

<b>Date of Incident</b>	08-28-2025
<b>Prepared By</b>	Anabel Guzman
<b>Reviewed By</b>	Incident Report was reviewed by John Samuel on 08-28-2025 at 05:13 PM.
<b>Property</b>	Academia Suites
<b>Time of Incident</b>	14:30:00
<b>Location of Incident</b>	The Parking Lot At Academia Suites for residents at 1100 West Spencer Street, Philadelphia, PA 19141

<b>Report Last Updated By</b>	<b>Update Date</b>
John Samuel	08-28-2025
Anabel Guzman	08-28-2025

Incident Type
Property Damage
Description of Incident
At approximately 2:30 AM, Nicole Plafker discovered that the two front tires of her white 2010 Kia Forte had been slashed. Surveillance footage confirmed the individual responsible to be Shawnte Jernigan, a tenant residing in apartment S302. The same footage also captured Shawnte Jernigan destroying multiple security cameras located on the third floor, in the foyer, and in the lobby.
Corrective action taken at the time of the incident
Nicole Plafker filed a police report under DC# 25-35-068218. Officers responded to the scene and attempted to make contact with Shawnte Jernigan by knocking on the apartment door, but received no answer. The police requested video and photographic evidence, which Nicole Plafker will forward to the assigned detective for further investigation. : Shawnte Jernigan is scheduled for a court hearing on September 12, 2025. If the tenant fails to vacate by that date, further legal action may be pursued by Lindy Communities & Nicole Pfaltker. Resident was send a 10 days notice to vacate for an earlier incident and she have not left and we filed on this resident.
What we have done related to Customer Service and helping the resident, if anything?
Spoke with Nicole Plafker asked if she was okay & confirmed she does not feel threatened at this time.
Witnesses names and phone number
N/a
Was there security camera footage of this incident?
Yes
Link to security footage video in Box
http://We have footage if necessary
Did this incident involve a resident?
Yes
Unit
S107
Resident Name
Nicole Plafker
Did this incident involve a Lindy team member?
Yes
Team Member Name
Nicole Plafker
Did this incident involve a vendor?
No
Should this incident be reported to the residents renters insurance policy?
No

