

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	
12/27/21	02H	Dani & Pat Schroff	Other	Building/Courtyard	Lanai beam	Port hole hasn't been covered with new stucco	Venture will notify	1/6/22	
2/11/22	3A	Bruce Witte	Electrical	Building/Courtyard	Light	Outside light nearest 3A is blinking. Please repair or replace.	Replaced the light bulb	2/14/22	2/14/22
2/13/22	3E	Nan Schreier	Electrical	Common Grounds	Light	Spotlight in the middle of the planted area behind 4A lanai is not working	Replaced broken light fixture and install a new one	2/14/22	2/14/22
11/1/21	04A	James Scherz	Other	Building/Courtyard	Paint	Repaint the stucco surrounding the courtyard fountain	Maintenance will handle after Hurricane season (November)	TBD	
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	
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	
2/3/22	06B	Joan Schnuerch	Grounds/Landscape	Common Grounds		Please power wash the bench at the lake behind building 5, full of mildew. Also fill the hole and remove the dead bush next to it.	Bench is now clean and the hole has been filled up.	2/4/22	2/4/22
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	
1/30/22	06C	Joe LaForgia	Grounds/Landscape	Common Grounds	Holes	Directly next to the cement benk on the pond there's a hole needs filling by 5E	Hole has been filled up with dirt.	1/31/22	1/31/22
2/7/22	06C	Joe LaForgia	other	Common Grounds	repair/clean	Pool area had some cement repairs in October, and the area where the cement was repaired was never painted. Pool deck needs to be cleaned.		2/8/22	
1/7/22	06F	Joe Sacco	Grounds/Landscape	Building/Courtyard	Pavers	Please have the paving slabs along the side of the building leading to the back of the bldg reset and unburied. Dirt has covered them.	Landscape Committ will need to access.	1/25/22	
1/21/22	06F	Joe Sacco	Grounds/Landscape	Building/Courtyard	Holes	There are holes in the ground behind building 6 F that need to be filled. # 2- fill needs to be added in back of pond bulkhead behind 6F & 6 G there is erosion in three location	Both holes have been filled up with dirt.	1/25/22	1/31/22
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	
2/7/22	08E	Maureen O'Brien	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	The large palm tree in the courtyard needs trimming.	LMP trimmed the large palm tree.	2/11/22	2/11/22
2/7/22	08E	Maureen O'Brien	Grounds/Landscape	Building/Courtyard	Irrigation	in front of privacy garden, the sprinkler needs a top	LMP repaired the sprinkler	2/11/22	2/11/22
2/7/22	08E	Maureen O'Brien	Electrical	Common Grounds	Lights	A bright LED ground light on the edge of landscape berm needs to be adjusted	Light fixture has been replaced	2/8/22	2/8/22
2/11/22	08E	Maureen O'Brien	Other	Building/Courtyard	Fountain	Courtyard fountain in 8E-H has been off for several days	Fountain has been reset and cleaned.	2/16/22	2/16/22
129/22	09H	Patricia Friedberg	Other	Common Grounds	Signage	Traffic sign on corner wall Bldg 9 is in disrepair and needs to be repalced	Clean the traffic sign	2/8/22	2/8/22
10/11/21	10B	John Anderson	Grounds/Landscape	Building/Courtyard	Irrigation	Sprinklers not working around Bldg 10		10/12/21	
2/6/22	10B	John Anderson	Other	Common Grounds	Fountain	Fountain in pond behind Bldg 10 is not working	Fountain has been reset and back on	2/8/22	2/8/22
2/4/22	11A	Rob Carrier	Other	Building/Courtyard	Downspout	We need a 3' rubber hose from the downspout by garden gate	Added a new downspout by the privacy garden	2/4/22	2/7/22
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	
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	
2/10/22	14A	Joann D'Amico	Electrical	Common Grounds	Light	In front of 14A the flood light in the "well" is out	Repalced the bulb	2/11/22	2/11/22
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			
2/7/22	16B	Barbara Lessard	other	Building/Courtyard	Irrigation	Please adjust sprinkler head to the left of lanai door.	Adjusted the sprinkler head	2/8/22	2/8/22
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	
2/12/22	16E	Jean Glover	Grounds/Landscape	Common Grounds	wildlife	Animal is outside the lanai all night . My dog barks all night. Need a trap	Board member will sign the quote and will have a trap set up	2/14/22	
6/12/21	16H	Susan AVer	Safety	Building/Courtyard	Safety	Seeds on landing causing safety hazard	Will contact AroborX	9/13/21	
2/15/22	17D	Rerry Ruff	Safety	Common Grounds	Utility cover	Cable box utility cover needs to be secured	Straightened out the cable box cover	2/17/22	2/17/22
2/15/22	17D	Rerry Ruff	Grounds/Landscape	Common Grounds	Weeds/Trimming	Trim tree between 17D & G branches that obscure view from 17D	Branches have been trimmed	1/16/22	2/16/22
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 repaired the irrigation system for Bldg 18	11/22/21	2/6/22
2/14/22	19B	Alice Kratkiewicz	Other	Building/Courtyard	Irrigation	Water spigot still shooting water into lanai on Pond side	Replaced the sprinkler head	2/14/22	2/14/22
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 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 decussion with Finance Committee & the Board		
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 quest bdrn 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	
12/21/21	22B	Raymond Lopez	Other	Building/Courtyard	Fountain	22B and 28B fountains need to be cleaned and repainted	22B & 28B fountains will be refurbishe painted on Feb 8, 2022	2/1/22	

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2/3/22	22B	Raymond Lopez	Grounds/Landscape	Common Grounds	shell	Please put crushed shell ground cover between the privacy garden gates between 22A-D and 22E-H.	Put crushed shell at doorway to privacy gardens	2/4/22	2/4/22
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	
2/16/22	22E	Susan Maloof	Other	Building/Courtyard	Paint	The terracotta colored coating on the stair landed up to unit 22G needs to be reapplied.			
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	
2/4/22	23B	Annette DeVoe	Grounds/Landscape	Common Grounds	garbage bins	Please bring 2 yard waste bins to the Bldg 23.	Each buidling has 1 yard waste bins.	2/4/22	2/4/22
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.			
1/26/22	24F	Leo Small	Grounds/Landscape	Common Grounds	Weeds/Trimming	Big flower bush in front of lanai needs trimming	Trimmed the flower bush as requested	1/31/22	1/31/22
2/10/22	25B	Martha Zalasyd	Other	Common Grounds	Irrigation	Please adjust the sprinkler heads at the front of lanai.	Adjusted sprinkler head away from the lana	2/15/22	2/15/22
1/4/22	25H	Oliver Small	Other	Building/Courtyard	Fountain	Fountain needs to be painted	25H courtyard fountain is on the schedule to be painted on 2/15/22	1/13/22	
2/17/22	26A	Brian Lang	Safety	Building/Courtyard	Locks	Please replace locks for card room doors	The locks have been replaced	2/17/22	2/17/22
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	
2/17/22	26G	Leah van der Kooy	Other	Building/Courtyard	paint	Stairs and entry into the unit needs to be painted as it is painted red & blue now.			
2/12/22	27D	Bonnie Caples	Electrical	Building/Courtyard	light	The light at the top of the stairs is out	Repalced the bulb	2/14/22	2/14/22
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.	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	
2/13/22	28F	Andrew Penney	Electrical	Building/Courtyard	lights	Please replace right pillar light bulb	Light bulb replaced	2/14/22	2/14/22
2/12/22	29E	Gordon Govalet	Other	Building/Courtyard	Irrigation	A sprinkler head is broken off causing fountain and flooding inside the privacy garden	Repaired the sprinkler head	2/15/22	2/15/22
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	Electrical	Other	R&M	Pump in overflow lot running 24hrs/day	Maintenance addressing		
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	
12/29/21	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	
2/7/22	31B	Patricia Dwight	Grounds/Landscape	Building/Courtyard	Lights & trim	The light bulb in courtyard under kitchen window is burned out. The hedge needs to be trimmed by the light.	Light bulb has been replaced and the hedge got trimmed	2/9/22	2/9/22
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	
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	
2/2/22	32G	Suzie Mandsager	Electrical	Building/Courtyard	Lights	For Bldg 15A-D: Entrance Pillar Right side light is out. And 15C Light by the upper entrance is out.	Replaced both light bulbs and rebuilt the light fixture for 15C	2/2/22	2/4/22
2/15/22	32G	Suzie Mandsager	Electrical	Building/Courtyard	light	Pillar light on left side in the couryarris not working	Light bulb has been replaced	2/16/22	2/16/22
8/24/21	33A-D	All Residents	Grounds/Landscape	Common Grounds	Gutters	Grass growing from carport gutter	Will contact Crown Roofing	9/17/21	
2/8/22	33D	Rick Spaulding	Electrical	Building/Courtyard	Lights	Light is out coming into courtyard on right hand side on column	Replaced light bulb	2/9/22	2/9/22
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	