

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. Oct 2021	In progress	
3/22/22	02C	Ed Roncone	Grounds/Landscape	Common Grounds	Tree	Remove dead tree on the left side of courtyard near 2C stairway	Committee assessed & will come up with a solution/recommendation for that tree.		
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	
3/4/22	03A	Bruce Witte	Grounds/Landscape	Building/Courtyard	Tree & Wash	1) Please remove trees & off shoots so new plants can be planted. Root systems taking over garden. 2) Please pressure wash the carport.			
3/22/22	03B	Shirley Festa	Grounds/Landscape	Building/Courtyard	Fountain	Fountain is down . It needs to be cleaned.	Fountain has been repaired.	3/22/22	3/22/22
11/11/21	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	Will be scheduled for March 2022		
2/24/22	04E	Karen Tyrrell	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Plants in the courtyard are overgrown and needs to be trimmed heavily	LMP will trim the two plants on Thurs or Fri	2/24/22	
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	
3/7/22	05D	Steve Barnum	Other	Common Grounds	Irrigation	Irrigation on the south side road has stopped working.	LMP has been contacted on 3/8/22.		
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 trimthe 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	
1/7/22	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	
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	
2/21/22	09C	Cathy Cronin-Harris	Grounds/Landscape	Common Grounds	Irrigation	An irrigation spout in a triangle-shaped landscape area only shouts out straight.	LMP has been contacted on 2/23/22	2/23/22	
3/17/22		Maureen O'Brien	Grounds/Landscape	Common Grounds	Weeds/Trimming	Weed pick-up behind Bldg 8. No barrells available.	Picked up the weeds and put new yard waste can.	3/21/22	
10/11/21	10B	John Anderson	Grounds/Landscape	Building/Courtyard	Irrigation	Sprinklers not working around Bldg 10		10/12/21	
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	
3/2/22	11B	Ann Huhn	Irrigation & trimming	Building/Courtyard	Irrigation	Are the sprinklers working in our courtyard? I have not heard or seen them on in over 2 months. The soil in the planter areas is very dry. Also, need some trimming of plantings that were done by the landscape co.	The details of trimming request will be sent to Landscape Committee. Irrigation will be inspected by LMP.	3/4/22	
6/12/21	11G	Sandra Rush	Other	Building/Courtyard	Paint	Paint stairs and landing	Completed on February 1 & 2.	2/1/2022	2/2/2022
5/17/21	11H	Rose Marsten	Other	Building/Courtyard	Paint	Paint stairs and landing - cracked?	Completed on February 1 & 2.	2/1/2022	2/2/2022
3/23/22	11H	Rose Marsten	Grounds/Landscape	Building/Courtyard	Irrigation	No Irrigation in Bldg 11 GH courtyard.			
2/22/22	12F	Marianne Goslawski	Other	Building/Courtyard	Drain pipe	Drain pipe from roof to ground not attached to Bldg 12 between courtyard and private lanai. It's scraping and banging against building.			
2/22/22	12F	Marianne Goslawski	Grounds/Landscape	Common Grounds	Weeds/Trimming	North side of Lake 2, two plants are overgrown and blocking view of lake	LMP will trim the two plants on Thurs or Fri	2/24/22	
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	
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 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	
3/22/22	18D	Jim Seyfried	Other	Common Grounds	Gutter/Spray plant	Leaking gutter balcony over looking carport. Spray hibiscus plants for insect around Bldg 18.	Crown inspected the gutter on 3/23/22.		
3/16/22	18D	Jim Seyfried	Other	Building/Courtyard	sidewalk slabs	16 crached slabs around Bldg 18.	Maintenance confirmed and needs to refer to a vendor	3/21/22	
3/16/22	18D	Jim Seyfried	Other	Building/Courtyard	Downspout	18A west side of Courtyard downspout needs extension installed	Installed extension.	3/16/22	3/16/22
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	
3/4/22	20C	Megan Absten	Other	Building/Courtyard	Lanai slider	Please look at my back lanai slider tracks (weep holes).	Work order has been forwarded to Steve Barnum for inspection	3/4/22	
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		
12/14/21	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	
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	
3/22/22	22C	Dan Mull	Safety	Common Grounds	Pavers	Please replace broken pavers in the garbage crib pathway between Bldg 22 and 23.	Maintenance staff will remove the pavers and replace with shell. First round scheduled on 3/26/22.	3/26/22	
3/21/22	22C	Dan Mull	Grounds/Landscape	Common Grounds	Drainage	Please remove silt that has eroded into the "finger" area of Lake #4 behind Bldg 22.			

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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 landing 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	
12/20/21	23C	Jonathon DeMichiel	Other	Building/Courtyard	Other	We have a hole in the screening outside the lanai		12/23/21	
3/14/22	24A	Evelyn McElroy	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please trim bushes by lanai			
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.			
1/4/22	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	
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	Other	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.			
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	
11/29/21	29G	Judy 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	
3/4/22	30C	Reported by Joe Sacco	Safety	Building/Courtyard	Other	Deck off to den has rotted floor boards and is a safety hazard... Please address ASAP.	Work order forwarded to Steve Barnum. He will inspect the den.	3/4/22	
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	
3/7/22	32G	Suzie Mandsager	Grounds/Landscape	Common Grounds	Weeds/Trimming	Pls check w/ LMP to see if they can trim and prune the carrotwood tree on the back of Bldg 32EG.			
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	
3/3/22	32G	Suzie Mandsaqer	Grounds/Landscape	Building/Courtyard	Mulch	Please apply the free mulch in front of bldg 32EH around the large rock, liriopoe, flax lilies, palms and around the hibiscus hedges and ligustrum trees. Also, mulch can be added by carport along privacy garden wall with the Ti plants and arbutos.			
3/2/22	32G	Suzie Mandsager	Other	Building/Courtyard	stairs	Please put 32G stairs on the list to be painted.	Pressurewashed and painted	3/22/22	3/23/22
8/24/21	33A-D	All Residents	Grounds/Landscape	Common Grounds	Gutters	Grass growing from carport gutter	Will contact Crown Roofing	9/17/21	