

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	
6/28/22	1G	Charles Dodge	Other	Pool	Pool temp	I'd like to return to 86F pool temp.	Board will determine to return to 86 after the 2-week trial.	6/24/22	
6/2/22	2D	Sima Khaytin	Other	Building/Courtyard	Leak	A big wet spot on the ceiling in the master bathroom	Crown started repair on 6/10/22.	6/10/22	
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.		
6/27/22	3E	Nan Schreier	Other	Building/Courtyard	gutter	The scupper on the south wall above by garden is leaking from the bottom and the gutter pipe below is also leaking.	Crown inspected on 6/28. Awaiting approval for repair.	6/28/22	
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	
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 Commit 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	
6/21/22	07F	Betty Klapp	Grounds/Landscape	Building/Courtyard	Drainage	Reported by the previous owner in Oct 2021 of side garden water drainage issue. Patio is lower than the outside grade of the walk path.			
6/21/22	07F	Betty Klapp	Other	Building/Courtyard	Pest control	carpenter ants throughout the unit.	Owner was not available on 6/28. Pest control seervice is scheduled for 7/5/22.		
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	
6/14/22	07G	Alice Hammermann	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Palm tree branches are hanging over the steps.	LMP have been notified.	6/15/22	
6/28/22	8G	Keenan Cochrane	Other	Building/Courtyard	wasp nest	Wasp nest in the porch light.	Brian sprayed the nest in the light fixture.	6/30/22	6/30/22
6/26/22	9B	Lorene Erickson	Electrical	Building/Courtyard	sensor light	Automatic light system in the women's bathroom in the Clubhouse doesn't seem to be working properly.	Ben repaired the sensor.	6/27/22	6/27/22
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	
6/14/22	10B	Barbara Anderson	Other	Common Grounds	Irrigation	No evidence of irrigation working in courtyard, around our building.			
6/19/22	10B	Barbara Anderson	electrical	Building/Courtyard	Lights	all light were on in the back of the building and courtyard.	Ben checked all light in Bldg 10 and replaced 3 bulbs that were out.	6/30/22	6/30/22
6/30/22	10B	Barbara Anderson	Irrigation	Building/Courtyard	Irrigation	sprinkler head broken off left side of courtyard making a mess	Sprinkler head has benn repaired	6/30/22	6/30/22
6/21/22	10B	John Anderson	Electrical	Building/Courtyard	Lights	Post light right - courtyard is out.	Complete.	6/23/22	6/23/22
6/29/22	10C	Siobhan Neeson	Fountain	Building/Courtyard	tabs	Please provide the chlorine tabs for the fountain	Dropped off a bag of tablets.	6/30	6/30/22
7/5/22	10C	Siobhan Neeson	Other	Building/Courtyard	gutters	Gutters need to be cleaned for the entire complex.	Contacted Crown to clean the gutters.	7/5/22	
6/29	10C	Siobhan Neeson							
6/20/22	10G	Ralph Pepe	Safety	Building/Courtyard	Lattice	Bottom of master bedroom balcony railing collapse causing lattice to become loose and very unstable.	Ben repaired the lattice.	6/30/22	6/30/22
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	
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	
6/6/22	12G	Cindy Frederickson	Other	Building/Courtyard	Fountain	The fountain needs to have the water vacuumed out.	Fountain has been cleaned out.		
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 Drida	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	
6/27/22	16A	Dennis & Patricia Smith	Other	Building/Courtyard	gutter	Gutter and downspouts are clogged.	Crown assessed & sent a proposal for repairs on 6/28.	6/28/22	
6/20/22	16A	Dennis & Patricia Smith	Plumbing	Common Grounds	drainage	Drain pipe is clogged with roots and dirt btwn Bldg 15 & 16.	Ben & Brian removed the dirt from the pipe and the drain, and reconnected the downspout pipe to ensure the proper drainage.	6/21/22	6/21/22
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 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		
6/21/22	19D	Steve Szink	Grounds/Landscape	Common Grounds	loose branch	Loose branch on tree in front of Bldg 19	LMP trimmed it off	6/2/22	6/28/22

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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. Anderson Asphalt inspected on 6/15/22. The report from Sunshine 811 pending.	5/23/22	
6/8/22	19G	Jim Scherz for The Mosteller	Other	Building/Courtyard	Leak	Guest bedroom ceiling leak near ceiling fan.		6/10/22	
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	
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.	4/5/22	4/6/22
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	
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.			
8/9/21	22F	Barbara Nicholls	Grounds/Landscape	Common Grounds	Tree	Examine trees in back of unit for possible trim	Hardwood trees scheduled		
7/5/22	22F	Barbara Nicholls	Other	Building/Courtyard	Gutters	Gutters need to be cleaned, rain coming down on lanai and privacy garden.	Contacted Crown to clean the gutter.	7/5/22	
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	
6/25/22	24B	Bridget Greer	Other	Building/Courtyard	fan	The fan in the card room is squeaking.	Ben fixed the squeaky fan	6/27/22	6/27/22
6/25/22	24B	Tom Greer	Irrigation	Building/Courtyard	Irrigation	Some of the irrigation valves in courtyard 24A-D are not working	LMP repaired the valve.	7/1/22	7/1/22
6/26/22	24B	Tom Greer	Other	Common Grounds	drain	The sewer drain btwn Bldg 24A/D & 24E/H is clogged and needs to be cleaned.	Ben cleaned out the sewer drain.	6/27/22	6/27/22
6/28/22	24F	Leo Small	Grounds/Landscape	Common Grounds	Trimming	Bird of paradise need to be cut down to 2/3.	LMP will trim them on 7/5.		
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		
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	
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	
6/19/22	27d	Bill Caples	Electrical	Building/Courtyard	Lights	Left pillar light is out. We need a landscape barrel.	Ben replaced the bulb and brought a one landscape barrel.	6/20/22	6/20/22
7/2/22	27D	Bonnie Caples	Other	Building/Courtyard	Misc	Just inside the pool gate by the spa is a broken table.	Removed	7/5/22	7/5/22
7/2/22	27D	Bonnie Caples	Other	Common Grounds	Lake fountain	Lake #3 fountain went down on Friday. Stuff floating on the top of water.	Pupm was not functioning correctly, therefore it was turned off to prevent from the motor burnout. Not being able to use copper-based chemical contributes to more algae especially in the summer.	7/5/22	7/5/22
7/2/22	27D	Bonnie Caples	Other	Building/Courtyard	Pool area	It was totally embarassing since the spa was down and the shower was broken during a 3-day holiday weekend. Also trash can sitting next to the shower is cracked and dirty. The life saver ring was disgusting dirty with mold. The pool is our biggest draw. It needs MUCH attention and right away.			
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	
7/1/22	28F	Andrew Penney	Other	Building/Courtyard	Spa	Spa bubble jets not operating as of 7/1 evening. Water still seems at correct temp. Please call for service asap.	Galaxy		
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	
6/28/22	30A	Phyliss Sellers	Electrical & Other	Building/Courtyard	Pool	Pool/spa levels too high. Skimmers not working properly. Pool post light closest to spa has been out. Pool shower leaks at connection.	Pool/spa water drained. Post light will be handled by Owens Electric. Shower connection has been repaired.	7/5/22	
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	

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6/6/22	31A	Hugh Scanlon	Other	Building/Courtyard	Entryway	Flooding of entryway during heavy rains. Steve Barnum suggested a drain w/ stones may elevate the problem.	Ben and Steve will determine how to proceed.	6/13/22	
6/27/22	31C	Chrissy Roberts	Grounds/Landscape	Building/Courtyard	faucet	Outside faucet in courtyard leaks when in the off position.	Replaced shut off valve.	6/28/22	6/28/22
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. Anderson Asphalt inspected on 6/15/22.	5/23/22	
6/15/22	32C	Pam Britt	Other	Building/Courtyard	Gutter	Due to heavy rain, the gutters were clogged by front door and pouring over.	Crown will assess on Friday, 6/17	6/16/22	
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	
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	