



Old Cutler Bay

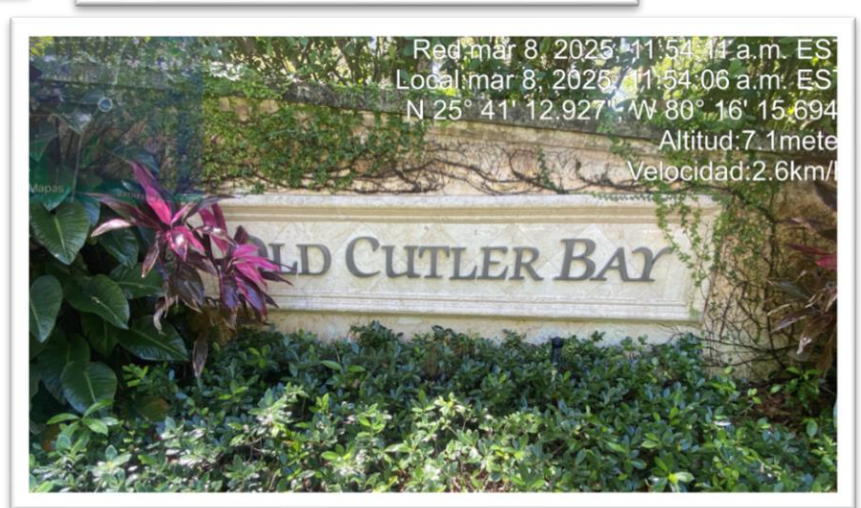
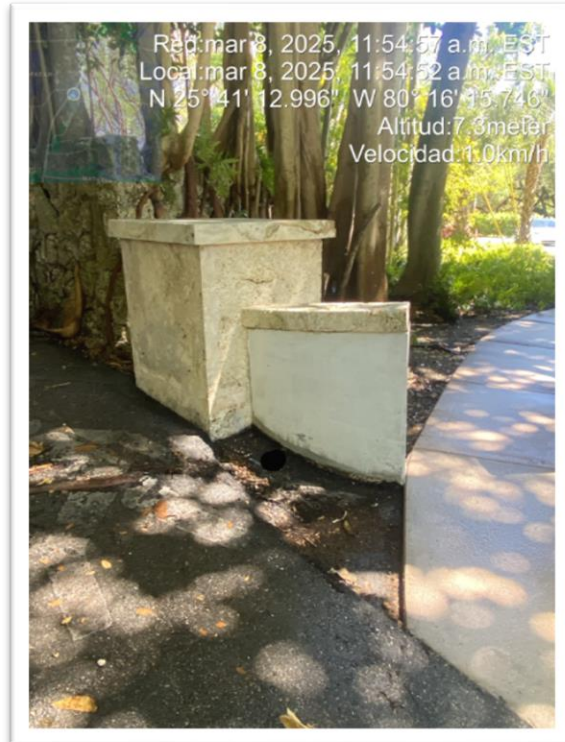
FIELD REPORT



September 2025

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

Pressure Cleaning



- Monuments and sidewalks were pressure cleaned by First In Property Solutions.

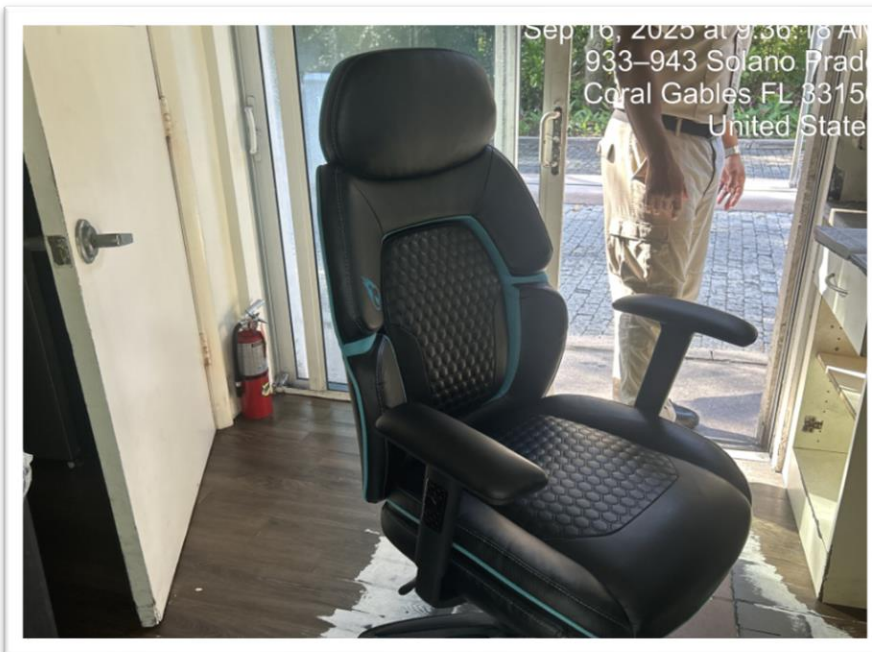
Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351



- Access control system and enhanced security services were provided by DML Security.

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



- AC unit was replaced.
- Chair was replaced by First In Property Solutions.

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	Phone	Type
Paul Winkeljohn		-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 mananinget approval *** *** additional discounts to be provided per active PMSA *** approval *** *** additional discounts to be provided per active PMSA ***

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

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

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

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
-----------------------	--



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

5385 N. Nob Hill Road Sunrise, FL 33351

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	ff91b075-fdad-47e6-8891-552121f75fc4.jpg



Panel overview

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



Resident toggle switch
connected to the relay
for clickers

ed510dc9-36a5-43ff-8a88-0d23e3889633.jpg



Old clicker

a1c23247-ae7f-4224-b829-0ef84b4c8a81.jpg



PDF Invoice 4118-1

Invoice 4118-1.pdf