

Date reported	Unit	Reported by	Request Type	Location	Sub-Category	Description	Progress Notes	Start Date	Completed
1/13/22	14A	JoAnn Damico	Other	Building/Courtyard	Fountain	Has a frosty substance, several leaves, and the water doesn't always come out of the top of the fountain	Clean the whole fountain	1/24/22	1/24/22
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			
1/15/22	15H	Bob Shattuck	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	The large flowering tree hanging over the wall in front of the courtyard 15E-15H needs to be trimmed	Landscape Committee has scheduled to trim in February.	1/20/22	
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 installed a french drain	1/10/22	1/24/22
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	17G	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
1/24/22	19D	Steve Szink	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Shrubs by the building 19 need to be trimmed	Shrubs have been trimmed	1/24/22	1/24/22
11/18/21	19F	Alice Terwilliger	Grounds/Landscape	Building/Courtyard	Landscape	Please remove crotons in front courtyard	Landscape Committee removed the crotons	11/23/21	1/20/22
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
1/10/22	19H	Candace Sommer	Other	Building/Courtyard	Railing/fencing	The railing/fencing on the balcony is badly chipped and peeling. Painting needed.	Awaiting owner's email to confirm paint is needed on the side	1/19/22	
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 Xmas	12/8/21	
8/19/21	20E	Don Robinett	Grounds/Landscape	Building/Courtyard	Tree	Palm in courtyard needs removal	Landscape Committee will handle after Xmas	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	Management has added 21H on the schedule. Owner will be notified individually.	1/6/22	
12/14/21	21H	Dawn Stanhope	Electrical	Building/Courtyard	Lights	Lights on front patio from guest bdrm and master bath are non-operable		1/6/22	
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
1/24/22	22C	Dan Mull	Electrical	Building/Courtyard	Lights	Please change carport lights for 22A-C on the left side	Light bulbs have been replaced	1/24/22	1/24/22
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 lanai	Recommend yard drains		
1/24/22	23B	Annette DeVoe	Other	Building/Courtyard	Irrigation	Sprinklers in privacy garden, courtyard & around the front of 23B have not been working for sometime.	Maintenance staff confirmed that there's no water going to the pump. LMP has been contacted.	1/25/22	
1/24/22	23B	Annette DeVoe	Electrical	Building/Courtyard	Lights	The light above the space for the car that belongs to Unit C in the carport for Building 22A,B,C,D has not been working.	Light bulbs have been replaced	1/25/22	1/25/22
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	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	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.			
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
1/26/22	24F	Leo Smull	Other	Building/Courtyard	Parking	The owners of units 24E, F & H request that those who parks their vehicles in front of the courtyard blocking the entrance to be informed of the Rules & Regs	Management notified the residents who blocked the entrance of Bldg 24	1/26/22	1/26/22
1/26/22	24F	Leo Smull	Grounds/Landscape	Common Grounds	Weeds/Trimming	There is a big flower bush on the common grounds in front of the lanai of 24f which is growing out of control. Please cut back as much as possible.		1/28/22	
11/11/21	25D	Bob Bartlett	Other	Building/Courtyard	Paint & repair	Outside stairs paint peeling off. piece of stair is cracking off.	Paint completed on Jan 18th, 2022	1/14/22	1/18/22
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	11/15/21
1/4/22	25H	Oliver Small	Other	Building/Courtyard	Fountain	Fountain needs to be painted	Management will coordinate schedule to paint fountains	1/13/22	
1/24/22	26C	Gonzalo Hernandez	Other	Building/Courtyard	Fountain	Fountain needs to be cleaned andanchlorine tabs added to the water	Replaced the pump and cleaned the wire as well	1/27/22	1/27/22
12/31/21	26E	Valerie Evanko	Other	Building/Courtyard	Leak	Water in lanai. Don't believe it's from rain		12/6/22	
1/18/22	26F	Ron Schmutzler	Irrigation	Building/Courtyard	Irrigation	The sprinklers behind my building are either not working or there is not a sufficient number of heads. We have noticed the grass turning brown and dying for the last three years.	LMP/Bill will access the issue	1/18/22	
1/14/22	26F	Ron Schmutzler	Grounds/Landscape	Common Grounds	sod	The grass area behind Building 26EFGH is dead. It has been browning out and getting worse every year for the last five years. I would recommend having the sprinkler company first check to see that the area is covered by the heads, and then plant new grass.	LMP and Landscape Committee will access	1/18/22	
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 completed repair 12/22/21	11/9/21	12/22/21
12/30/21	27D	Bill Caples	Electrical	Building/Courtyard	Lights	Right pillar lights are our on 2A, 15G & 15C	Replaced light bulbs	1/6/22	1/6/22
12/21/21	27G	Christine Albritton	Other	Building/Courtyard	crack on stairs	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

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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.	1/14/22	
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 in 2021. Still in discussion w/LMP as of 1/18/22.	1/20/22	
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.	Steve Barnum & Dan Mull will volunteer to take pictures		
8/17/21	30A	Paul Sellers	Other	Clubhouse	R&M	Men's sauna not working	Alpine assessed damage - needs extensive repair	1/28/22	1/28/22
8/17/21	30A	Paul Sellers	Other	Pool/Spa	R&M	Pool heater not working	Symbiont sent proposal	1/28/22	1/28/22
8/17/21	30A	Paul Sellers	Other	Pool/Spa	R&M	Holes in pool deck	Galaxy proposing	1/28/22	1/28/22
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	1/28/22	1/28/22
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	1/28/22
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	1/28/22
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	
1/26/22	31G	Cary Ward	Other	Pool/Spa	Paint/Fountain	1) Paint the grey patchwork to match balance of pool area. 2) Water Fountain to be cleaned.		1/26/22	
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
1/25/22	32A	Chris Meyer	Other	Building/Courtyard	Fountain	Fountain is not working.	Fountain has been repaired	1/25/22	1/28/22
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
1/24/22	32G	Suzie Mandsager	Safety	Common Grounds	Sidewalk	Sidewalk by 32 EH. Concrete is pushing up. Either grind down or mark w/ yellow paint.	Grinded down to safety point	1/25/22	1/25/22
1/24/22	32G	Suzie Mandsager	Safety	Common Grounds	Walkway	Walkway between 23/24. Black edging needs to be removed and NOT replaced. Tripping and mowing hazard. Remove both sides.	Both sides of black edging have been removed.	1/24/22	1/24/22
1/24/22	32G	Suzie Mandsager	Grounds/Landscape	Common Grounds		Please pick up and dispose a pile of yard debris across from Bldg 4 & 5.	Picked and disposed.	1/24/22	1/24/22
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 & 1/25/22	33A & 33B	Klumpp & Lombardo	Grounds/Landscape	Building/Courtyard	Fountain	Fountain is rusty and needs to be cleaned	Fountain has been cleaned	1/25/22	1/28/22
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	