

Gables by the Sea - Pinecrest by the Sea

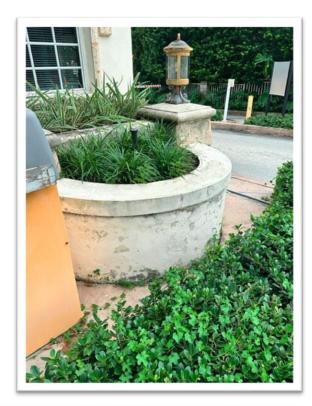
FIELD REPORT



May 2024

South Gate - Before Repairs









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









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PINECREST BY THE SEA & GABLES BY THE SEA

FIELD DIVISION REPORT Paul Winkeljohn Phone 954-721-8681



South Gate Maintenance Notes

- Mold on exterior surfaces as well as roof tiles. Pressure wash and apply solution to delay mold growth.
- Landscape lights not working and covered by the overgrown shrubs. Repair/replace lights shrubs need to be trimmed back.
- Different color bulbs as well as burned out light bulbs. Replace light bulbs that are burned out and install 5000K bulbs for better lighting.
- Lamps are dirty filled with bugs. Clean lights out.
- Sliding glass door handles damaged. Repair door handles/paint.
- Door tracks are very dirty as well as in need of maintenance. Clean out door tracks, lubricate mechanism.
- Inside walls are dirty. Paint interior walls. Exterior walls are faded and paint is peeling. Pressure Wash and Paint exterior walls.
- Wiring needs to be cleaned up. Organize wiring in a professional matter.
- Rear door has a gap around the frame, molding is rotten. Replace weather stripping and level the door, replace molding around frame and repaint.
- Bathroom walls needs to be repaired and painted. Repair drywall and paint interior.
- Door knobs and deadbolt not working properly, replace door knobs and deadbolts.
- Blinds are broken mechanism to open and close is broke.
- Interior wall in need of repairs. Repair Drywall, prime and paint.
- A/C running nonstop. Service A/C.
- The chair is worn out. Replace chair.
- Bathroom vanity is worn, and water damaged. Replace Vanity.
- The signage on entry side is covered by the neighbor's hedges/bushes. Trim back around the sign.

South Gate - After Repairs

 $Government al\ Management\ Services-South\ Florida,\ LLC$

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North Gate - Before Repairs









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North Gate Maintenance Notes

- Mold on exterior surfaces as well as Roof Tiles. Pressure Wash and apply solution to delay mold growth.
- Ground lights not working and covered by the overgrown shrubs. Repair/replace lights shrubs need to be trimmed back.
- Different Color bulbs as well as burned out light bulbs. Replace light bulbs that are burned out and install 5000K bulbs for better lighting.
- Lamps are dirty and filled with bugs. Clean out lamps.
- Broken sliding glass door handles. Repair door handles.
- Door tracks are very dirty as well and in need of maintenance. Clean out door tracks, lubricate mechanism.
- Inside walls are dirty. Paint interior walls.
- Exterior walls are faded and paint is peeling. Pressure Wash and Paint exterior walls.
- Wiring needs to be cleaned up. Organize wiring in a professional manner.
- Rear door has a gap around the frame. Replace weather stripping and level the door.
- Bathroom walls needs to be repaired and painted. Repair drywall and Paint interior.
- Toilet is leaking and seat is worn. Replace flapper valve and replace seat. Possibly Replace Toilet.
- Blinds are broken being held open by clips. Replace Blinds.
- Interior wall in need of repairs. Repair Drywall, prime and paint.
- A/C running non-stop. Service A/C.
- Chair is worn out. Replace Chair.
- Monuments Lights were replaced.

North Gate – After Repairs

• Retro Fit Entrance Lights to LED for better and longer lasting illumination.







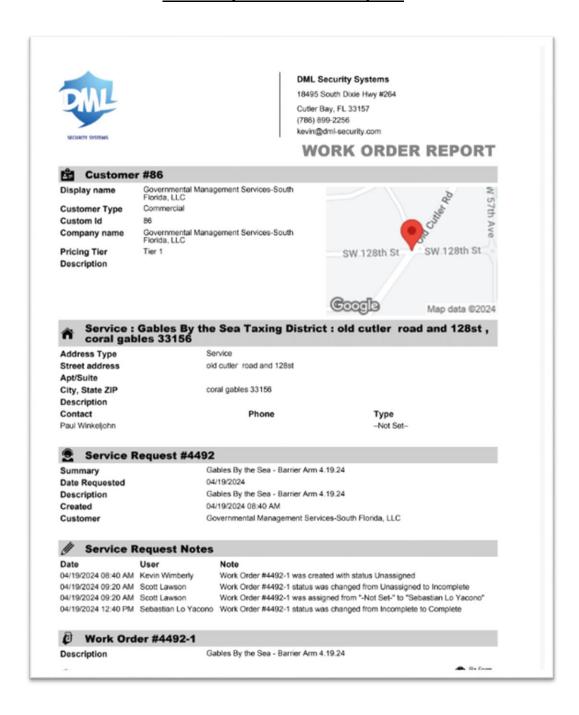


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Gables By the Sea Gate Repairs



PINECREST BY THE SEA & GABLES BY THE SEA

FIELD DIVISION REPORT Paul Winkeljohn Phone 954-721-8681

Technician Sebastian Lo Yacono Status Complete

 Start
 04/19/2024 08:00 AM

 End
 04/19/2024 06:00 PM

 Invoicing Memo
 04/19/2024

Time in 11:30 Time out 12:30

Provided service for pole being hit at the 134th visitor entrance. Upon arrival tech saw pole attached with to 2x4 pieces of wood gate is functional. Tech checked for spare poles and all the poles were used and not in reusable conditions. Gate was left functioning and inspected fix.

Service Items					
Name	Description	Unit Type	QTY	Taxable	
RazorSync:Service Time	"Onsite" to "Complete" auto-calculated rate	Minute	0	N	
Trip Charge	Travel: Includes gas, tolls, and parking	Item	1	N	

Service Forms

@ Attachments

Title File Name

4981BA59-9AF3-42D7-B862-CDE6A671C181.jpeg



Pole fixed

28AC9505-1487-42B6-BC34-90D4DAF06A76.jpeg



Spare pole conditions

A51C3702-15BD-45FE-9A33-98510716E49B.jpeg



Spare pole conditions

BFB1EA8A-7C4F-4F7D-BBBF-B51A98F2650A.jpeg





DML Security Systems

18495 South Dixie Hwy #264 Cutler Bay, FL 33157 (786) 899-2256

kevin@dml-security.com

WORK ORDER REPORT

G Customer #86

Governmental Management Services-South Florida, LLC Display name

Commercial Customer Type Custom Id

Governmental Management Services-South Florida, LLC Company name

Pricing Tier Tier 1

Description



Service : Gables By the Sea Taxing District : old cutler $\,$ road and 128st , coral gables 33156

Address Type Service

Street address old cutler road and 128st

Apt/Suite

City, State ZIP coral gables 33156

Description

Contact Phone Type Paul Winkeljohn -Not Set-

Service Request #4504

Gables by the Sea (2nd QTR PSMA)4-23-24 Summary

Date Requested 04/23/2024

Description

Created 04/23/2024 02:26 PM

Customer Governmental Management Services-South Florida, LLC

Service Request Notes

Date	User	Note
04/23/2024 02:26 PM	Scott Lawson	Work Order #4504-1 was created with status Unassigned
04/23/2024 02:26 PM	Scott Lawson	Work Order #4504-1 status was changed from Unassigned to Incomplete
04/23/2024 02:26 PM	Scott Lawson	Work Order #4504-1 was assigned from "-Not Set-" to "Ivan Rios"
04/23/2024 02:32 PM	Scott Lawson	Work Order #4504-1 was assigned from "Ivan Rios" to "Sebastian Lo Yacono"
04/23/2024 04:53 PM	Sebastian Lo Yacono	Work Order #4504-1 status was changed from Incomplete to Complete
04/24/2024 08:27 AM	Kevin Wimberly	Work Order #4504-1 status was changed from Complete to Invoiced

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

Work Order #4504-1

Description Gables by the Sea (2nd QTR PSMA)4-23-24

Technician Sebastian Lo Yacono

Status Invoiced

04/23/2024 03:30 PM Start End 04/23/2024 05:30 PM

Invoicing Memo 04/23/2024

> Time in 15:30 Time out 17:00

Provided PAMA, cameras were cleaned and operators were inspected. Operators were working properly and wiring was observed. Resident side camera is not working. As per guard this camera has not been working for a long time.

Service Items

Unit Type Name QTY Taxable Description DML-PMSA

The below service is covered under an ttem.

active preventative maintenance or service agreement

Service Forms

Attachments

Title File Name PDF Invoice 4504-1 Invoice 4504-1.pdf

Operator after cleaning 43D8E31A-8A56-4131-8940-09486A507CA0.png



Governmental Management Services-South Florida, LLC

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Check list

097DFCC3-5C7F-46A7-BA84-1C486293E2B7.jpeg



Check list

1A24AE55-61AB-471A-98A5-0C5E6B5AA1A7.jpeg

