



## SEASON'S GREETINGS & BEST WISHES FOR THE HOLIDAYS!

Dear Hemispheres Owners,

On Thursday, November 16, 2017, the Board of Directors Budget Meeting was held for the purpose of adopting the new budget for the fiscal year of 2018. After the new budget was adopted and the meeting adjourned, a Special Members Meeting followed and owners voted to waive the funding of the statutory reserves. The result of the owners' vote means there will not be any increase in our maintenance fees for the year 2018. Thank you to all the owners who participated by submitting their proxies.

Total Votes :	<b>683</b>
Waive the Reserve Funding :	<b>676</b>
Do Not Waive the Reserve Funding :	<b>7</b>

On November 14<sup>th</sup>, our Management team held their monthly Town Hall Meeting. Juan Cordoba of Wells Fargo Insurance Services was available to help clarify the details of coverage for the Associations master insurance policy. Attending residents participated in a round of questions and answers. A synopsis of the presentation is included in this issue of the newsletter for the owners that could not attend this informative meeting.

On December 14<sup>th</sup> at 7:00pm in the Ballroom, owners and residents are invited to join the management team for the next Town Hall Meeting. The guest speaker will be Mr. Lewis Rossi, Founder & CEO for the past 46 years of ASI, our Housekeeping Partner.

The meeting will commence with a review of ASI's vision and values and how they can continue to benefit our community. Mr. Rossi and Mr. Erick Marquez, our onsite ASI Supervisor, will also discuss current issues of interest relating to the cleaning and maintenance of the Hemispheres. After the presentation, the floor will be opened to residents in order to provide everyone an opportunity to ask questions and address any concerns that you may have.

In this edition of the newsletter, our general manager will provide a progress report. The article will cover topics such as property improvements, engineering inspections, AT&T fiber optic progress, and security camera installations. The article will also summarize the post hurricane recovery efforts and the beach & pool furniture deliveries.

With the festive season and the approaching end of another year upon us, we wish you all a safe, healthy, and happy Holiday Season. May your days be filled with joy, peace, and promise!

Cordially,

Gerlando Chiara, *Secretary*



# 2018

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## PROGRESS UPDATES

Dear Hemispheres Residents,

As 2017 draws to a close we have some updates to share with you on several pending projects.

### ENGINEERING INSPECTIONS

The initial inspection and investigation phase of the Concrete Restoration and Roof Replacement project is underway. A team of engineers from Thornton Tomasetti is onsite and has begun their inspection and investigation of existing conditions of the Oceanside garage. They will move to the Bayside garage next week. Several members of the engineering team are conducting their inspection and investigation of the roofing systems of each building as well. Another team member is coordinating a review of the as-built drawings while they work throughout the property. Completion of this inspection and investigation phase of the project is estimated for 6 weeks. After this phase is completed, Thornton Tomasetti will prepare a report detailing their findings.

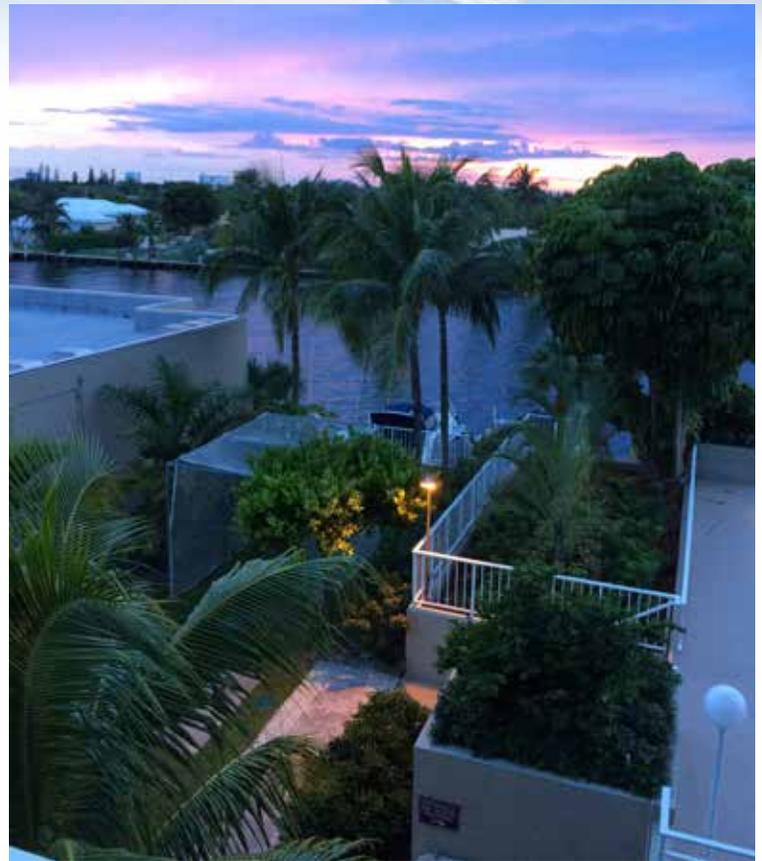
### AT&T FIBER OPTIC INSTALLATION

The core drilling construction project for AT&T's Fiber Optic installation project has been completed. The construction phase wherein AT&T ran the required additional wiring and cables through the holes opened in the floors to connect to the residential units has been completed as well. They now need to install all the main terminal boxes inside the meter rooms. After this segment is completed the next phase of the project will be the "Go Live" phase of the project.

During this phase the AT&T team will transfer each unit from the old lines to the new fiber optic system and finish those units that were partially wired during the first phase. This phase is approximately 70% complete. We will advise you when we have received the start date from AT&T for the "Go Live" phase of the project. We encourage all owners who have not yet had the installation done to schedule their installation by calling Allan Yopez at 954-457-9732 ext.310 email: baymanager@thehemispheres.com for bay-side owners, or Mercy Alvarez at ext. 306 email: oceanmanager@thehemispheres.com for all ocean-side owners.

### POST-HURRICANE RECOVERY WORK

Our post Hurricane recovery work continues. Vendors have been identified to repair fencing throughout the property with the work being scheduled for late December. Awning repairs and reinstallation will get underway in December as well. We continue to work closely with our team of insurance agents, adjustors and multiple carriers to review all remaining damages and to pursue recovery where possible.



### NEW POOL & BEACH FURNITURE & EQUIPMENT

Our pool areas have been enhanced with the addition of 36 chaise lounges, 44 dining tables, 257 dining chairs and 234 beach lounges. 18 beach umbrellas have been ordered and are pending delivery.

### SECURITY CAMERA SYSTEM UPGRADE INSTALLATION

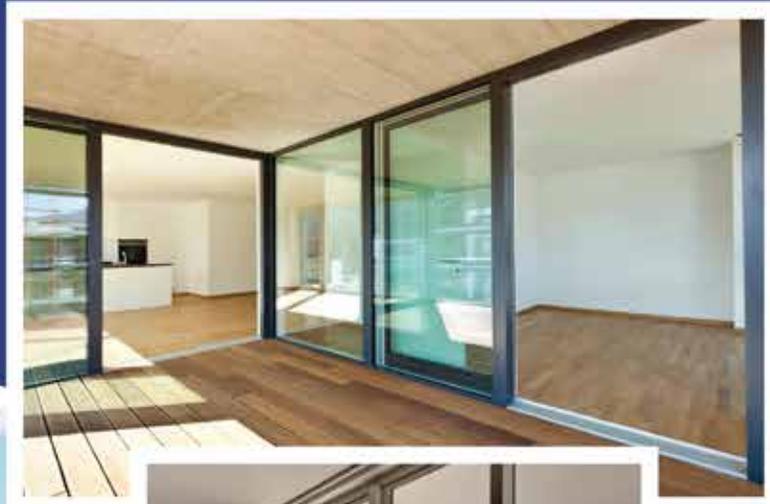
The community wide surveillance camera system upgrade project is proceeding on schedule. The installation for Ocean South is 95% complete and is scheduled for final inspection on December 1st. Ocean North is 95% complete and is scheduled for final inspection on December 5th. The Bayside pool and clubhouse areas are scheduled for completion on December 15th. Bay North and Bay South installation phase will begin on December 16th. Our vendor has committed to full project completion during February of 2018. The technology enhancements being put in place through this system upgrade will provide enhanced surveillance, monitoring and reporting capabilities for the Association.



Cordially,

**Carole Lasker, LCAM**  
General Manager

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## OCEANSIDE AND BAYSIDE PROPERTY MANAGERS

Dear Hemispheres Residents,

The Hemispheres Association is a well-recognized and vast full-service community. We are situated on 17 acres of land featuring four building towers, two located on the Ocean and two located on the Intercostal Waterway. With a total of 1298 residential units and 13 commercial units, it requires about 6 hours to walk and inspect the whole property. There is logic to separate the day-to-day responsibilities to assist the General Manager between two Property Managers: the Oceanside and the Bayside.

These two positions have been implemented throughout the year 2017 and have shown much merit. The Oceanside Property Manager works in cooperation with the Bayside Property Manager and they both support the General Manager (GM) with the delegated administrative, financial, and operational tasks.

These two positions work in cooperation and require the Property Managers to be on call 24-hours a day and 7 days a week for emergency consultation in the event of incidents requiring management intervention.

Mercy Alvarez is the Oceanside Property Manager and Allan Yopez is the Bayside Property Manager.

### ESSENTIAL RESPONSIBILITIES :

- Unless during an emergency, the standard operating task for both Mercy and Allan is to inspect the Oceanside and the Bayside daily. They each do a minimum one-hour inspection every morning to help determine maintenance and security needs, detect hazards, and maintain a safe and secure environment throughout the buildings and the property. They also check that all protocols are enforced by pool staff and vendors to ensure they follow safety precautions and procedures while performing their duties.

- Mercy and Allan are both responsible for monitoring and maintaining all aspects of the commercial spaces; making sure the spaces are rented, negotiating the new leases and the lease renewals, helping tenants to promote their services, etc.

- Mercy and Allan are also responsible for the Oceanside and Bayside residential and commercial collections. Via email and telephone, they collect the monies owed to the Association according to protocol. In cooperation, they review the existing protocols, better them when needed, and get approval from the GM and the Board for any new protocols implemented.

- Since the marina is on the Bayside, Allan, the Bayside Manager, handles all Marina affairs including rentals, invoices, collection, and coordination. He ensures all slips are rented



*Mercy Alvarez, Oceanside Property Manager & Allan Yopez, Bayside Property Manager*

by promoting them when needed. He reviews and follows the Marina protocols including the sending out of notices to boat owners for lease renewals. The items he collects are the signed renewal lease, registration, insurance, and a picture of the boat. He keeps the record spreadsheet updated. He ensures that the boat owners receive a remote for the lift, a key for the lift, a key for the locker, and a medico key to enter the marina lounge.

- Since the beach is on the Oceanside, Mercy, the Oceanside Property Manager, supervises the Pool & Beach Department and updates the protocol of operational procedures for the usage of the lounge chairs & umbrellas at the beach. She oversees all operational procedures in order to ensure efficiency and quality of service. She works in cooperation with the Bayside Manager regarding the Oceanside and Bayside pools amenities. She assists in training the pool staff Department and monitors and ensures the quality of their work. She also oversees and schedules the pool staff in cooperation with the Bayside Manager.

- Since the tennis courts are on the Bayside, Allan creates a protocol of operational procedures for the tennis courts in order to ensure efficiency and quality of service.



We want to take this opportunity to say

*thank you*

and to wish you a happy, healthy & prosperous new year!

Sincerely,

The Atlantic | Pacific Team



*Mercy Alvarez, Oceanside Property Manager &  
Allan Yopez, Bayside Property Manager*

- In cooperation with Anthony Rodriguez, owner of Field Force Security, the onsite Security Director Roy Bromley, and Barbara Drabkin, Director in charge of the Safety/Hurricane issues, both Mercy and Allan create and implement safety protocols for first response in case of emergencies including protocols for pools, front desks of buildings, fire prevention, firefighting, traffic control, and parking control.
- Mercy and Allan resolve and follow-up on all complaints and issues, which are transferred to them by Stephanie, the coordinator of the Resident Services Department. They both research the issues and assist the residents regarding their complaints or concerns. They document and keep track of activity logs and incident reports and maintain daily logs, records and forms.
- Mercy and Allan work together in order to assist the GM in establishing operational procedures for activities such as the phone system in the office and package delivery services to residents.
- Both Property Managers solicit bids as needed and requested by GM.

- Allan, in cooperation with Erick Marquez (Housekeeping Supervisor) work together in order to create and implement protocols for ensuring cleanliness and efficiency, including protocols for bulk waste disposal with projects such as “Junk in the Trunk” days.
- Mercy handles the payroll of the employees as well as the rental for the Ballroom and the Ocean Terrace.
- In cooperation with the Security Director Roy Bromley, both Property Managers promptly investigate and make a full written report of all accidents or claims for property damage and personal injury relating to the ownership and maintenance of the common elements and operations of the Association.
- Mercy and Allan, in cooperation with the GM, Field Force Security representatives and Barbara Drabkin, Director in charge of the Safety/Hurricane issues, work at reviewing the existing hurricane protocols, present it to the Board for vote, and then assist with hurricane preparation and implementation of preparedness protocol as approved.
- Both property managers attend all open board meetings, membership meetings and management hosted town hall meetings. They assist the GM in the preparation of reports for inclusion in board packages for all meetings They also record all meetings and assist the GM with the data required for management’s reports.
- Mercy and Allan assist the GM with data for the action list and research and make recommendations to improve better communication with residents including the Association’s website, the Community channel, email blasts, and bulletin board notices.

You now have a better idea of what Mercy, our Oceanside Manager and Allan, our Bayside Manager do for our Association. As you can see, their days are full and their tasks are multiple. Not only do their responsibilities require providing a myriad of services including negotiating agreements, maintaining the property, coordinating repairs, and collecting payments, but their responsibilities also require excelling in building, growing, and nurturing solid relationships with residents, tenants, vendors, and coworkers alike.

Both Mercy and Allan have amazing personalities, are devoted to our community, and are most appreciated. On behalf of the community, we wish to thank Mercy and Allan for the amazing work they do every day at helping manage the Association.



Cordially,

**Louise Lachance**  
*President of the Board*

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## DO I HAVE THE RIGHT COVERAGE?

### AN INSURANCE MATTER

**Questions** by Allan Yopez, Bayside Manager  
**Answers** by Juan Cordoba, Vice-President at Wells Fargo

Dear Hemispheres Residents,

With Irma's last-minute course change, many residents breathed a sigh of relief as the hurricane caused less damage than expected, but it also was a wake up call for many residents who started wondering if they had the proper coverage for their condominium units or if they should get better protection. Because personal property is typically not covered by an association's master policy, condo owners usually must purchase individual policies that include this type of coverage.

Mr. Juan Cordoba of Wells Fargo, our insurance representative, joined as our guest at our last town hall meeting held on November 14th. The goal was to help explain the differences between what is covered by the Association's Master insurance policy vs. what falls under the unit owners' responsibility. He was able to clarify the details of coverage for the Association's master insurance policy and respond to a round of questions and answers. Below are some examples of the questions he was asked of:

**Q- What is the definition of an individual unit owner's policy, also known as an HO6?**

A- This is the policy that unit owners should purchase in order to cover the unit interiors and personal belongings. This policy provides coverage for fire, theft, wind, water-damage, etc. within the unit. It's highly recommended that each unit owner carry his or her own insurance. Please note that all claims are subject to deductibles and approval by an adjuster.

**Q-What is the definition of a condo homeowners master policy also known as HOA policy?**

A- A condo "Master Policy" or HOA policy is known as the policy that covers your condo association's buildings, grounds, and other external features.

**Q-What does the Hemispheres' condo homeowners' master policy cover?**

A-It provides coverage against fire, windstorms, water damage and theft for the buildings and common areas. Policies exclude unit interiors and are all subject to deductibles and exclusions.

The Florida Statute Chapter 718.111 describes who is responsible for repairs when property damages occur in Condominiums. In short words, if the damage is "insurable" the Association is

responsible for the common elements and in the units up to the un-finished drywall.

Hurricane IRMA was classified as an event that fell under coverage with a majority Condominium Association insurance policies. The Statue allows the Association to repair the common elements and the un-finished drywall, which excludes any interior finishes and personal property of the unit owners. When the incident is sudden and accidental and/or an act of God, it is insurable. The Association must remediate the damage per Florida Statut.



*Juan Cordoba,  
Vice-President  
at Wells Fargo*

**Q-What is the list of items excluded from the Association's coverage that the owners and tenants must insure and must repair after a casualty loss such as a hurricane?**

A- All personal property within the unit or limited common elements, floor, wall, ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets, countertops, window treatments, and property that only serve such unit are responsibility of the unit owner.

**Q-Does the Association cover for relocation cost after a casualty that occurs in the building?**

A- No, the Association is not responsible for any relocation cost or any other additional expense incurred after a casualty. The Homeowners HO-6 Policies have a coverage called "Loss of Use" that can be useful to reimburse for such additional expenses.



Note: In addition, Homeowners policies provide "Loss Assessment" coverage to reimburse for any special assessment invoked by the Association to cover for damages and/or deductibles related to the Hurricane. Each unit owner that has a personal policy should contact their agent to get information on this coverage.

**Allan Yopez. LCAM**  
*Bayside Manager*



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## Insurance Responsibilities for Condominium Association and Unit Owners

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INSURANCE

Dear Hemispheres Residents,

We would like to bring to your attention some important information regarding the coverage provided by the Condominium Association's property insurance policy. Please note these are for « Insurable Events » and not related to general maintenance issues within the building or a specific unit.

According to F.S. 718.111(11)(j): Any portion of the condominium property that must be insured by the association against property loss pursuant to paragraph (f) which is damaged by an insurable event shall be reconstructed, repaired, or replaced as necessary by the association as a common expense. In the absence of an insurable event, the association or the unit owners shall be responsible for the reconstruction, repair, or replacement, as determined by the provisions of the declaration or bylaws.

The statute states that the insurance purchased by the association for the buildings must include all portions of the condominium property as originally installed in accordance with the original plans and specifications. This includes items such as drywall, sheetrock, unfinished walls, unfinished floors, interior doors, interior non-load bearing walls, closet doors, bath tubs, sinks and toilets as long as items such as these were initially installed by the builder. It is important to note any interior items additionally installed by a unit owner after acquisition of the unit or any upgrades to the existing interior items, would have to be protected and insured by the unit owner.

While items such as air conditioners, drywall, windows, doors, etc. may be the insurance responsibility of the association, the responsibility of maintenance usually falls upon the unit owner, depending on your bylaws.

The best way to understand what the responsibility of the Association is; is to know what is NOT covered by the Association's property policy per the Florida Statutes.

According to Florida Statute 718.111 (11) ID 3- the Association must EXCLUDE:

- All personal property within the unit (clothing, furniture, computers, electronics, etc.)
- Floor, wall and ceiling coverings
- Light fixtures, Electrical fixtures, Appliances, Water Heaters, Water Filters, Built-in Cabinets and Counter Tops
- Window Treatments Including: curtains, drapes, blinds, hardware, and similar window treatments components

Any items not specifically addressed and/or mentioned by the Florida Statute, the provisions of the Condominium Declarations or By-laws or current case law would then determine coverage. The property excluded in the statute is the responsibility of the unit owner to insure. Even though unit owners are not required by law to purchase insurance, by not having insurance they choose to self-insure (meaning paying out of their own pocket).

Air conditioning units, no matter where located, are the responsibility of the association per the legislative changes to the Statute in 2008. (This applies only for the perils of insurance and not for the maintenance and/or repairs).

There are personal insurance policies available to cover the above mentioned property. These policies also provide liability coverage to provide payment for negligent acts against a Third Party's property or bodily injuries. These types of policies are called « Condominium Unit Owners Coverage (HO6). Unfortunately our office will not be able to provide unit owners with this coverage. We recommend contacting a local insurance agent in your community. These personal insurance policies come in handy especially when « Water Damages » arise from bursting pipes or backed up toilets. Sometimes when these events occur it's very difficult to determine who is ultimately responsible for the damage, and in many cases each unit owner has to take care of their damages on their own.

Example: Pipe under kitchen sink bursts causing damage to the unit where it occurred and two units below. Units have wood floor damage, carpet, furniture, cabinets. These items are not covered by the Condominium Association's property policy and each unit is responsible for their own damaged property. A personal insurance policy can coordinate payment with all the parties involved regardless of fault.

You can find a complete copy of the statute by login into: <http://www.leg.state.fl.us/statutes> Under « Title XL Real and Personal Property », Chapter 718 Part I. Refer to 718.111- section (11) Insurance.

Cordially,  
Juan Cordoba  
Vice President, Wells Fargo Insurance Services

Together we'll go far





# Hanukkah

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## Soup

Butternut Squash Soup

## APPETIZERS

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Tuna Tartar

## MAIN COURSES

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## DESSERT

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## Kitty Litter, Food Waste & Garbage

Dear Residents,

Would you believe that we have seen residents dumping the contents of kitty litter boxes directly into the garbage chutes and also scraping food right off their plates directly into the garbage chutes?



If you are among the persons who think that dropping something as apparently harmless as kitty litter and food waste directly down the chute without securely bagging it first is an insignificant issue, please read further.

### How bad could cat litter and food waste be?

Believe it or not, unbagged kitty litter and food waste are some of the worst things that can be directly thrown down a garbage chute because kitty litter is like sand and can be caught on the way down. The opening and closing mechanisms and the compactor can be jammed. Furthermore, food being scraped from plates directly into the garbage chutes sticks to the chute doors and walls. The food then rots and stinks and over time, debris build up layer on top of layer, attracts a variety of insects - fruit flies and cockroaches., and leads to odor problems and contaminated air, which eventually creeps into the building's air vents.

### Is bagged cat litter also a problem?

Bagged cat litter will not be a problem as long as the bag is carefully securely contained. Not all bags are strong enough to withstand the fall from the chute to the compactor. Reused plastic shopping bags are especially likely to rip as they tumble down the shaft. Bags tied too loosely or with too much extra air inside can also pop in the compactor.



*All trash securely bagged before disposal*

### What's the worst that could happen?

If you've ever opened the trash chute door and were surprised by a bag rolling down from the floor above you, it is easy to imagine the consternation of being the person opening the chute after a burst bag of cat litter rained down. We even saw some residents dumping the contents of box litter and kitchen pots and plates directly into the chute. Just imagine being the next person to open the trash chute door after such misbehaviour and getting a face full of bacteria-laden air.

### What should you do instead?

Please bag up kitty litter and waste foods and tie the bag tightly. Make sure you don't use "reused" grocery bags because they are not very sturdy and they don't tie up hermetically. Please be sure to double bag if it is necessary, and use bags that are up to the task, strong and durable for safe, sanitary handling. Please note that all other refuse should also be disposed of in the same way.



*Please dispose of food waste in trash bags and not directly in trash chute.*

## GARBAGE CHUTE DO'S

**ONLY USE THE CHUTE FOR COMMON HOUSEHOLD TRASH**

**NO GLASS, PAPER, METAL. LIQUIDS, NEWSPAPER, WOOD, PLASTIC, CARPET, ETC.**

**ALL TRASH MUST BE SECURELY BAGGED AND TIED**

**MAKE SURE YOU DON'T USE REUSED GROCERY BAGS**

**USE BAGS THAT ARE STRONG FOR SAFE, SANITARY HANDLING**

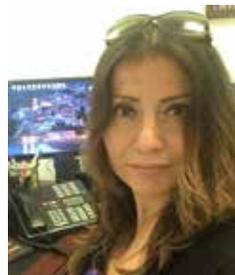
**NO FOOD WASTE OR KITTY LITTER DIRECTLY IN THE CHUTE**

**NO BATTERIES, OILS, BOTTLES, CANS OR PETROLEUM**

**NO HAZARDOUS, TOXIC OR COMBUSTIBLE MATERIALS**

**NO FURNITURE, ACCESSORIES OR CONSTRUCTION DEBRIS**

**PLEASE COMPLY WITH RECYCLING RECOMMENDATIONS**



Thank you for cooperating with making your community better.

Mercy Alvarez, LCAM  
Oceanside Manager

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¡Entrenamiento personal disponible!

**¡ Llamame Hoy y  
Comienza a Sentirte Mejor!**

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# INVITATION TO ALL RESIDENTS DECEMBER 14<sup>TH</sup> 7PM

Providing  
Professional  
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Maintenance  
Services for  
over 46 years



We are Honored to be serving  
The Hemispheres Community!

Dear Hemispheres Residents,

I am the founder and CEO of ASI, your housekeeping partner, and I would like to invite all the residents to an upcoming Town Hall Meeting on Thursday December, 14th at 7 pm. The meeting will consist of two parts:

First off, the meeting will commence with a review of our company's visions and values and how they can continue to benefit your community. We will also cover some current issues of interest relating to the cleaning and maintenance of the Hemispheres.

Secondly, we will open the floor to questions from residents in order to provide everyone an opportunity to ask questions and address any concerns that they may have. The meeting will be held in your Ballroom and we hope you can make it. We look forward to seeing you there soon!

Cordially,

Lewis Rossi  
CEO/ASI



Starting from the back row left :  
Raul, Sylvestre, Erick, Miguel, Claudia, Maria, Victoria, Sheila, Elna,  
Mary, Mercedes, Emperatriz, Delly, Mariela, David, Juan

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Life can be so busy, we forget to enjoy the simple things!



This is an

# INVITATION

to all Hemispheres residents to participate in our zumba, yoga and art classes

**RELAX, UNWIND AND DISCOVER A TALENT YOU NEVER THOUGHT YOU HAD!**

If there are any questions, please feel free to contact the teachers below, or stop by the office for more details.

**ZUMBA & YOGA**

**NANCY BERON**  
YOGA & ZUMBA TEACHER **786-337-1832**

**TONY**  
ART TEACHER  
**305-868-2016**

**YOUR AD**  
could be here

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COLOR ADS	PRICE
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1/2 back cover page	\$275
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1/4 front cover page	\$300
1/4 page inside	\$95
Business card ad	\$55
<b>Classified Ad</b>	<b>\$20 for 4 lines (5\$ each add. line)</b>
Reserved page placement additional charge	\$100

The deadline for your advertisement to be placed in the next month's Newsletter is the **25<sup>th</sup> of each month.**



### YOUR EMAIL ADDRESS PLEASE!

In order to allow Association's notices and communications to be delivered to all unit owners world-wide, without any delay, nor expensive cost and in an eco-friendly manner, please send an email at

**residentservices@thehemispheres.com**

and write that you authorize The Hemispheres Association to use your email address as a formal method of communication.

Thank you in advance for your kind cooperation.

*the Management Office*

# WHAT'S **NEW** THIS MONTH AT THE HEMISPHERES?

*Stephanie  
Sicard*  
Your Resident  
Service Coordinator



954-457-9732 ext. 559  
residentservices@thehemispheres.com

GETTING IN ON THE GROUND FLOOR!

## DO YOU NEED EXTRA OFFICE SPACE?

We have beautiful ones right here at the Hemispheres!



PRIME LOCATION AVAILABLE! DON'T MISS OUT!

CALL **Stephanie** TODAY!  
954-457-9732 ext. 559

ALSO RETAIL SPACE  
AVAILABLE FOR  
LEASE



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Dear Residents,

We have beautiful prime commercial office spaces that have recently become available. Our first priority is to offer these spaces to our residents.

“Getting in On the Ground Floor!”

Whether you need extra office space or would like to create your dream retail business, we can meet your needs right here at the Hemispheres. Many entrepreneurs are discovering the benefits of running businesses out of their homes.

Launching your home-based business right here at the Hemispheres will provide you the commercial space to achieve your goals. Take the opportunity to bring life to your passions, hobbies and business endeavors and create a money-generating outlet for your unique and creative talents. With 2500 neighbors, your new venture will have the potential for 2500 new customers from the get go.

Imagine - No commutes to the office - No traffic jams - and 24/7 Access!!! Not only are our office spaces beautiful, but we offer multiple sizes to suit all your needs and budgets. We will be more than happy to work with your requests. Don't miss out on such a great opportunity!

Contact me today!

*Stephanie*

Stephanie

Resident Services Coordinator/Newsletter Manager

AN INVITATION TO ALL RESIDENTS

## TOWN HALL MEETING

Hosted by: The Management Team

**Thursday, December 14<sup>th</sup>, 2017**

In the Ballroom at 7:00 pm

### SPECIAL GUEST

**Mr. Lewis Rossi,**  
Founder & CEO of ASI, our  
Housekeeping Partner

### AGENDA

Review of ASI's vision and values and how they can continue to benefit our community. Discussion of current issues of interest relating to the cleaning and maintenance of the Hemispheres.

Open Forum

Licensed  
& Insured

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# HOLIDAY SAFETY TIPS

FOR YOU, YOUR FAMILY AND YOUR HOME.



Dear Hemispheres Residents,

Holiday Season is officially here! The holidays are a time to celebrate. As you begin to hang the mistletoe, decorate the tree and participate in all your traditions, it is easy to get caught up in the holiday spirit and forget to take safety precautions. We have compiled a list of safety tips to help you make it safely through the holidays.

## LADDER SAFETY TIPS

- When putting up holiday decorations, always use the proper step stool or ladder to reach high places. Don't stand on chairs, desks or other furniture.
- If you have to use a stepladder near a doorway, lock or barricade the door and post signs so no one will open it and topple you off the ladder or upset your balance.
- When you climb, always face the ladder and grip the rungs to climb – not the side rails. Always keep three points of contact on the ladder such as two feet and one hand.

## GENERAL SAFETY TIPS

- When using candles or any use of an open flame, never leave the flame unattended and keep well out of the reach of children. Make sure there are no flammable products near the open flames.



- Please make sure all holiday lights are used in accordance with the manufacturer's recommendations and never use damaged ones.
- If you use an artificial tree, choose one that is tested and labeled as fire resistant.
- Extension cords should be placed against the wall to avoid as tripping hazards. Do not run cords under rugs, around furniture legs or across doorways and keep them protected from water and moisture. Turn off all the lights on trees and decorations when you go to bed or leave the house.

## LADDER SAFETY

### STEP LADDERS



### THE WRONG WAY



Do not fold up and lean the ladder against a surface.

Do not overreach.

Do not carry heavy objects while climbing a ladder.

Do not place the ladder on uneven soft ground, without flat board.

Do not use ladder with slippery steps, or damaged stiles.

## TOXIC HOLIDAY PLANTS & DECORATIONS

They are pretty, but some holiday plants are poisonous and even deadly.

Any lily variety, Christmas tree pine needles, holly, mistletoe and poinsettias are toxic if chewed or swallowed.

Keep them away from children and pets to avoid mouth and stomach irritation, lethargy, trembling, vomiting, diarrhea, difficulty breathing or even death.

Holiday decorations such as tinsel and ribbons can cause cuts or obstructions in the intestinal tract.





IN THE HEMISPHERES BALLROOM

DECEMBER 31

2018

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OPEN BAR 8PM - 1AM

4 course Deluxe Menu

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Goat Cheese Ballotine & Vegetables Confit

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Grilled Canadian Salmon & Dijon Sauce  
Angus Beef Short Ribs & Burgundy Sauce  
Duck Confit & Wild Mushroom Sauce.

Assorted Desserts

ONLY 50 TICKETS LEFT!

Get your tickets today for  
the party of the year!

It will sell out quickly!

954-251-2658

Pre-Sale Discounted Rate for  
Hemispheres Residents : \$130\* (all inclusive)

\*Until December 10th only - \$150 regular rate-

# HOLIDAY SAFETY TIPS

FOR YOU, YOUR FAMILY AND YOUR HOME.



## HOSTING AND FOOD SAFETY

- Never defrost food at room temperature. Thaw it in the refrigerator, in cold water or in the microwave.
- Don't wear loose clothing or sleeves that dangle while cooking.
- Keep kids and pets away from the cooking area. Make them stay at least three feet away from the stove.



- Clean cooking surfaces on a regular basis to prevent grease build-up.
- Always check the kitchen before going to bed or leaving the home to make sure all stoves, ovens, and small appliances are turned off.



- If you are frying, grilling or broiling food, never leave it unattended - stay in the kitchen. If you leave the kitchen for even a short period of time, turn off the stove.
- Keep anything that can catch fire - pot holders, oven mitts, wooden utensils, paper or plastic bags, food packaging, towels or curtains - away from your stove, oven or any other appliance in the kitchen that generates heat.



- Finally, please make sure to designate a driver or skip the holiday cheer. Remember that more than half of all traffic fatalities are alcohol-related. Therefore, please buckle up, slow down and don't drive impaired. Use designated drivers, people who do not drink, to drive other guests home after a holiday party. Or, just hire a driving service to get you home safely.

- When preparing a holiday meal for friends and family be sure to wash hands, utensils, sink, and anything else that has come in contact with raw poultry.



On behalf of all the Field Force team, I wish you a very merry, safe, and joyous holiday season this year.

**Anthony Rodriguez**  
CEO/Field Forces Protective Services **21**

# From Our Kitchen to Yours.



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family and friends, let  
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# THE HEMISPHERES CONDOMINIUM ASSOCIATION FINANCIAL'S REPORT

As of October 31<sup>th</sup>, 2017

## Checkbook Balances

Operating	\$ 1,765,645.18
Capital Projects	\$ 1,002,176.67
Security Deposit/Clicker/Marina Deposit	\$ 559,925.17
<b>Total Checkbook Balances as of October 31<sup>th</sup>, 2017</b>	<b>\$ 3,327,747.02</b>
Accrued balance of prepayment of our Insurance Premium	\$ 1,049,087.28
Accounts payable to the trade	\$ 310,867.40

## Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>\$ 895,692.36</b>	<b>\$ 9,078,385.02</b>	<b>\$ 9,072,080.20</b>
<b>Expenses</b>			
Salaries and Benefits	71,926.08	1,176,480.27	1,212,458.00
Administrative	42,366.52	399,049.88	342,635.00
Insurance	142,052.90	1,124,086.91	1,170,397.50
Utilities	190,279.14	2,313,052.15	2,354,351.60
Contracts	229,029.66	2,244,974.25	2,212,532.00
Rep & Maint - Building	54,138.51	215,692.49	97,406.70
Rep & Maint - Equipment	3,199.15	137,994.45	169,263.50
Rep & Maint - Grounds	4,327.58	79,835.06	108,333.40
Rep & Maint - Special Projects	0.00	60,054.00	1,342,202.50
Bad Debt	89.88	167,269.04	62,500.00
Hurricane IRMA	42,727.65	191,400.08	0.00
<b>Total Expenses</b>	<b>\$ 780,137.07</b>	<b>\$ 8,109,888.58</b>	<b>\$ 9,072,080.20</b>
<b>Surplus/(Deficit)</b>	<b>\$ 115,555.29</b>	<b>\$ 968,496.44</b>	<b>\$ 0.00</b>

## HEMISPHERES ADMINISTRATION OFFICE

1980 South Ocean Drive, Hallandale Beach Fl 33009  
Office opening Hours:  
Monday through Friday - 8:00am to 4:00pm

### DEPARTEMENTS :

- Stephanie/Resident Services 954-457-9732 ext. 559  
residentservices@thehemispheres.com
- Gabby/Maintenance/Contractor 954-456-1257  
maintenance@thehemispheres.com
- Luz/Access Control 954-457-9732 ext. 305  
accesscontrol@thehemispheres.com
- Frances/Administrative 954-457-9732 ext. 304  
Assistant adminassistant@thehemispheres.com
- Ali/Receptionist 954-457-9732 ext. 301  
reception@thehemispheres.com
- Mercy/Oceanside Manager 954-457-9732 ext.306  
oceanmanager@thehemispheres.com
- Allan/Bayside Manager 954-457-9732 ext.310  
baymanager@thehemispheres.com
- Carole/General Manager 954-457-9732 ext. 308  
generalmanager@thehemispheres.com
- Joe Tocci/Chief of Construction Projects 954-457-9732 ext. 317  
jtocci@thehemispheres.com
- Hector Franco/Chief of Maintenance 954-457-9732 ext. 314

### GENERAL :

- FPL 954-797-5000
- AT&T UVERSE COMMUNITY Customer Service 866-299-6824
- Hemispheres Office Fax 954-456-8376

## PLACES TO EAT

- Blue Bar and Grill (OClub)  
954-251-2658
- Juniper (Bay side)  
954-544-3370
- Roman's Snack Bar (OPool)  
954-454-1111
- Snowy Mini-Mart (OS)  
954-458-2930

## COMMERCIAL UNITS

- Beauty Salon (OS)  
954-457-8428
- Halprin Realty (OS)  
954-458-2227
- Neil I. Lechtner, Attorney (BS)  
954-457-4357
- Nohmis Construction (BS)  
954-591-8361

## EMERGENCY PHONE NUMBERS

- |                                    |  |
|------------------------------------|--|
| Security                           | 954-456-1626                                       |
| BN Front Desk                      | 954-456-1965                                       |
| BS Front Desk                      | 954-458-1985                                       |
| ON Front Desk                      | 954-458-1950                                       |
| OS Front Desk                      | 954-458-1980                                       |
| Roy Bromley<br>(Security Director) | 954-457-9732 ext. 551<br>roybromley.ffps@gmail.com |

### Board of Directors :

- Louise Lachance, President
- Lubomira Nentcheva, Vice-President
- Gerlando Chiara, Secretary
- Nabih Mangoubi, Treasurer
- Peter Kozo, Director
- Barbara Drabkin, Director
- Yvette Serluco, Director
- Gibert Rich, Director
- Tom Gleeson, Director

### Contracted Services:

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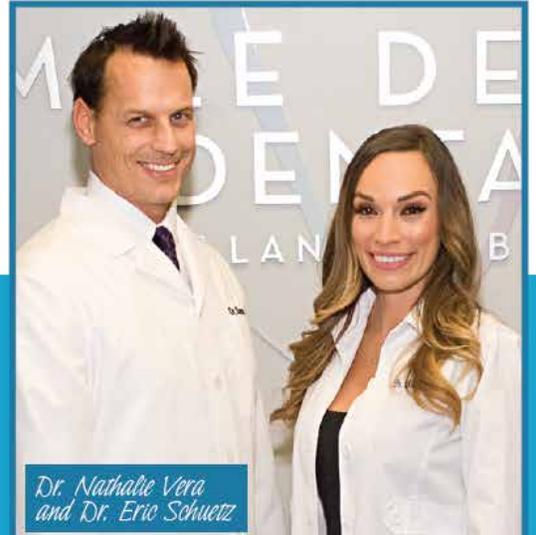
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# DECEMBER 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
<b>Local Bus Service</b> <b>A</b> - ST Boca Town Center - \$10 <b>B</b> - ST Festival Flea Market - \$7 <b>C</b> - ST Adventura Mali - \$7 <b>D</b> - ST Lincoln Road					<b>1</b> Fees due	<b>2</b>
<b>3</b> 	<b>4</b> Zumba 7PM - BR 	<b>5</b> Bingo 7PM - OT 	<b>6</b> 6PM BR <b>A</b>	<b>7</b> 	<b>8</b> 	<b>9</b> MANAGEMENT OFFICE OPEN 9AM - 1PM
<b>10</b> 	<b>11</b> Zumba 7PM - BR 	<b>12</b> Bingo 7PM - OT HAPPY HANUKKAH	<b>13</b> 6PM BR <b>B</b>	<b>14</b> TOWNHALL MEETING 7PM - ASI 	<b>15</b> 	<b>16</b> MANAGEMENT OFFICE OPEN 9AM - 1PM
<b>17</b> 	<b>18</b> Zumba 7PM - BR 	<b>19</b> Bingo 7PM - OT 	<b>20</b> 6PM BR <b>C</b>	<b>21</b> 	<b>22</b> 	<b>23</b>
<b>24</b> 	<b>25</b> Merry Christmas	<b>26</b> Bingo 7PM - OT 	<b>27</b> 6PM BR <b>D</b>	<b>28</b> 	<b>29</b> 	<b>30</b>

Table Tennis Round Robin  
6:00pm - 7:30pm  
(Tues. & Thurs. @ OS Game Room)

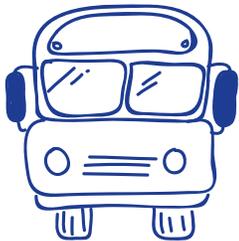
Tennis Round Robin  
8:30am - 10:30am  
(Every Day @ Bayside Courts)

**OT** Ocean terrace  
**BR** Ball Room



\*minimum 10 participants required. PLEASE REGISTER  
**Yoga and Zumba Teacher**  
 Nancy Beron - 786-337-1832  
**Art Teacher** - Tony 305-868-2016

## THE HEMISPHERES COURTESY BUS • WINTER SCHEDULE



The Hemispheres shuttle bus runs every Monday, Tuesday, Wednesday, Thursday and Friday.

	BAY NORTH	BAY SOUTH	OCEAN SOUTH	OCEAN NORTH	PUBLIX
<b>AM</b>	9:15	9:20	9:25	9:30	10:10
	10:15	10:20	10:25	10:30	11:10
	11:15	11:20	11:25	11:30	12:00
<b>PM</b>	1:15	1:20	1:25	1:30	2:10
	2:15	2:20	2:25	2:30	3:00

**THE BUS DOES NOT RUN ON**  
 New Years Day, Memorial Day, Independence Day,  
 Labor Day, Thanksgiving day and Christmas Day.

## CLASSIFIED ADS

### EXPERT ALTERATION

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**954-439-5739**

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Please contact Resident Service at  
 residentservices@thehemispheres.com or

**954-457-9732** ext. 559

### LOOKING TO BUY, SELL OR RENT AT THE HEMISPHERES & BEYOND?

Contact Realtor Ronald Kaplan of Halprin Realty  
 (Onsite office OS) **305-336-6397**

HAPPY HOLIDAYS!



# HAPPY HOLIDAYS

(\$29.99 SOUP +  
MAIN COURSE +  
DESSERT)

(\$39.99 SOUP +  
APPETIZER +  
MAIN COURSE +  
DESSERT)

## Christmas Menu

### SOUP

Butternut Squash Soup

### APPETIZERS

Hudson Valley Foie Gras

Pear & Blue Cheese Salad

Tuna Tartar

### MAIN COURSES

Angus Beef Short Ribs

Homemade Traditional Duck Confit

Roasted Crusted Codfish

Roasted Atlantic Salmon

Seafood Linguini

### DESSERT

Warm Chocolate cake & vanilla cream

(954) 251 2658

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All pizzas are approximately 11 inches, serves 1-2  
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(addition of pepperoni for \$2 more)

## VEGETARIAN PIZZA

*Packed with flavor!*

Our Signature homemade tomato sauce, fresh mozzarella, mushrooms, roasted red peppers, onions, topped with fresh basil and a sprinkle of dried oregano - \$11

## HEMISPHERES MEDITERRANEAN PIZZA

*A must try!*

Our Signature homemade tomato sauce, sun-dried tomatoes, fresh mozzarella, red Spanish onion, black olives, bell peppers and crumbled feta cheese...Yummy! - \$12



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## BLUE BAR & GRILL

1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009

Reservation (954) 251 2658 Located in the Hemispheres Condo - Ocean Side



**HEMISPHERE BN-14K**

2/2 Southern Vu's Of Both IntraCstl. & Ocean \$275K



**HEMISPHERE BS-MZJ**

2bdm 2 ba with tenant till july furn only \$225k



**HEMISPHERE BS-6D**

1 bdrm 1.5 ba with north view, nicely furn \$229,900



**HEMISPHERE OS-2N**

1bdrm 1.5 ba south exp. needs TLC \$215K



**HEMISPHERE BS-4K**

1bdrm 1.5 ba great north view of ocean and intra needs some TLC only \$215k



**HEMISPHERE OS-PHG**

2/2 south exposure updated \$385k



**HEMISPHERE OS-15H**

2/2 north view nicely furnished, newer kitchen and baths \$425k OR rent \$1950/annual



**HEMISPHERE ON-MN**

1-1.5 south view pool deck, ocean granite kitchen and baths \$250k negotiable



**HEMISPHERE OS-20B**

Beautiful 1bd 1.5 ba Hi flr north view!! Priced great \$315k



**HEMISPHERE BS-LLM**

1bd 1.5 ba Kept well... furn incl organ \$175,000K



**HEMISPHERE OC-3E**

3 bdrm 2.5 ba Absolutely stunning!!



**HEMISPHERE OS-16L**

pet friendly tenant friendly 2/2 great view \$323k

**ONSITE REAL ESTATE OFFICE LOCATED AT THE HEMISPHERES NEXT TO ADMINISTRATION OFFICES**



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