



Old Cutler Bay

FIELD REPORT



April 2024

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

• Gate Maintenance



DML Security Systems

18495 South Dixie Hwy #264

Cutler Bay, FL 33157

(786) 899-2256

kevin@dml-security.com

WORK ORDER REPORT

Customer #86

Display name Governmental Management Services-South Florida, LLC
Customer Type Commercial
Custom Id 86
Company name Governmental Management Services-South Florida, LLC
Pricing Tier Tier 1
Description



Service : OLD CUTLER BAY : 750 Solano Prado, Coral Gables, FL 33156, United States

Address Type Service
Street address 750 Solano Prado
Apt/Suite
City, State ZIP Coral Gables, FL 33156, United States
Description
Contact Paul Winkeljohn
Phone
Type -Not Set-

Service Request #4089

Summary OLD CUTLER BAY - Barrier Arm Operator Replacements 1.2024
Date Requested 01/10/2024
Description OLD CUTLER BAY - Barrier Arm Operator Replacements 1.2024
 The existing operators have surpassed the manufacturers' life expectancy and need replacement.
 DML to install, configure, and test the below.
 Qty 3 Liftmaster Mega Arm Barrier Operators
 - Visitor entrance
 - Resident entrance
 - Exit Lane
 All units to be wired with new loop detector and harnesses
 *** existing inground / below paver loops to be reused ***
 *** existing barrier arms to be used; if arms are in poor condition and or require replacement, will be done as a change order or separate invoice per mananget approval ***
 *** additional discounts to be provided per active PMSA ***

Governmental Management Services-South Florida, LLC

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Created 01/10/2024 11:41 AM
Customer Governmental Management Services-South Florida, LLC

Service Request Notes

Date	User	Note
01/10/2024 11:41 AM	Kevin Wimberly	Work Order #4089-1 was created with status Unassigned
01/10/2024 11:41 AM	Kevin Wimberly	Created from Proposal #6286 "OLD CUTLER BAY - Barrier Arm Operator Replacements 1.2024" that was created on 11/08/2023
01/12/2024 08:30 AM	Scott Lawson	Work Order #4089-1 status was changed from Unassigned to Incomplete
01/12/2024 08:30 AM	Scott Lawson	Work Order #4089-1 was assigned from "-Not Set-" to "Ruben Hernandez"
01/12/2024 08:30 AM	Scott Lawson	Work Order #4089-2 was created with status Incomplete
01/12/2024 08:30 AM	Scott Lawson	Work Order #4089-3 was created with status Incomplete
01/15/2024 03:00 PM	Scott Lawson	Work Order #4089-4 was created with status Incomplete
01/15/2024 05:32 PM	Ruben Hernandez	Work Order #4089-1 status was changed from Incomplete to Complete
01/15/2024 05:52 PM	Ivan Rios	Work Order #4089-4 status was changed from Incomplete to Complete - Return Visit Required
01/15/2024 06:15 PM	Sebastian Lo Yacono	Work Order #4089-2 status was changed from Incomplete to Complete
01/15/2024 07:29 PM	DML Tech DML Tech	Work Order #4089-3 status was changed from Incomplete to Complete
01/17/2024 08:20 AM	Scott Lawson	Work Order #4089-4 status was changed from Complete - Return Visit Required to Complete
01/19/2024 10:33 AM	Kevin Wimberly	Work Order #4089-1 status was changed from Complete to Invoiced
01/19/2024 10:33 AM	Kevin Wimberly	Work Order #4089-2 status was changed from Complete to Invoiced
01/19/2024 10:33 AM	Kevin Wimberly	Work Order #4089-3 status was changed from Complete to Invoiced
01/19/2024 10:33 AM	Kevin Wimberly	Work Order #4089-4 status was changed from Complete to Invoiced
02/19/2024 02:27 PM	Kevin Wimberly	Payment #7240 in amount of \$9,856.50 was received for Invoice #4089
02/19/2024 02:27 PM	Kevin Wimberly	Invoice #4089 was paid in full

Work Order #4089-1

Description OLD CUTLER BAY - Barrier Arm Operator Replacements 1.2024
Technician Ruben Hernandez
Status Invoiced
Start 01/10/2024 08:00 AM
End 01/31/2024 05:00 PM
Invoicing Memo Install / Services Completed, and all operations tested and verified
 Detailed notes / pics available upon request

Service Items

Name	Description	Unit Type	QTY	Taxable
DML-PMSA	The below service is covered under an active preventative maintenance or service agreement providing additional discounts per KW	Item	1	N
CP-MATDCBB3-MC	Liftmaster Mega Tower: BGO Mega Arm Tower w/850LM	Item	3	N
NOTES	The below was due to manufacture price increase 1.2024	Item	1	N
Materials	Liftmaster Mega Tower: BGO Mega Arm Tower w/850LM: price increase	Item	3	N
CP-NP2-12-24AC-DC	Loop Detector, Low Voltage 12/24 AC/DC	Item	4	N
Cp-8024	Loop Det. 11 Pin Harness 4' mesh sleeve 11-Pin Loop Detector Harness	Item	4	N

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Materials	Conduit, J-Boxes, Fittings, Connectors, Etc	Item	3	N
Trip Charge	Travel: Includes gas, tolls, and parking	Item	2	N
Install	Install, Configure, and Program the above	Item	1	N
DML-PMSA-DCL	Labor or Service Discount: Per an active preventative maintenance or service agreement	Item	1	N

Service Forms

Attachments

Title	File Name
PDF Invoice 4089	Invoice 4089.pdf
PDF Invoice 4089	Invoice 4089.pdf
Exit interior wiring	2256c9b5-7865-42cb-b79a-4777d4b7e779.jpg



Exit Barrier interior	a386bcc2-a7ee-447a-bb6e-ad472d657831.jpg
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Exit Gate Exterior

d6e8ac78-a37e-4dcc-8de8-805a1df4f607.jpg



Exit Gate Interior

17a476d9-6e6f-48ca-9153-93837d2b23dc.jpg



Exit Gate terminal

52a30e95-a515-4712-b3e4-5956795cc6ba.jpg



Exterior Visitor Barrier

094b92e6-1fe2-4b2a-a6bb-0c56afb55cfb.jpg



Interior Visitor Barrier

5a7d3cda-abbe-4289-b70b-ac6858819bf2.jpg



Visitor Terminal

b45028dd-2d2c-43c5-a10c-566960c69be3.jpg



Interior wiring

80913f9c-2ded-40bc-8462-0a26630d4571.jpg



Resident Barrier/Used a splice point

784894d5-46ad-4842-ae43-4f11a273166d.jpg



New Resident Barrier
Interior complete

1357fb46-924b-4eec-93c2-ad24bcd9dfb9.jpg



New Resident Barrier
exterior

44e1fd28-46df-4eb5-bff0-0d748e07113c.jpg



New Resident Terminal

c8ef275e-7be0-4d03-8299-e63d4232e19f.jpg



Chip set installed
incorrectly from the
factory

8a1850fb-c86e-4c1c-b2f0-bb72e2c79141.jpg





DML Security Systems

18495 South Dixie Hwy #264

Cutler Bay, FL 33157

(786) 899-2256

kevin@dml-security.com

WORK ORDER REPORT

Customer #86

Display name Governmental Management Services-South Florida, LLC
Customer Type Commercial
Custom Id 86
Company name Governmental Management Services-South Florida, LLC
Pricing Tier Tier 1
Description



Service : OLD CUTLER BAY : 750 Solano Prado, Coral Gables, FL 33156, United States

Address Type Service
Street address 750 Solano Prado
Apt/Suite
City, State ZIP Coral Gables, FL 33156, United States
Description

Contact	Phone	Type
Paul Winkeljohn		--Not Set--

Service Request #4118

Summary Old Cutler Bay (Legacy system)1-18-24
Date Requested 01/18/2024
Description
Created 01/18/2024 12:58 PM
Customer Governmental Management Services-South Florida, LLC

Service Request Notes

Date	User	Note
01/18/2024 12:58 PM	Scott Lawson	Work Order #4118-1 was created with status Unassigned
01/18/2024 12:58 PM	Scott Lawson	Work Order #4118-1 status was changed from Unassigned to Incomplete
01/18/2024 12:58 PM	Scott Lawson	Work Order #4118-1 was assigned from "-Not Set-" to "Sebastian Lo Yacono"
01/18/2024 03:02 PM	Kevin Wimberly	Work Order #4118-1 status was changed from Incomplete to Complete
01/18/2024 03:02 PM	Kevin Wimberly	Work Order #4118-1 status was changed from Complete to Invoiced
02/19/2024 02:27 PM	Kevin Wimberly	Payment #7239 in amount of \$240.00 was received for Invoice #4118-1
02/19/2024 02:27 PM	Kevin Wimberly	Invoice #4118-1 was paid in full

Governmental Management Services-South Florida, LLC

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Work Order #4118-1

Description Old Cutler Bay (Legacy system)1-18-24
Technician Sebastian Lo Yacono
Status Invoiced
Start 01/18/2024 12:00 PM
End 01/18/2024 02:00 PM
Invoicing Memo 01/18/2024

Provided service for clicker for some residents not working. Upon arrival tech grabbed a clicker for a resident. After troubleshooting tech found that connections for the clickers at the old panel where the switches are placed (pictures are attached), were damaged at the relay. This issue was fix by reconnecting the wire back at the relay. Clicker was tested.

Service Items

Name	Description	Unit Type	QTY	Taxable
Trip Charge	Travel: Includes gas, tolls, and parking	Item	1	N
Service Request	Service Fee (2hr Minimum)	Item	1	N

Service Forms

Attachments

Title	File Name
PDF Invoice 4118-1	Invoice 4118-1.pdf
Relay that receives signal from clicker	f91b075-fdad-47e6-8891-552121f75fc4.jpg



Panel overview

ce3ecc5e-9a91-486e-9caa-0b180cd5a301.jpg

TOTAL AIR SERVICES OF SOUTH FLORIDA, INC.

P.O. Box 562194

Miami, FL 33256

Office: (305) 232-0745

Cell: (305) 218-3033

E-mail: cobianz@yahoo.com



WORK ORDER

BILL TO:

GUARD GATE
SHAPPEL CREEK LAKES
10500 OLD CUTLER RD
CORAL GABLES FL 33157

THIS WORK IS TO BE

☐ C.O.D.

☒ CHECK

☐ NO CHARGE

MAKE

MAKE

MODEL

MODEL

SERIAL NUMBER

SERIAL NUMBER

NAME		STREET		DATE 1-12-24		ENVIRONMENTAL CHECKLIST		WORK PERFORMED	
CITY		PROMISED		WORK PERFORMED		QTY.		CONDENSING UNIT	
PHONE 305-666-2735		CALL BEFORE <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM		<input type="checkbox"/> RECOVERED				CLEANED MAIN DRAIN	
TECHNICIAN		AUTHORIZED BY		<input type="checkbox"/> RECYCLED				CLEANED COIL	
WORK TO BE PERFORMED				<input type="checkbox"/> RECLAIMED				CHECKED CHARGE	
				<input type="checkbox"/> RETURNED				REPAIRED PAN DRAIN	
				<input type="checkbox"/> DISPOSAL				REPAIRED PAN DRAIN	
				<input type="checkbox"/> DISMANTLED				REPAIRED LEAK IN COIL	
				<input type="checkbox"/> CHANGE OUT/REPLACED		TOTAL \$		REPAIRED LEAK IN COPPER	
QTY.	MATERIALS & SERVICES	UNIT PRICE	AMOUNT	DESCRIPTION OF WORK PERFORMED				FURN ON FAN COIL	
	REFRIGERANT R. LBS			RESET & ADJUST				REPLACED BELT	
				COP L COILS				ADJUSTED BELT	
				9 REPLACED				REPLACED PULLEY	
				HARDWARE				ADJUSTED PULLEY	
				BATTERIES				CLEANED BLOWER	
				LIFT UNIT				REPLACED CONTACTOR	
				C L I N G				OILED MOTOR	
								OILED BEARINGS	
								CLEANED HEAT EXCH	
								REPLACED HEAT EXCH	
								CLEANED OR ADJ	
								PILOT	
								REPLACED FUSE	
								REPLACED THERMOCOUPLE	
								REPLACED COMPRESSOR	
								REPLACED VALVE	
								EVAPORATOR COIL	
								REPLACED EXP VALVE	
								CLEANED BURNERS	
								ADJUSTED EXP VALVE	
								DUCT	
								REPLACED CAP TUBE	
								REPAIRED	
								CLEANED CAP TUBE	
								ADJUSTED	
								REPAIRED COIL LEAK	
								THERMOSTAT	
								REPAIRED COPPER CONN	
								REPLACED	
								CLEANED COIL	
								ADJUSTED	
								LEVELED COIL	
								ELECT. HT/L	
								CLO TOWER	
								REPLACED LINK	
								REPLACED ???	
								REPAIRED WIRE	
								PUMP(S)	
								REPLACED CONT.	
								GREASED	
								REPAIRED	
TERMS								FILTERS <input type="checkbox"/> CLEANED <input type="checkbox"/> REPLACED	
I have authorized to order the work outlined above which has been satisfactorily completed. I agree that Sutor retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Sutor can remove said equipment/materials at Sutor's expense. Any damage resulting from said removal shall not be the responsibility of Sutor.								TOTAL SUMMARY	
CUSTOMER'S SIGNATURE		DATE 1-12-24						TOTAL MATERIALS 75.00	
								TOTAL LABOR 187.50	
								TOTAL 262.50	
								TOTAL 262.50	

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturer or supplier's written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

☐ REGULAR ☐ WARRANTY

☐ SERVICE CONTRACTS

Thank You

Governmental Management Services-South Florida, LLC

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