

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	
5/20/22	02F	Tabitha Hall	Grounds/Landscape	Common Grounds	Irrigation	Tall sprinkler head that sprays balcony windows and leaves spots. It's been capped. Requesting it to be moved away from the windows.	LMP Irrigation team will assess when doing the monthly wet-check on 5/31.		
5/17/22	3E	Nan Schreier	Grounds/Landscape	Common Grounds	Yard waste	Large amount of yard waste piled in and around the garbage crib between Bldg 20 & 21. The area really needs to be cleaned up.	Complete	5/17/22	5/17/22
5/19/22	3E	Nan Schreier	Other	Common Grounds	Electrical box	There's an electrical box behind Bldg 2 that's on the ground right next to some pvc piping near the pond. Not sure this is safe.	It is a junction box and it's safe.	5/20/22	5/20/22
5/19/22	3E	Nan Schreier	Other	Common Grounds	bees nest	Found 2 wasp/bee nests by Bldg 18 carport and above guest room window of 3H.	Complete	5/20/22	5/20/22
11/11/21	04A	James Scherz	Other	Building/Courtyard	Paint	Repaint the stucco surrounding the courtyard fountain	Hampton Painting painted all buildings and courtyards.	In 2021	5/20/22
5/16/22	04A	James Scherz	Electrical	Common Grounds	lights	New light bulb for light by gardinia bush on 4C & 4C is needed.	Landscape light has been replaced	5/19/22	5/19/22
5/17/22	04C	Robert Moore	Electrical	Building/Courtyard	lights	Landscape light directly to the side of the steps to 4C seems to be burning out.	Replaced light fixture on the ground and replaced light at stairs	5/23/22	5/23/22
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	
5/16/22	05D	Steve Barnum	other	Building/Courtyard	lights	Landscape light 4 on right side of courtyard in the planter has been burnt out	Replaced the bulb	5/17/22	5/17/22
5/19/22	05D	Steve Barnum	Grounds/Landscape	Common Grounds	Lake 1	There was a significant drop in the lake level at Lake 1.	LMP has completed the repair on valve.	5/19/22	5/20/22
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	
5/20/22	06B	Joan Schnuerch	Electrical	Building/Courtyard	lights	Light in the 6A/B courtyard is completely out.	Light bulb has been replaced	5/23/22	5/23/22
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	
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	
5/15/22	07F	Betty Klapp	Grounds/Landscape	Common Grounds	Yard waste	In the deep bush there's quite a load of dead material, that's knee deep.	LMP cleaned up the debris.	5/17/22	5/17/22
5/13/22	07G	Alice Hammermann	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Palm tree branches are getting caught in the kitchen awning.	Completed by LMP	5/17/22	5/17/22
5/13/22	07G	Alice Hammermann	Grounds/Landscape	Common Grounds	Sod	The area in front of 7E-H, the dead grass needs to be replaced along with the irrigation system that doesn't work.	LMP irrigation team has repaired the irrigation. Landscape Committee needs to assess the sod replacement	5/16/22	
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 repaired the irrigation for Building 10.	4/12/22	4/29/22
5/15/22	10B	John Anderson	Other	Common Grounds	Lake fountain	Fountain in Lake is running erratically so much.	Management contacted Solitude and the pump company. The lake fountain wasturned off 5/17 due to algae bloom.		
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	
5/24/22	11B	Ann Huhn	Grounds/Landscape	Building/Courtyard	Edging	Please have an edge put around the planting area next 11A privacy garden.	Put hard rock edging.	5/26/22	5/26/22
5/26/22	11B	Ann Huhn	Other	Building/Courtyard	Fountain	Wind blew sand and soil into the fountain.	Cleaned and refilled the fountain.	5/26/22	5/26/22
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 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			
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	
6/12/21	16H	Susan Ayer	Safety	Building/Courtyard	Safety	Seeds on landing causing safety hazard	Will contact AroBoRx	9/13/21	
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 cracked 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		
5/15/22	19D	Bonnie Szink	Other	Building/Courtyard	Fountain	Please clean the fountain in courtyard 19A-D.	Complete	5/16/22	5/16/22

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5/21/22	19F	Alice Terwilliger	Grounds/Landscape	Common Grounds	Hump	Hump in the road close to 19H in the front. 12" diameter. Needs further investigation	Painted X in yellow on the ground and requested to have an excavator assess/investigate the hump/	5/23/22	
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	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	
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	
5/9/22	20F	James Ellison	Other	Building/Courtyard	Fountain	Fountain had been turned off and nearly waterless.	Replaced motor and cleaned the fountain	5/23/22	5/23/22
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		
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 Bldg 22.			
5/14/22	22C	Dan Mull	Grounds/Landscape	Common Grounds	Sprinkler	Please repair sprinkler head that was broken by LMP.	Put in new sprinkler head.	5/17/22	5/17/22
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	
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.			
5/7/22	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	
4/28/22	26C	Gonzalo Hernandez	Electrical	Common Grounds	Lights	Please replace the light bulb in the garden left of the front door of 26A. Also the bulb in the bushes in front of our mailboxes	Replaced both bulbs.	5/16/22	5/16/22
12/31/21	26E	Valerie Evanko	Other	Building/Courtyard	Leak	Water in lanai. Don't believe it's from rain		12/6/22	
5/12/22	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 and painted.	5/11/22	5/24/22
4/7/22	26F	Ron Schmutzler	Electrical	Building/Courtyard	Lights	Light is out in the courtyard that lights up the palm tree next to staircase to 26H	Complete	5/19/22	5/19/22
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	5/10/22	5/10/22
5/14/22	27D	Bonnie Caples	Other	Building/Courtyard	Fountain	The water in our fountain has turned green.	Cleaned and refilled the fountain.	5/14/22	5/14/22
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 corner 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	
5/16/22	27H	Ingrid Laszio	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	In the 18A-D courtyard, please trim one of the stems of palm that's dead.	LMP trimmed the dead stem on 5/17/22	5/17/22	5/17/22
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	
5/18/22	28F	Andrew Penney	Safety	Common Grounds	Cardroom door	Card room exterior duble doors closest to front parking lot, right hand door does not lock	Repaired the door.	5/19/22	5/19/22
5/16/22	29B	Paula MacHose	Grounds/Landscape	Building/Courtyard	Palm tree	Check health of our 2 palms near each door. We'd like to be there to discuss their care.	Ryan/LMP visited 29B and discussed with the owner.	5/16/22	5/16/22
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.	Complete	5/10	5/11/22

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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	4/8/22
5/9/22	29G	Judy Hundley	Other	Common Grounds	Guard house	Guard house door and trim needs painting.	Pressurewashed and painted.	5/10/22	5/18/22
5/17/22	29G	Judy Hundley	Other	Building/Courtyard	vent	Please can you replace the vent on the storage shed door. It's rusted.	Vent has been replaced	5/23/22	5/23/22
5/16/22	29G	Judy Hundley	Other	Building/Courtyard	Fountain	19B, 19E, 20A, 20E, 23A, 25A and 33E fountains are not working.	All fountains cleaned and working.	5/16/22	5/23/22
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	
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	
5/23/22	32C	Pam Britt	Safety	Common Grounds	Hump	Hump in the road close to 19H in the front. 12" diameter. Needs further investigation	Painted X in yellow on the ground and requested to have an excavator assess/investigate the hump/	5/23/22	
5/19/22	32C	Pam Britt	Safety	Building/Courtyard	Balcony rail	Balcony on 10G master bathroom - bottom rail rotten. The lattice needs to be braced with a couple of screws as a temporary measure until the bottom rail can be fixed.	Maintenance staff will repair the bottom rail		
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 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 arbutus.			
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	