

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	
5/2/22	01A	Robert Poythress	Other	Building/Courtyard	Fountain	fountain is not running and looking like a cesspool.	Cleaned and repaired	5/5/22	5/5/22
5/3/22	01G	Charles	Electrical	Building/Courtyard	Lights	Install 1G light in Balcony.	Installed the new light fixture and bulb	5/3/22	5/3/22
4/28/22	02G	Cheryl Pritchard		Building/Courtyard	Fountain	Fountain is completely green with algae	Drained out and cleaned dirt	4/29/22	4/29/22
5/6/22	02H	Pat Schroff	Other	Building/Courtyard	Fountain	The fountain has not been working.	Repaired	5/9/22	5/9/22
5/6/22	02H	Pat Schroff	Other	Building/Courtyard	Faucet	Hose faucet in the courtyard needs to be replaced	Replaced old water line from valve to new valve.	5/9/22	5/9/22
4/20/22	Bldg2 & 7	Board of Directors	Other	Building/Courtyard	Pest Control	Bldg 2 & 7 hve a major ant problem and are covered with ants	NaturZone will treat both buidings on 4/26/2022	4/26/22	4/26/22
4/21/22	03A	Bruce Witte	Other	Building/Courtyard	Monitoring	Please have irrigation in front and back of the building checked by Ben	Complete	5/6/22	5/6/22
5/4/22	Bldg 3	Dan Mull	Other	Building/Courtyard	Fountain	Both fountains are not working	Complete.	5/6/22	5/6/22
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	
5/3/22	04D	Donna Rakowski	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please trim the palm tree at the top of stairs.	Completed by LMP	5/10/22	5/10/22
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	
5/5/22	05C	Merry Angioletti	Grounds/Landscape	Building/Courtyard	Lanai/balcony	White railings in guest bedroom & master bdrm are rotting and lose. Floors of lanai are wearing away and chipping.	Inspected by Steve B on May 7th. Will have a structural engineer assess the areas	5/9/22	
5/4/22	05F	Bill Boychuk	Grounds/Landscape	Building/Courtyard		Please reconnect drainpipe near 5E privacy garden and clean fountain.	Complete	5/5/22	5/5/22
5/10/22	05F	Bill Boychuk	Grounds/Landscape	Building/Courtyard	Fountain	Please clean fountain 5F.	Complete	5/11/22	5/11/22
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	
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	
4/3/22	06C	Joe LaForgia	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please heavy-trim/prune the two trees next to the condo. They are located next to our steps leading up and the one directly behind it.	LMP will trim in the week of 4/4/22	4/4/22	4/8/22
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	
5/11/22	07A	Debby Hayes	Other	Building/Courtyard	Irrigation	Irrigation is not working in the 7A courtyard, in the back of unit or privacy garden.	LMP has been notified to repair.	5/13/22	
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 shoots out straight.	LMP has been contacted on 2/23/22	2/23/22	
4/20/22	09H	Patricia Friedberg	Other	Common Grounds	Irrigation	Irrigation spout head next to the carport for 9E-H is not working	Will have Owens Electric to inspect the breaker panel on 4/29	4/29/22	
4/11/22	10B	John Anderson	Other	Common Grounds	Irrigation	Irrigation not working behind Bldg 10	LMP irrigation team has been contacted	4/12/22	
5/4/22	10B	John Anderson	Other	Building/Courtyard	Fountain	Fountain in lake behind Bldg 10 is working erratic	Per the pump repair company, it needs to be monitored.	5/5/22	5/5/22
5/11/22	11A	Robert Carrier	Grounds/Landscape	Common Grounds	Landscape	Plantings and dirt in front of privacy garden is needed. Soil is washed away, thus exposing all irrigation piping. Sidewalk always filled with dirt, it needs rubber guard.	Landscape committee will assess in the week of 5/16.	5/12/22	
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	
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	
3/23/22	11H	Rose Marsten	Grounds/Landscape	Building/Courtyard	Irrigation	No Irrigation in Bldg 11 GH courtyard.	LMP Irrigation team has corrected the problem.	5/6/22	5/6/22
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	
4/29/22	14B	Shirley Pilotti	Other	Building/Courtyard	Fountain	It's not working and needs cleaning desperately.	Complete	4/30/22	4/30/22
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			
3/31/22	15F	Leslie Drda	Other	Building/Courtyard	Flashing	A piece of flashing fell off the lanai roof	Contacted Crown Roofing to install it back	4/4/22	
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	
5/12/22	16E-H	Henry Garcia	Grounds/Landscape	Common Grounds	Yard bins	Please one barrel/bin for garden clippings and foliage.	Complete	5/13/22	5/13/22
6/12/21	16H	Susan Ayer	Safety	Building/Courtyard	Safety	Seeds on landing causing safety hazard	Will contact AroboRx	9/13/21	
4/29/22	18C	Kathryn Campbell	Other	Building/Courtyard	Fountain	Clean fountain	Complete	5/6/22	5/6/22
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.			
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	Concrete slabs	Cracked slabs around Bldg18. Sidewalk cracks extended to mailbox west side between 18 & 19	Management will contact a vendor		
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	20C	Edit Kun	Grounds/Landscape	Building/Courtyard	Tree	Our courtyard needs a major overhaul	Landscape Committee will handle after X'mas	12/8/21	
4/12/22	20D	Edit Kun	Grounds/Landscape	Common Grounds	Weeds/Trimming	Overgrown branches touching the lanai cage need to be trimmed	Trimmed by LMP	4/12/22	

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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 Sussman	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	
3/21/22	22C	Dan Mull	Grounds/Landscape	Common Grounds	Drainage	Please remove silt that has eroded into the "finger" area of Lake #4 behind Bdlg 22.			
5/3/22	22C	Dan Mull	Grounds/Landscape	Building/Courtyard	Fountain	Please clean the fountain in Courtyard 22A-D.	Complete	5/3/22	5/3/22
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		
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.			
5/5/22	24B	Tom Greer	Other	Building/Courtyard	Fountain	Fountain in unit 24A-D needs cleaning.	Complete	5/6/22	5/6/22
5/7/22	24B	Tom Greer	Other	Building/Courtyard	Irrigation	Irrigation in Units 24A-D scheduled for MWF at 10pm did not come on Friday 5/6/22	LMP Irrigation team has been contacted on 5/9/22	5/9/22	
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	
5/5/22	26E	Valerie Evanko	Other	Building/Courtyard	Planter	Window box planter needs to be cleaned and painted.	Landscape Committee cleaned the dead vines and maintenance staff pressure washed. Paint - TBD.	5/11/22	
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	
4/7/22	26F	Ron Schmutzler	Other	Building/Courtyard	Irrigation	Additional sprinkler heads are needed directly behind my building.	In progress with LMP	4/11/22	
4/7/22	26F	Ron Schmutzler	Other	Building/Courtyard	Irrigation	A new pipe needs to be run from the bacflow preventer to a new location outside the gate of 26E	Aqua Plumbing is scheduled to assess and provide a free estimate on 4/18/22		
4/26/22	27H	Ingrid Laszjo	Other	Building/Courtyard	Fountain	Fountain in courtyard 27EH is barely pumping through	Complete	5/6/22	5/6/22
12/27/21	27H	Ingrid Laszjo	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	
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	
3/31/22	29G	Judy Hundley	Other	Building/Courtyard	Stairs	Please list the steps for 29G and 29H to be painted.			
3/31/22	29GH	Judy Hundley	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please trim the 2 large palm trees between 29G and 29H that are banging on the gutters.	LMP will trim the week of 4/4/22	4/4/22	
5/9/22	29G	Judy Hundley	Grounds/Landscape	Common Grounds	waterfall	Needs to be drained, cleaned and leaves blown from the rocks.	complete	5/13/22	5/13/22
5/9/22	29G	Judy Hundley	Grounds/Landscape	Common Grounds	Guard house	Guard house door and trim need painting.	Pressurewashed on 5/11. Will be painted on 5/16.	5/11/22	5/16/22
5/10/22	29G	Judy Hundley	Grounds/Landscape	Common Grounds	Pressure wash	small walk ways out the back of the 1st floor lanai needs pressure washing	Hose bib couldn't reach the back. Pressure washed the side walks ways.	5/11/22	5/11/22
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	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	

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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	
5/5/22	32F	Ed Reilly	Other	Common Grounds	Plumbing	2 shut-off valves outside the buidling 32 and would like to know which one controls 32F.	Showed the owner the shut-off valves and which one belongs to 32F.	5/5/22	5/5/22
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	
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, liriop, 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 arbicolas.			
4/27/22	33A	Ruth Lombardo	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Large palm tree roots are cracking the concrete of crescent planter	LMP will thin out the palm tree and monitor for a while	5/9/22	
8/24/21	33A-D	All Residents	Grounds/Landscape	Common Grounds	Gutters	Grass growing from carport gutter	Will contact Crown Roofing	9/17/21	