

Status Selected: Closed, Open, Pending

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
<b>Closed</b>				

**AC Preventative Maint.**

89195	09/18/2023	A/C out in Pro Shop	Clubhouse	
Entered Date: 9/15/2023		16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880		\$0.00
	09/15/2023	Called HVAC vendor. Absolute Air should be on site by COB 9.15.2023		
	09/29/2023	Work Order Completed Reason :HVAC Company assessed issue and repaired.		
<b>AC Preventative Maint. Count:</b>				<b>1</b>

**Maint. on-site**

89196	09/19/2023	Toilet - Unisex by Sports Lounge - Leakiing	Clubhouse	
Entered Date: 9/15/2023		16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880		\$0.00
	09/15/2023	Reported to vendor/contractor, hopefully on site to repair on Monday, September 19.		
	09/29/2023	Work Order Completed Reason :Repaired.		
89199	09/19/2023	Ice Machine Pro Shop Garage	Clubhouse	
Entered Date: 9/15/2023		16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880		\$0.00
	09/15/2023	Part for ice machine has arrived. Requested contractor to install Monday, September 18.		
	09/22/2023	Work Order Completed Reason :Repair was attempted. Machine unrepairable. Will be discarded.		
<b>Maint. on-site Count:</b>				<b>2</b>

**Pool**

89197	09/22/2023	Spa themostat	Clubhouse	
Entered Date: 9/15/2023		16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880		\$0.00
	09/15/2023	Pool company following up with vendor to check on shipping status of part. Hopeful for seven days. Installation by 9/25.		
	09/22/2023	Work Order Completed Reason :Repaired 9/18		
<b>Pool Count:</b>				<b>1</b>

**Street Lighting**

89198	09/19/2023	Lights out in parking lot / recreation tract	Clubhouse	
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Entered Date: 9/15/2023				
			16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880	\$0.00
	09/15/2023	Sports Director at Pro Shop, checked breakers, and reset. Check to see if lights come on 9/15.		
	09/29/2023	Work Order Completed Reason :Repaired.		
<b>Street Lighting Count:</b>				<b>1</b>
<b>Closed Count:</b>				<b>5</b>

### Open

#### Access Control

90956		Ramco	Clubhouse	
Entered Date: 10/6/2023				
			16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880	\$0.00
	10/06/2023	We are aware of resident exit arm broken. Support request sent to Ramco. We have the reports of guards sleeping with dates and times. These have been reported to the supervisor. We are aware of the constant reoccurring issues of the back gate resident reader. The Security Group are diligently working towards a solution. We need to determine if we will continue to work with Ramco, or work with a new provider. If we move to a new provider, then we may be using different access methods and mechanisms. Further updates to follow from the Security Group.		
<b>Access Control Count:</b>				<b>1</b>

#### Fountain

90958		Waterfall Lights not all working	Clubhouse	
Entered Date: 10/6/2023				
			16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880	\$0.00
	10/06/2023	We are aware that all the lights are not working. The B&C Committee are working with GM and vendors to determine responsibility and how to move forward.		
<b>Fountain Count:</b>				<b>1</b>

#### General Repair

90480		See note below	Clubhouse	
	09/29/2023			
Entered Date: 9/24/2023				
			16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880	\$0.00
	09/24/2023	Resident reported the switch for the men's steam shower is blinking red. It used to be solid red indicating it was on and then no light when it was off. With a blinking light, it is hard to tell if the steam is on or off. Yesterday, the resident noticed that no one was present, but the steam shower was on (again, the light was blinking).		
	09/29/2023	Steam room vendor needs to conduct assessment and site visit.		

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90691	10/06/2023	Plumbing issues accross Clubhouse	Clubhouse	
Entered Date: 9/29/2023				
16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880				\$0.00
	09/29/2023	Handyman on property to assess plumbing issues. Leaking sink in staff area kitchen. Leaking toilets and urinal. To check all areas. Also he will attend to some small housekeeping issues in the Spa.		
90708	12/15/2023	Resident reported "extensive mold on pool deck in Cabana #2"	Clubhouse	
Entered Date: 10/1/2023				
16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880				\$0.00
	10/06/2023	It has been established that it is not mold. It is paint peeling from the rubber tubing. The cabanas are being repainted. Painting has already started. It will take a period of months to complete all across property. Cooler weather will be a more appropriate time to finish the painting.		
<b>General Repair Count:</b>				<b>3</b>
<b>Janitorial</b>				
90961	10/31/2023 10/31/2023	Deep cleaning of restaurant and bar areas	Clubhouse	
Entered Date: 10/6/2023				
16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880				\$0.00
	10/06/2023	Deep cleaning of the restaurant and bar areas, scheduled for one Monday in October. Date to be confirmed. Extra scope of service for Continental Janitorial Services.		
<b>Janitorial Count:</b>				<b>1</b>
<b>Maint. on-site</b>				
89200	09/20/2023	Easy Ice Lease Machine on Order		
Entered Date: 9/15/2023				
				\$0.00
	09/15/2023	Check on status of Easy Ice lease machine. Waiting on installation date.		
	09/22/2023	Installation date scheduled for week commencing 10/2		
90955	10/13/2023	Plumbing issues accross Clubhouse		
Entered Date: 10/6/2023				
				\$0.00
	10/06/2023	Toilet and urinal in men's bathroom / Clubhouse, and one toilet in women's bathroom, both leaking. Sink not draining properly in unisex bathroom in Clubhouse. Leak in staff kitchen area, from external wall. Plumber will be on site on Wednesday, October 11 to assess.		
90959	10/13/2023	Pickleball Court draining issues	Clubhouse	



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Entered Date: 10/6/2023			16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880	\$0.00
	10/06/2023	Working with court vendor. Onsite visit week commencing 10/8, to determine course of action.		
90960	10/20/2023	Fan in	Clubhouse	
Entered Date: 10/6/2023			16632 Valencia Bonita Blvd. Bonita Springs FL, 34135 mchurchill@grsmgt.com (239) 908-0880	\$0.00
	10/06/2023	Fan not working in exercise studio #2. May need a new receiver as remote is not working. B&C Committee is assisting GM.		
Maint. on-site Count:				4
Open Count:				10
Valencia Bonita Homeowners Association, Inc. Count:				15
Estimate Total:				\$0.00