

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	
3/21/22	02A	Joy Stair	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please trim the large tree that is adjacent to 2A / 2C. Branches that are hanging over 2A cause a big mess in the patio, not to mention bird droppings on patio furniture due to the branches. Scroll down to see the pictures.	LMP completed	3/25/22	3/25/22
3/22/22	02C	Ed Roncone	Grounds/Landscape	Common Grounds	Tree	- Please trim the overgrown tree at the front of 2A-D courtyard.	LMP completed	3/25/22	3/25/22
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.	LMP took removed tree roots for new plants	3/11/22	3/11/22
3/14/22	03A	Bruce Witte	Grounds/Landscape	Building/Courtyard	Pavers	Please remove large pavers and move them to Maintenance area and irrigation hoses need to be repalced	Removed the pavers in the courtyard , buried the pvc pipe for the water hose in the ground. Fixed the broken irrigation pipe and replaced the black hose for sprinklers in the middle of plants	3/16/22	3/16/22
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	3/8/22	3/9/22
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/shrubs	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.	3/11/22	3/11/22
3/15/22	05F	Bill Boychuck	Electrical	Building/Courtyard	Lights	Please replace Courtyard Flashing Light Bulb near mailbox	Replaced the light fixture and outlet	3/15/22	3/15/22
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 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	
3/23/00	06C	Joe LaForgia	Other	Building/Courtyard	Fountain	Fountain turned green needs cleaning	Fountain has been cleaned	3/24/22	3/24/22
3/19/22	06C	Joe LaForgia	Safety	Common Grounds	blocking pipe	Please pull the boulder away from the backflow pipe in front of Clubhosue	Maintenance staff moved the boulder slightly away from the pipe, however, it is there to protect the pipe from car door.	3/21/22	3/21/22
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	
3/22/22	06F	Joe Sacco	Grounds/Landscape	Common Grounds	Weeds/Trimming	Please have the tree trimmed next to the uncovered parking ares between building 6 & 7 . Please trim both side of the tree it's has grown into the parking spaces on both sides of the grass island .	Trimmed the tree away from parking lot	3/23/22	3/23/22
3/22/22	06F	Joe Sacco	Grounds/Landscape	Common Grounds	wasp nests	Please remove mud wasp nests from the underside of carport, also pressure wash the carport	Wasp nests removed and Bldg 6 carport pressure washed.	3/29/22	3/29/22
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	
3/15/22	07H	Peggy Klahn	Other	Building/Courtyard	Fountain	Fountain has been off since Sat	Fountains back on and gotten cleaned.	3/24/22	3/24/22
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	
3/14/22	09E	Joseph Sopata	Electrical	Building/Courtyard	Lights	The two Front courtyard halogen lights are out. These are the lights that shine on the plants and palm trees in the courtyard	Replaced light fixtures	3/15/22	3/15/22
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	3/22/22
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 landscpe 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 agaist 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	
3/28/22	14B	Shirley Pilotti	Grounds/Landscape	Building/Courtyard	Irrigation	Check irrigation in the privacy garden	Checked the irrigation and verified that it was working properly	3/29/22	3/29/22
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 Fountain in 15E - 15H has not been running for over a week now. Since the last heavy rain	Landscape Committee has scheduled to trim in February.	1/20/22	
3/20/22	15H	Maureen Shattuck	Fountain	Building/Courtyard	Fountain	Common area behind units needs extra care	Fountain cleaned and working	3/21	3/21/22
9/7/21	16A-D	Betty Radloff	Grounds/Landscape	Common Grounds	Weeds/Trimming				
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	2/21/22
3/25/22	16E	Jean Glover	Electrical	Common Grounds	Lights	The landscape light behind my lanai is pointing into my unit and keeping me up at	Adjusted the light	3/25/22	3/25/22
3/12/22	16G	Henry Garcia	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Request that LMP come in and provide trimming and cutting of bushes and plants	LMP completed	3/18/22	3/18/22
6/12/21	16H	Susan Aver	Safety	Building/Courtyard	Safety	Seeds on landing causing safety hazard	Will contact AroborRx	9/13/21	
3/13/22	17D	Terry Ruff	Other	Building/Courtyard	Irrigation	Sprinkler head in front of 17B, pipe is broken	Fix broken pipe in the courtyard	3/16/22	3/16/22

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6/4/21	17G	Maureen Barre	Other	Building/Courtyard	Paint	Paint stairs and landing	Completed	3/8/22	3/9/22
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
3/16/22	18D	Jim Seyfried	Other	Building/Courtyard	Concrete slabs	Cracked slabs around Bldg18. Sidewalk cracks extended to mailbox west side between 18 & 19	Management will contact a vendor		
3/28/22	19D	Bonnie Szink	Grounds/Landscape	Common Grounds	Weeds/Trimming	Please permanently remove or clean out all the dead on the palm behind 19A that is directly on the edge of the pond.	Cleaned up branches	3/29/22	3/29/22
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	
3/17/22	20Hq	Jean O'Connell	Fountain	Building/Courtyard	Fountain	Fountain in courtyard not working again	Repaired	3/18/22	3/18/22
12/16/21	21A	Sofie Sussman	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please trim 4 dead palm fronds in the courtyard	In discussion with Finance Committee & the Board		
3/28/22	21A	Sofie Sussman	other	Common Grounds	Irrigation	Sprinkler next to the lanai door is not working	Cleaned out the clogged irrigation system	3/29/22	3/29/22
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	
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 on 3/26/22.	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.			
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.	Maintenance patched and paint the stairs for 22G	3/17/22	3/18/22
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	
12/20/21	23C	Jonathon DeMichiel	Other	Building/Courtyard	Other	We have a hole in the screening outside the lanai		12/23/21	
3/26/22	23H	Marc Indri	Electrical	Building/Courtyard	Lights	Storage unit light outlet needs to be replaced	Replaced the light socket	3/30/22	3/30/22
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.			
3/23/22	25C	Joan Martin	Other	Building/Courtyard	Storage	Door to storage shed is stuck and the grill vent has fallen out	The owner will contact us back once she has the parts ready for the Maintenance staff to repair		
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	
3/12/22	26F	Ronald Schmutzler	Other	Building/Courtyard	Gutter	THE GUTTER DIRECTLY OVER MY LANAI DOOR IS EITHER TOTALLY CLOGGED OR SPLIT	Crown has assessed and scheduled the repair date	3/22/22	3/22/22
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.			
3/16/22	27D	Bill Caples	Electrical	Building/Courtyard	Lights	As you look at the courtyard 26F left, 30B right,7F left,5F right,2H left, and 2A left are all out.	Light bulbs have been replaced	3/16/22	3/16/22
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	
3/28/22	27H	Ingrid Laszio	Grounds/Landscape	Common Grounds	tree	Please have Monstrea tree look at dead branches by Bldg 3	Monster Tree came to inspect conditions of branches	3/29/22	3/29/22

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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	
3/28/22	30A	Paul Sellers	Other	Building/Courtyard	Hose	Black hose is disconnected from the downspout on Bldg 2 at the entranceway	Reattached the black hose by 2B privacy garden	3/29/22	3/29/22
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	
3/29/22	30	Hampton Painting	Grounds/Landscape	Common Grounds	Irrigation	Please check the irrigation for the new sod.	Replaced 2 sprinkler heads	3/29/22	3/29/22
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.	LMP trimmed the carrotwood	3/18/22	3/18/22
10/30/21	32G	Suzie Mandsager	Other	Building/Courtyard	Carport beams	Pls have Venture evaluate the sagging, rotten beams on the rear and front side of carport 32EH	Venture will do the water test	11/1/21	
3/3/22	32G	Suzie Mandsager	Grounds/Landscape	Building/Courtyard	Mulch	Please apply the free mulch in front of bldg 32EH around the large rock, lirioppe, flax lillies, 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 arbutocolas.			
3/2/22	32G	Suzie Mandsager	Other	Building/Courtyard	stairs	Please put 32G stairs on the list to be painted.	Pressurwashed and painted	3/22/22	3/23/22
3/9/22	32G	Suzie Mandsager	Other	Common Grounds	Ducks	2 ducks were swimming in the pool on 3/9/2022.	Ben & Luis put fishing lines over the pool area	3/23/22	3/23/22
3/13/22	32G	Suzie Mandsager	Other	Common Grounds	gym wipes	Please check the sanitizer wipes in the gym. They are dry and not moist enough to wipe the machines	Changed out wipes	3/16/22	3/16/22
3/27/22	32G	Suzie Mandsager	Grounds/Landscape	other	yard waste bins	please empty the yard waste bin inside the pool area by the east gate. Also, the 2 yard waste bins between bldgs 31/32 need to be emptied.	Complete	3/29/22	3/29/22
3/24/22	32G	Suzie Mandsager	Other	Other	Misc.	Take down the Covid signs. Shower floor by the entrance to the pool needs to be painted	Complete	3/26/22	3/26/22
3/27/22	32G	Suzie Mandsager	Grounds/Landscape	Common Grounds	Weeds/Trimming	Please spray weeds around the boulder and curved walkway prior to mulch installation	Spray weed killer on the requested areas	3/30/22	3/30/11
3/16/22	33A	Ruth Lombardo	Other	Building/Courtyard	Misc.	Wasp nest in privacy garden. Sprinkler not working for 33B	Removed the wasp nest in the privacy garden and change the sprinkler head	3/17/22	3/17/22
8/24/21	33A-D	All Residents	Grounds/Landscape	Common Grounds	Gutters	Grass growing from carport gutter	Will contact Crown Roofing	9/17/21	