

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.	IP Irrigation team will assess when doing the monthly wet-check on 5/31.		
10/01/2022	02H	Pat Schroff	Grounds/Landscape	Parking Area	Tree	The parkway tree outside of our courtyard is impeding the use of our first parking space. ( we have 3). A chain will be needed to cut a major offshoot of the main tree.			
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	
10/05/2022	4A	James Scherz	Other	Building/Courtyard	Carport	2 pieces of metal flashing came off of carport 4 in the storm.	Ben reinstalled	10/06/2022	10/06/2022
7/29/22	4A	James Scherz	Other	Common Grounds	Parking blocks	Curb stops in carport is badly cracked.	In progress. Maintenance will count the broken blocks and contact a vendor for repairs.		
09/26/2022	4C	Owner of 4D	Grounds/Landscape	4C stairs	Trimming	Hanging branches on 4C stairs.	Brian trimmed branches away from stairs.	10/06/2022	10/06/2022
8/31	4D	Donna Rakowski	Grounds/Landscape	Building/Courtyard	Trimming	Please trim the pam frontds hanging over the stairs.	Trimmed the fronds.	9/1/22	9/1/22
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	
09/02/2022	5D	Steve Barnum	Electrical	Common Grounds	Lights	All the landscape lighting around the lake and paths are still on at 9:30am.	Adjusted the sensor.	9/2	9/2/22
09/19/2022	5D	Steve Barnum	Other	Building/Courtyard	Posts	Is there anyway we can get those posts for the new sign done tomorrow as early as possible?	Complete 9/20/22	09/20/2022	0920/2022
10/01/2022	05F	William Boychuk	Grounds/Landscape	Common Grounds	Tree	Oak tree branch down front of storage area of carport 5 e-h. Tree next to storage area bldg 6 a-d branches need to be removed from tree.			
10/01/2022	05F	William Boychuk	Electrical	Building/Courtyard	Light bulbs	Courtyard Entrance Lantern Needs Repair, Works, but cap off and glass broken	Repaired lens and cap	10/04/2022	10/04/2022
7/29 & 8/31	6B	Joan Schnuerch	Grounds/Landscape	Common Grounds	Trimming	Please have the Landscape Comm or maintenance cut the branches of bushes blocking the path to the Red Bridge.	Maintenance staff cut back the bushes on 7/29, however the second request to cut back missed by LMP in transition. Maintenance will	7/29/22	9/1/22
1/7/22	06F	Joe Sacco	Grounds/Landscape	Building/Courtyard	Pavers	Please have the paving stabs along the side of the building leading to the back of the bldg reset and unbursed. 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 repaired the Clock 7 on 7/1/22.	5/13/22	7/1/22
9/10	7A	Debby Hayes	Grounds/Landscape	Common Grounds	Tree	Tree snapped off during storm in back of our lanai.	The fallen tree was hauled away.	9/12	9/12/22
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.	Board members, management and maintenance staff have assess the privacy garden issue since the work order was submitted. Will discuss the solution, possibly french drain, with the maintenance	6/29/22	
8/22	07F	Betty Klapp	Grounds/Landscape	Building/Courtyard	roots	I have tree roots blocking the water from leaving my privacy garden.	Roots have been cut.	8/31	8/31/22
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&8/28/22	07G	Alice Hammermann	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Palm tree branches are hanging over the steps.	LMP have been notified.	6/15/22	
9/7	9B	Lorene Erickson	Grounds/Landscape	Common Grounds	Sprinkler	Please relocate sprinkler system, left side facing toward my lanai because it hasn't worked for a long time and also because I plan to have installed a paver pad for the new rule. The sprinkler system is in the way. I have only one round paver stone and that will probably be removed by the new order. Also, the second sprinkler system is capped and under the rubber runoff tube attached to the gutter system. It to needs to be relocated and in working order	Currently the irrigation has not been working due to the pump being down. BrightView Irrigation manager has been notified.	9/12	
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	
8/16	10B	John Anderson	Other	Building/Courtyard	fountain	It is 10:15 AM my fountain in the courtyard just quit	Fountain has been repaired.	8/16/22	
8/23	10B	John Anderson	Other	Building/Courtyard	Irrigation	Irrigation did not go on in courtyard this morning as scheduled and surrounding areas	BrightView irrigation team has been contacted on 8/25.	8/25	
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	
8/20/22	10E	Beverly Gorman	Grounds/Landscape	Common Grounds	Landscape	The island of landscaping behind building 10-A-D and E-H looks terrible. There are weeks everywhere, no plants, needs mulch and edging. Bushes need to be pruned. It is a real eye sore. If the landscapers can't address this, please pass this work order onto the Landscaping committee for help.	Landscape Committee has been contacted.	8/24/22	
9/7/22	10F	Linda Kebler	Electrical	Building/Courtyard	Lights	Light post by my sidde gate, and by the mailbox is burnt out.	Replaced the bulbs.	9/8/22	9/8/22
9/8	10F	Linda Kebler	Grounds/Landscape	Building/Courtyard	Trimming	The two Palms in our Courtyard between the windows need to be trimmed.	According to BrightView's rotation schedule, Building 10 will be taken care of on 9/27 or 10/4.	9/12/22	
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. Irrigation for Bldg. 11 was repaired by LMP on 7/1/22.	3/4/22	7/1/22
9/9	11B	Ann Huhn	Other	Building/Courtyard	Downspout	The downspout from the flat roof may be partially blocked. I walked past between downpours Friday- The single downspout was dribbling water from it with a large puddle at the outlet, while the 2 near by garden door were dry around them.	Crown has scheduled an assessment on 9/13/22.	9/12	

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8/2	12B	Tom Sweeney	Grounds/Landscape	Common Grounds	plant	There is a large Dracena plant invading the sidewalk along the side of 12B near the carport. This plant is very spiky and can cause scratches. Please remove this plant.	The Landscape Comm chair was contacted on 8/3. Per the Committee, it is not safe for the Comm to handle. Management will contact BrightView to take care of.	8/3	
8/2	12B	Tom Sweeney	Grounds/Landscape	Common Grounds	Fence	The fence line from 11 A-D to 12A/B does not have green mesh screening along the fence line. Please install the mesh screen in this area.	This will be Maintenance Committee project beking budgeted for next year	8/	
10/3/22	12D	Betty Taverna	Electrical	Building/Courtyard	Lightbulb	Light is out over the outside door.	Replaced light bulb.	10/04/2022	10/4/22
8/2	12E	Debra Carey	Irrigation & trimming	Building/Courtyard	Irrigation	1. A sprinkler head broke on the 12E side bed. You will see where dirt ran onto pavers. 2. The water access valve in the large bed requires a person to climb in the bed.	Someone removed a big bush from the corner and possibly broke a line that feeds the irrigation. LMP has been contacted.	8/4/22	9/22
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.			
6/6/22	12G	Cindy Frederickson	Other	Building/Courtyard	Fountain	The fountain needs to have the water vacuumed out.	Fountain has been cleaned out.		
7/17/22	12H	Lee Marshall	Grounds/Landscape	Building/Courtyard	Trimming	Please top on the large magnolia tree inside the privacy garden. It is located below the balcony of 12H. It used to be topped off annually, but because we have had so many management changes in the last few years, I think it has been forgotten. It is higher than the roof top now and soon will be encroaching on my balcony railing	Will beed to be done when Assoc. does hard wood tree trimming in Oct or November.		
7/13/22	14E	John La Polla	Grounds/Landscape	Building/Courtyard	Hole / Electrical	1- 2 holes on the sidewalk are tripping hazard and must be filled. Tow concrete slabs are unlevelled too. 2- Spot light has to be moved to shine on Building # 14E. 3- Gates to pool do not have lights and need them for night swimmers to enter.	Grinding and filling two holes is on the scheduled to be taken care of. Management office will come up with a solution for the gate lights.	7/15/22	
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	
9/12	15G	Steven Eveland	Other	Building/Courtyard	Gutter	Gutters on both balconys off the den and master bathrooms are shooting water onto/into the sliders and doors and have caused rot in doors and frames	Crown will assess the gutters on 9/13/22.	9/12	
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	
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	
7/28/22	16D	Betty Radloff	Grounds/Landscape	Common Grounds	Trimming	Please remove palm fronds near the lanai screen .	Will be done with Annual palm tree/Hard wood tree trimming in Oct or November.		
9/6/22	16D	Betty Radloff	Grounds/Landscape	Building/Courtyard	pressure wash	Please power wash the courtyard tile to remove mildew.	Complete	9/15	9/15/22
10/03/2022	16G	Henry Garcia	Electrical	Entry	Light bulbs	Please replace bulbs that are burnt out in our entry as well as well as the bulb above the first landing steps. Also the bulb on the left column coming into the courtyard. All three are burnt out Please address this request as it now is a safety issue. Thanks in advance for you prompt response to this work order.	Replaced inner parts of lamp. Rewired, also replaced two bulbs at steps.	10/05/2022	10/05/2022
9/10	17D	Terry Ruff	Grounds/Landscape	Common Grounds	dead grass	Patch of dead grass in common area by entrance to courtyard of 17A-D needs either new sod or reseeding.	Landscape Committee Chair confirmed and advised the owner that at this point, no new sod will be installed.	9/13	9/15/22
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	Concrete slabs	Cracked slabs around Bldg18. Sidewalk cracks extended to mailbox west side between 18 & 19	Management will contact a vendor		
9/23	19	Ms. Knudsen	Grounds/Landscape	Common Grounds	Seeds	Please blow away seeds to the side instead of the front of bldg 19	Completed 9/23/22	9/23	9/23
10/01/2022	19B	Alice Kratkiewicz	Grounds/Landscape	Common Grounds	Trees	2 trees uprooted and down on Noth side of bldg			
10/1/2022	19B	Alice Kratkiewicz	Electrical	Building/Courtyard	Lightbulb	Light next to Palm Tree not working. Cover blew off lamp on top cement post	Completed 10/4/4/2022	10/04/2022	10/04/2022
10/1/22	19B	Alice Kratkiewicz	Irrigation	Building/Courtyard	Irrigation	Sprinklers not working properly on Pond Side behind building.	Completed 10/4/22	10/04/2022	10/04/2022
8/25	19B	Alice Kratkiewicz	Irrigation	Building/Courtyard	Irrigation	Several sprinkler heads in courtyard not working. Pond side sprinklers need checking.	From the BrightView irrigation inspection on 8/26/22, the Pump #4 is down. Awaiting an estimate.	8/31	
09/23/2022	Bldg 19	Ms. Knudsen	Grounds/Landscape	Building/Courtyard	Seeds	Please blow seeds off to the side in front of Bldg 19	Ben used the blower to push seeds away.	09/23/2022	09/23/2022
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 form 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	
9/3/22	19H	Candace Sommer	Other	Building/Courtyard	pressure wash	Courtyard is covered in weeds in the pavers and areas covered in mildrew.	BrightView weeded and Ben pressure washed.	9/14	9/14/22
9/15/22	19H	Candace Sommer	Grounds/Landscape	Building/Courtyard	fountain	Fountain stopped working again.	Repaired the fountain	9/15	9/15/22
9/22/22	19H	Candace Sommer	Other	Building/Courtyard	Fountain	Fountain is not working again	Ben cleaned	09/23/2022	09/23/2022
9/12/2022	19H	Candace Sommer	Other	Building/Courtyard	fountain	Fountain is not working and water is green.	Ben repaired	09/13/2022	9/13/22
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 Xmas	12/8/21	

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9/16/22	20E	Donald Robinett	Electrical	Building/Courtyard	Lightbulbs	Light it out - Location is post light left.	Ben replaced light bulb	09/23/2022	9/23/22
9/11	20G/H	Jean O'Connell	Grounds/Landscape	Building/Courtyard	Trimming	Tree facing lake between our 2 units encroaching on rain gutters(20G) and lanai screen (20H)-Must be cut back!	Hardwood trees scheduled in Oct or November		
9/11	20H	Jean O'Connell	other	Building/Courtyard	leak	We are upstairs need roof checked over lanai-I can hear water dripping on lanai roof very clearly as well as possibly inside lanai wall-needs to be looked at	Crown will assess the gutters on 9/13/22.		
9/13	20H	Jean Oconnell	Pool Area	Common Grounds	temp	Hot tub is cold	Galaxy repaired the spa circulation pump	9/13	9/13/22
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		
8/28	21D	Marie Deegan	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	The branches from a bush in the Courtyard are growing over the stairway leading up to my unit. They need to be cut back.	BrightViewis scheduled to take care of this request on Sep. 6th, 2022.		9/6/22
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 Bdlg 22.			
7/7/22	22D	Joe Kirsche	other	Common Grounds	sign	The new sign by the SPA has incorrect hours of operation.	The sign company has been contacted and will revise it		
7/11/22	22D	Joe Kirsche	Safety	Common Grounds	Pool Lock	Pool Gates require a key to get in and to get out. Key to get in is OK. But there should be an emergency "break-out" method to exit the pool area. This is clearly a safety issue.			
8/9/21	22F	Barbara Nicholls	Grounds/Landscape	Common Grounds	Tree	Examine trees in back of unit for possible trim	Hardwood trees scheduled in Oct or November		
9/10	22F	Barbara Nicholls	Other	Building/Courtyard	Awning	Water just pours through wood balcony above privacy garden area when it rains. The fabric awning needs to be replaced and extended a few inches out further which may remedy the situation. The wood floor boards drip or pour water even after rain has stopped. The rain also pours down wall over bedroom door turning exterior of door green and rotting jamb.	The owner has been notified that the balcony awning is the homeowner's responsibility.		
9/4	22F	Barbara Nicholls	Grounds/Landscape	Common Grounds	Cement bench	Bench in back of my unit has been moldy for years. Now it is broken. I like a bench and think a new bench would be appreciated. Thank you for considering this request.	Unfortunately the bench was broken in multiple pieces and was not salvageable.	9/7	9/7/22
8/12/21	23B	Annette DeVoe	Grounds/Landscape	Building/Courtyard	Other	Drainage issue by lania	Recommend yard drains		
9/21/22	23A-B	Ben P	Other	Building/Courtyard	Fountain	Replace GFCI Outlet cleaned and refilled fountain	Complete 9/21/22	09/21/2022	09/21/2022
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.As of Aug 26, BrightView Irrigation team confirmed that the pump needs to be replaced. Awaiting quote.	1/25/22	
10/03/2022	23E	Klaus Hinrichsen	Grounds/Landscape	Common Grounds	Landscape	Animal hole in front of building needs to be filled in. Hole is located near inner corner location of building exterior, by the guest bedroom of 23E. Front of building, near a downspout. Please call Klaus at 651 398 6624 if location description doesn't make sense.	Filled Animal hole with sand.	10/06/2022	10/06/2022
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.			
7/19/22	24B	Tom Greer	Safety	Common Grounds	Covering on fence	The condo development across from units 24 and 25 is very visible to owners. For security reasons, please install a green tarp covering on link fence to reduce the exposure of our condo.	Per PM, this is one of the items Maintenance Committee has discussed to handle for the entire property when they have the budget to do so.		
8/24	24C	Paula Struble	Grounds/Landscape	Common Grounds	Weeds/Trimming	Please weed the circular garden and edge it all the way around behind 24C.	BrightView is scheduled to take care on Sep 13th	9/13	9/13/22
9/10	24D	Eileen Parenteau	Other	Building/Courtyard	Leak	More water spots appearing in ceiling and wall in guest bathroom.	Crown will assess the spots on 9/13/22. Repaired completed on 9/16/22	9/16	9/16/22
9/12/22	24E	Scott Kennedy	Other	Building/Courtyard	Leak	Water started dripping from the ceiling exhaust fan in the gust bathroom.	Crown Roofing inspector cleaned the scupper to the downspout .	9/12	9/15/22
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		
7/18/22	25G	Beth Douglas	Grounds/Landscape	Common Grounds	Trimming	Please see if maintenance can trim tree outside of courtyard.	This will need to be done when Assoc. does palm tree trimming in Oct or November.		
09/13/2022	25G	Beth Douglas	Grounds/Landscape	Building/Courtyard	Trimming	Removed debris from the steps at 25G	Brian completed 9/15/22	09/15/2022	09/15/2022
9/22/22	26C	Gonzalo Hernandez	Other	Building/Courtyard	Fountain	Our Fountain in our courtyard has not been cleaned in weeks. Please scheduled our fountain to be cleaned as soon as possible	Ben cleaned and refilled	09/23/2022	09/23/2022
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	
9/13/22	27D	Bill Caples	Pool Area		temp	spa water is luke warm	Galaxy repaired the spa circulation pump	9/13/	9/13/22

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9/21/22	27D	Bill Caples	Electrical	Building/Courtyard	Lightbulbs	As you look at our building the right pillar light is out.	Completed 9/22/22	09/22/2022	09/22/2022
8/17	27F	Bill Shuttleworth	Other	Building/Courtyard	Privacy garden	We currently have no drain holes in our Privacy Garden. Our request is to have three drain holes drilled in the walls of our Privacy Garden. Currently, I have removed two bricks by the entry door to allow water to drain out. However, when that small drain fills with leaves, the Privacy Garden becomes a swimming pool. When the walkway to Privacy Garden is reset, it cannot block water leaving the Garden. Thus, the thought of just filling in with shell will not work. The grade needs to be lowered and the	Owner submitted an ARC application. Approved by the ARC Committee. The Board will review and approve on Sep 1st meeting.	8/30/22	9/2/22
10/03/2022	27H	Ingrid Laszlo	Other	Roof	Leak	Roof leak in living room from hurricane. Prior roof leaks lanai and laundry room from earlier storm	Roof		
12/27/21	27H	Ingrid Laszlo	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 garden entrance 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	
7/20/22	28H	Leela Benford	Grounds/Landscape	Common Grounds	Trimming	NOT SURE WHEN PALM TREES ARE BEEN TRIMMED. BUT WHEN THEY DO, PLEASE TRIM OFF THE TREE BRANCHES OVER THE AC'S FACING THE LAKE. THESE BRANCHES ARE OVER MY BATHROOM ROOF, AND LEANING ON MY WALLS. BLACK ANTS ARE APPEARING ON MY WINDOW SEAL AND SOMEHOW ARE GETTING INTO THE WINDOW. I HAVE BEEN SPRAYING TO KEEP THEM OUT..	Will need to be done when Assoc. does annual trimming. Trying to coordinate with BrightView.	7/21/22	
8/17/22	29B	Paula MacHose	Other	Building/Courtyard	Stairs	The stairs going up to unit 29C has yet to be painted.	There are 12 units on the waiting list since May 18th, that's when the paint became on backorder. No paint companies in town can get the paint due to supplier issues since May.		
8/17/22	29B	Paula MacHose	Grounds/Landscape	Building/Courtyard	Trimming	Our 5 courtyard hibiscus need a good trim. Plus the hedge in the middle area.	Completed by the BrightView Trimming Crew	09/13/2022	9/13/22
9/13/22	29E	Gordon Govalet	Other	Building/Courtyard	HVAC line	Please paint the new HVAC line cover to match building exterior color.	Complete 9/22/22	09/22/2022	09/22/2022
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	
6/26	29G	Judy Hundley	Other	Common Grounds	Gate finials	Please have Maintenance see what they can do about the finials on the Front Gates being different colors. Coming in Gate needs cleaning to get the calcium deposits off, then maybe the gold can be seen. I sent pictures thru email. Thank you	Maintenance staff will be able to handle after the rainy season.		
7/5/22	29G	Judy Hundley	Pool Area	Common Grounds	Pool	Please replace the caps on the fence posts surrounding the pool area that are missing. There are at least 3-4 off. Please have Ben check all posts including the ones that go into the pool pump area on the far side before he goes to Home Depot. They are the same as we use on the sign posts sleeves.	Ben has bought some caps. Still in progress.	7/29/22	
3/31 - 7/5/22	29G	Judy Hundley	Grounds/Landscape	Common Grounds	Trimming	This is another work order to replace the one I sent on 3.31.22 that says complete which is NOT. Please remove that. The (2) Palms that are located between Building 29G-H in the corner back area of the building is hitting the screen and totally covering the gutters causing the rainfall to overflow at the gutter point and blocking from flowing to the downspout.	The initial work order was emailed to LMP from APM on April 4th, the second one sent on 5/10, the third 6/6 while LMP had been advising that they'll take care of trimming. After the third request to LMP, the maintenance staff attempted, however, it is too tall for them to handle. After 6/6, it took over a month for LMP to notify the management that this work order will be included in their annual palm trimming schedule. Management will discuss annual palm trimming schedule with BrightView on 8/18/22.	4/4/2022	
7/5/22	29G	Judy Hundley	Other	Common Grounds	#s on back of buildings	Numbers on back of buildings: It is very difficult to report problems as we walk including reporting landscaping problems, dead animals or even an emergency when the numbers are missing from the buildings. Hampton Painting removed these numbers when painting and never bothered to replace them. I found mine on the berm and ask them to put it back up after they had finished painting my building. All numbers need to be on the left side in back of all buildings so we all know where to	Hampton Painting has been contacted to return the building numbers if they still have them. If they no longer have them, management will discuss with the maintenance committee. (In process.)		
9/8/22	29G	Judy Hundley	Other	Common Grounds	Waterfall	Waterfall is off behind 29. No water running.	Waterfalls have been cleaned.	9/9/22	9/9/22
9/13	29G	Judy Hundley	Pest Control	18A	Bugs	Something is on the bedroom awning/window facing the street. Bug were flying around.			
9/13	29G	Judy Hundley	Irrigation	12H	sprinkler	By 12H a sprinkler is broken off and laying on the ground outside privacy garden facing sidewalk, street front.			
7/15/22	29H	Sharon Hurids	Other	Building/Courtyard	weak	Heard some dripping noise in the lanai ceiling. Also the gutters need to be cleaned.	Contacted Crownrepaired the gutters on 7/27/22.	7/15/22	7/27/22
10/01/2022	30A	Phyllis Sellers	Electrical	Courtyard at 3- A-D	Light bulbs	Light is out on the RIGHT SIDE PILLAR as you enter of courtyard 30 A-D. NEEDS to be replaced IMMEDIATELY. All 4 units are occupied and residents come and go at all hours. IT IS A MATTER OF SAFETY AND SECURITY.	Changed light bulb	10/06/2022	10/06/2022
10/29	30A	Phyllis 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. 8/12/22 - Owen's Electric technicians found out an extensive issue. Still in progress.	8/12/22	
8/22/21	30A	Phyllis Sellers	Safety	Common Grounds	Other	Walkway to garbage cribs has sandy soil	Maintenance staff will put shells	12/8/21	
8/28	30A	By Pam Britt	Safety	Common Grounds	Gate panel	Last Wednesday When I entered the gate on 34th st I went to punch in my code and saw a film over the screen that controls the gate. Some coating over the electronic gate screen at the entrance on 34th st.	Sunstate Gate tech replaced the directory screen.	8/30	9/13/22

Date reported	Unit	Reported by	Request Type	Location	Sub-Category	Description	Progress Notes	Start Date	Completed
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.	03/04/2022	
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.	06/13/2022	
8/1	31C	Chrissy Roberts	Safety	Common Grounds	sidewalk slabs	WE HAVE A ELEVATED STEP IN THESIDE WALK THAT. NEEDS TO BE EITHER GROUNDDOWN OR PAINTED YELLOW. ITS RIGHTOUTSIDE THE COURTYARD ENTRANCE TO THE RIGHT	Maintenance staff ground and leveled the sidewalk.	09/01/2022	09/01/2022
8/17	31C	Chrissy Roberts	Grounds/Landscape	Building/Courtyard	Trimming	The large red bush needs to be cut down to expose the entrance to the left. This has been completed and it shows on the work order that it has.	Bright View advised that they will take care of this request when they go back to the rotation for Bldg. 31 on Sep 20th. (Their initial rotation for Bldg. 31 was 8/16.)		
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	
10/06/2022	32C	Ingrid Laszlo	Grounds/Landscape	Building	Tree Trimming	Palm fronds are laying on the roof and gutter.	Ben cut away fronds	10/06/2022	10/06/2022
9/30/2022	32D	Brent Reed	Other	Buidling	Awning	Awning over 32d 2nd bedroom balcony sliding glass door blown off during storm	Replaced light fixture - Homeowner accepts responsibility of awning and will submit to insurance. Chunk of building was taken out from awning	10/04/2022	10/04/2022
9/30/2022	32D	Brent Reed	Lighting	Building/Courtyard	Lighting	The outside light fixture was destroyed during the storm	Completed 10/4/22	9/30/22	10/4/22
9/19/22	32D	Brent Reed	Electrical	Building/Courtyard	Lighting	Front Door Lightbulb out 32D and post light front left of courtyard 32 A B C D	Brian replaced light bulb.	09/2202022	9/22/22
10/12/2022	32D	Suzie Mandsager	Awning	Building/Courtyard	Awning	awning fell into privacy garden. Please move.	Bob & Ben moved it to the shop.	10/13/2022	10/13/2022
8/28/22	32F	Edward Reilly	Electrical	Building/Courtyard	Light Fixture	The painters damaged the light fixture outside the entrance to 32H.	New light fixture has been installed.	09/02/2022	09/02/2022
9/6/22	32F	Edward Reilly	Grounds/Landscape	Building/Courtyard	Yard waste	Please remove yard waste from in front of trash bin.	Yard waste taken out.	09/07/2022	09/07/2022
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	
9/12/22	32G	Suzie Mandsager	Grounds/Landscape	Building/Courtyard	Weeds/Trimming	Please have brightview hand weed the large boulder area in front of 32EH and empty the yard waste bin between 32-33	Complete 9/12/22	09/12/2022	09/12/2022
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	