigation	11/12/21	
12/16/21	21A	Sofie	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please trim 4 dead palm fronds in the courtyard	In discussion with Finance Committee & the Board		
12/22 & 1/5	21D	Marie Deegan	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Branches from a bush in the courtyard are growing over the staircase	Trimmed the bush back away from the staircase	1/6/22	1/6/22
12/14/21	21H	Dawn Stanhope	Other	Common Grounds	Stairs	Stairs to unit need repainting due to power washing	Staircase painting will be provide by Maintenance (TBD)	1/6/22	
12/14/21	21H	Dawn Stanhope	Electrical	Building/Courtyard	Lights	Lights on front patio from quest bdrn and master bath are non-operable		1/6/22	

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1/4/22	21H	Dawn Stanhope	other	Building/Courtyard	Other	Some wet areas on the roof. The vents for bathrooms donot have an exterior exit and adds to the moisture content in the attic space.		1/5/22	
1/12/22	22C	Kathy Mull	Other	Clubhouse	setup	Please set up 2 tables and 8 chairs for Mah Jongg	Set up completed	1/14/22	1/14/22
12/28/21	22E	Susan Maloof	Other	Building/Courtyard	Sidewalk	Sidewalk where it meets the courtyard wall at left corner is separating from the wall. Crack has been getting wider	Repaired the crack with cement	1/6/22	1/7/22
12/29/21	22E	Susan Maloof	Other	Building/Courtyard	Gutters	water from gutter coming in to 22G lanai and into ceiling of 22E lanai causing mold	Crown has been contacted	1/6/22	
8/9/21	22F	Barbara Nicholls	Grounds/Landscape	Common Grounds	Tree	Examine trees in back of unit for possible trim	Hardwood trees scheduled		
8/12/21	23B	Annette DeVoe	Grounds/Landscape	Building/Courtyard	Other	Drainage issue by lania	Recommend yard drains		
12/20/21	23C	Jonathon DeMichiel	Other	Building/Courtyard	Other	We have a hole in the screening outside the lanai		12/23/21	
10/3/21	24B	Tom Greer	Grounds/Landscape	Common Grounds	Tree	A large opening/gap in Australian pines across from 24A-D Ground behind the lanai needs to be graded away from the building. Currently the grade goes toward condo which make heavy puddling and slight water penetration into the lanai.	Landscape Cmte will look to fill the gap(s) with other plants/bushes	10/5/21	
11/8/21	24B	Tom Greer	Grounds/Landscape	Common Grounds	Grading				
12/23/21	24D	Eileen Parenteau	Other	Building/Courtyard	Leak	Heard a dripping noise possibly from the middle door (living room) and lanai	Crown Roofing inspected on 12/29	12/29/21	12/29/21
11/11/21	25D	Bob Bartlett	Other	Building/Courtyard	Paint & repair	Outside stairs paint peeling off, piece of stair is cracking off	Scheduled for Jan 18th, 2022	1/14/22	
8/14/21	25G	Beth Douglas	Grounds/Landscape	Common Grounds	Tree	Second request - ETA on palm tree trimming	ArboRx did not handle. LMP will trim on 11/15/21	11/12/21	
12/31/21	26E	Valerie Evanko	Other	Building/Courtyard	Leak	Water in lanai. Don't believe it's from rain		12/6/22	
11/6/21	27C	Paula Tischler	Other	Building/Courtyard	Leak	Roof has a leak and caused a lot of damage to the ceiling	Crown Roofing icompleted repair 12/22/21	11/9/21	12/22/21
12/30/21	27D	Bill Caples	Electrical	Building/Courtyard	Lights	Right pillar lights are out on 2A, 15G & 15C	Replaced light bulbs	1/6/22	1/6/22
12/21/21	27G	Christine Albritton	Other	Building/Courtyard	crack on staris	Large cracks forming on stairs and landings	Put calk in cracks	1/7/22	1/7/22
10/3/21	27H	Ingrid Laszio	Grounds/Landscape	Common Grounds	Pool	Plants in the pool area & the street triangle are extremely dry	LMP inspected the irrigation in the requested area	10/6/21	1/12/22
12/27/21	27H	Ingrid Laszio	Grounds/Landscape	Common Grounds	tree	Dead palm by pond behind 14AC it's to the left of the landscape light. The sago palms carport coner of 27HF by privacy gardenentrance have a disease and need to be sprayed	Per LMP, a tech will spray the diseased palm. Will need a proposal for removing a dead palm by 14AC.		
11/5/21	28C	John Kloss	Other	Building/Courtyard	Leak	Water leaking from Laundry room ceiling	Crown will inspect on Monday, 11/8	11/5/21	
8/8/21	28F	Andrew Penney	Other	Building/Courtyard	Fountain	Fountain in courtyard 33A-D needs to be cleaned	Maintenance will handle after Hurricane season (November)	TBD	
12/18/21	28F	Andrew Penney	Grounds/Landscape	Common Grounds	tree removal	2 hardwood trimming debris piles require removal	Monster Tree Service removed debris	12/19/21	12/19/21
12/30/21	29B	Paula MacHose	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Shrubs on the side of unit 29A could use a trim	LMP trimmed the shrubs	1/14/22	1/14/22
11/29/21	29G	July Hundley	Grounds/Landscape	Common Grounds	Landscape	Landscaping on the berms behind dg 29's water falls needs attention and it should be consulted with LMP	LMP(Bill G) has been contacted	11/22/21	
10/29	30A	Phyliss Sellers	Other	Building/Courtyard	Pool	Official website photo of the pool needs to be updated. Does not reflect improvements in pool furniture and landscaping on both sides of the pool fence.			
8/17/21	30A	Paul Sellers	Other	Clubhouse	R&M	Men's sauna not working	Alpine assessed damage - needs extensive repair		
8/17/21	30A	Paul Sellers	Other	Pool/Spa	R&M	Pool heater not working	Symbiont sent proposal		
8/17/21	30A	Paul Sellers	Other	Pool/Spa	R&M	Holes in pool deck	Galaxy proposing		
8/17/21	30A	Paul Sellers	Electrical	Other	R&M	Pump in overflow lot running 24hrs/day	Maintenance addressing		
8/9/21	30A	Paul Sellers	Other	Pool/Spa	R&M	Pool temp too high	Waiting on Symbiont proposal		
8/22/21	30A	Phyliss Sellers	Safety	Common Grounds	Other	Walkway to garbage cribs has sandy soil	Maintenance staff will put shells	12/8/21	
12/22/21	30A	Phyliss Sellers	Other	Building/Courtyard	Fountain	Fountain in Bldg 30 courtyard A-D needs to be cleaned & chlorinated	Request completed	12/22/21	12/22/21
12/29/21	30A	Paul Sellers	Other	Pool/Spa	Temp	Luke warm temp. not hot and lack of chlorine	Maintenance staff is doing 2x daily test	1/6/22	
12/29/21	30A	Paul Sellers	Other	Pool/Spa	Other	Only 2 heat pump units are working. Check with Galaxy	In discussion with Galaxy tech, BOD & the manager	1/6/22	
12/29/21	30A	Paul Sellers	Other	Building/Courtyard	Fountain	Courtyard fountains throughout property not staying filled with water	Maintenance will take care of filling with water	1/6/22	
12/29/21	30A	Paul Sellers	Grounds/Landscape	Common Grounds	Irrigation	Irrigation not working for 10 days since 12/18/21	LMP inspected the irrigation system for Bldg. 30	1/5/22	1/7/22
12/29/21	30A	Paul Sellers	Elctrical	Building/Courtyard	Lights	10 lights out: by back gate, Carport 12C, by Maintenance area, 9EF landscape lights, 15AB & 15EF post lights, Carport 18B	All 10 lights repaired	12/29/21	1/3/22
1/12/22	31D	Gary Bazzano	Other	Building/Courtyard	storage unit	The storage door seems to be stuck in the clsd position	Repaired	1/13/22	1/13/22
12/20/21	31F	Lori Deistefano	other	Building/Courtyard	other	Lanai screens are damaged from landscaping	Monster Tree Service has been contacted	12/23/21	
12/27/21	31F	Lori Deistefano	Grounds/Landscape	Building/Courtyard	Power wash	Courtyard needs pressure wash once a month	Maintenance will have a schedule for pressure washing all courtyards for 2022 and will start the project soon	1/6/22	
1/6/22	32A	Chris Meyer	Grounds/Landscape	Building/Courtyard	Fountain	Fountain is not working and it stops often	Changed the motor for the fountain. Fountain is working	1/6/22	1/6/22
10/30/21	32G	Suzie Mandsager	Other	Building/Courtyard	Carport beams	Pls have Venture evaluate the sagging, rotten beams on the rear and fron side of carport 32EH	Venture will do the water test	11/1/21	
12/28/21	32G	Suzie Mandsager	Electrical	Building/Courtyard	Lights	Courtyard pillar post lamps, lights by 32G door & the security light on north side of the building are on 24 hours	Completed repair	1/6/22	1/6/22
1/6/22	32G	Suzie Mandsager	Electrical	Building/Courtyard	Lights	32EF courtyard half-circle planter, right flood light is not working	Replaced the light bulb	1/6/22	1/6/22
8/24/21	33A-D	All Residents	Grounds/Landscape	Common Grounds	Gutters	Grass growing from carport gutter	Will contact Crown Roofing	9/17/21	
9/14/21	33B	Paul Klumpp	Grounds/Landscape	Building/Courtyard	Fountain	Fountain is rusty and needs to be cleaned	Assigned to Maintenance	9/16/21	
11/30/21		Management Office	Grounds/Landscape	Building/Courtyard	Porthole patching	Patch the portholes from the lanai beam inspection Batch 1	In progress as of 11/30	11/16/21	