



THE HEMISPHERES NEWSLETTER

MARCH 2018
VOLUME 11 • ISSUE 3

NOW IS THE TIME TO BE HEARD!

2018 ELECTION OF BOARD MEMBERS

Dear Hemispheres Owners,

Volunteering for a position on the board of directors is one of the most admirable things an owner can do for the Hemispheres. It is a voluntary position where there is no monetary compensation, no perks at all, and it requires countless hours of commitment. Even though it is a role where one receives more criticism than thanks, board members are necessary and vital. Having said that, thank you to the six candidates who submitted their candidacy for the election. One's willingness to dedicate their time in order to positively impact their community is commendable.

Your Election Package contains informational material and the ballots to elect four (4) Directors of the Board. The package has been mailed to all voting members on February 23rd along with the second notice of the Annual Meeting which will be held on Sunday, March 18, 2018 at 10 :00 am in the Ballroom. The Association has retained Reliance & Management Consulting, which is the same monitoring company that has supervised our elections since 2014 and they will be using the same process of numbered envelopes used in prior years.

Every year, only a few hundred owners vote. Your vote is important! It is a huge responsibility to oversee the Association's business affairs and keep the finances in good standing. It is entirely up to you to be heard! Now is the time to have a say on who will make the important decisions for your community for the next year. Please do not delay and mail your ballot as soon as you receive it.

BY MAIL

Your Ballot must be received by March 16th.

IN PERSON

Your Ballot must be received by 10am March 18th.

If you do not get your Ballot by March 8th, please come to the office with your identification card or call 1-786-606-1870.

As in any great democracy, we urge all owners to vote. The participation of the entire community is encouraged in order to have the best representation for the majority of owners.

Cordially,

Louise Lachance, *President*
Peter Kozo, *Treasurer*
Gerlando Chiara, *Secretary*
Barbara Drabkin, *Director*
Gilbert Rich, *Director*
Tom Gleeson, *Director*



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MANAGEMENT REPORT

Dear Hemispheres Residents,

Several pending projects are nearing completion. While these important projects bring with them some inconvenience and disruptions for you, your continued cooperation has been key to moving the projects forward and is much appreciated.

ENGINEERING INSPECTIONS

Exterior inspections of each tower, as part of Phase 1 of the concrete restoration project, have now been completed and the engineers have increased their unit balcony inspections from two days per week to four days per week. They are currently working in Bay South with a few units in Ocean South remaining for inspection. 66 units have been inspected by the engineering team to date with inspections for another 60 to be scheduled for this portion of the assessment. Management and the engineering team are working together to coordinate scheduling access to the 8-10 units each day for balcony inspections. If your unit is on the list, you will receive a call from management requesting access to your unit. These visits take about a half hour and are accompanied by security officers.

Once the unit balcony inspections are complete, the engineers will continue with the remaining inspections included in Phase 1 of the project including garages, roofs, cooling towers and restaurant buildings. After each of these areas have been inspected and assessed, the engineering team will provide a report determining the nature and extent of any deteriorated conditions with the deficiencies noted and general recommendations for repairs.

ENGINEERS MARCH 14TH TOWN HALL MEETING

Two engineers from the firm Thornton Tomasetti who is currently conducting the engineering inspections of our buildings will join us to offer an update for the first phase of our concrete restoration project at a Town Hall Meeting on March 14th at 7pm in the Ballroom. Derek Wassink, P.E., Vice President of Thornton Tomasetti, along with Vanessa Da Rocha P.E., their Hemispheres' onsite Thornton Tomasetti project director, will update the owners about their work accomplished so far at the Hemispheres, and also make a presentation about the next phase of the project. An open forum with the owners will follow. With more than 25 years of experience in the AEC industry, Derek Wassink specializes in structural design and analysis, project management and coordination, and project delivery methods. His strong suit is complex concrete post-tension structures, particularly high- and mid-rise residential buildings.

IMPORTANT REQUEST TO ALL RESIDENTS



Please, **NO RESERVING CHAIRS**
IF YOU LEAVE YOUR CHAIR FOR MORE THAN AN HOUR, PLEASE TAKE YOUR BELONGINGS AND ALLOW OTHER RESIDENTS TO USE THE CHAIR.

WE HAVE RECEIVED MANY COMPLAINTS AND WOULD APPRECIATE GREATLY EVERYONE'S COOPERATION. THANK YOU!

SECURITY CAMERA SYSTEM UPGRADE INSTALLATION

ESRM, our security camera contractor, has obtained the permit for 1960 building and has successfully passed all COHB inspections for Ocean side buildings. Bayside garage lower level camera installation is about 80% complete with installation for the 1965 and 1975 buildings estimated for completion by March 10th. Management, and a representative of ESRM, will attend a COHB hearing on March 1st to provide the City an update on the project. The images and field of vision being provided by the new cameras is resulting in enhanced reporting / documentation capabilities for our security team and more effective responses by our officers.

2017 YEAR END AUDIT

On an annual basis Florida Statute requires the Association's financial records to be audited by a third party certified public accountant. Management and the Board has been working with the professionals from Gladstone & Company LLC, the Association's CPA for the past two years, to provide the documents needed to complete the report. Once the audit is complete, the Association will send all unit owners a notice advising of the availability of the report.

ACCOUNTING CUSTOMER SERVICE

Effective Wednesday March 14th, every owner can call 561-314-4973 or email sespinoza@apmanagement.net and get assistance with their account from the Atlantic Pacific Accounting Customer Service Representative assigned to The Hemispheres, Mrs. Selena Espinoza.



With kind regards to all,

Carole Lasker, LCAM
General Manager

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GYM IMPROVEMENT UPDATE



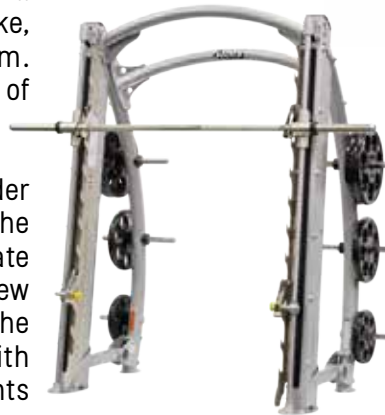
Dear Hemispheres Residents,

At the last board meeting, the board appointed three directors to complete the gym upgrade project. With the help of residents Pedro and Shereen Rios, Hank Rosenblum and the amenities' committee members, our Bayside Manager Allen Yepez and management staff, and the appointed directors Barbara Drabkin, Gilbert Rich, and myself, the project is now well under way.

A variety of new gym equipment has been ordered. There will be one leg press, one smith machine, one recumbent bike, and two ellipticals machines added to the Oceanside Gym. The Bayside gym will also be improved with the addition of one leg press, one AB bench and two recumbent bikes.



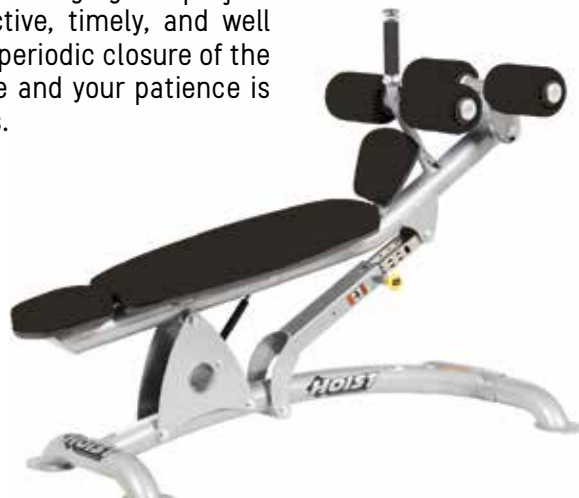
All the paddings, seats, and cushioning from the older equipment in both gyms will be reupholstered shortly. The gym layouts will be changed and shuffled to accommodate the new pieces and to make the best use of the space. A new equipment maintenance program will be initiated once the new equipment arrives. Lastly, the project commences with the gym walls being freshly painted. All these improvements were planned for and fall within the 2018 budget.



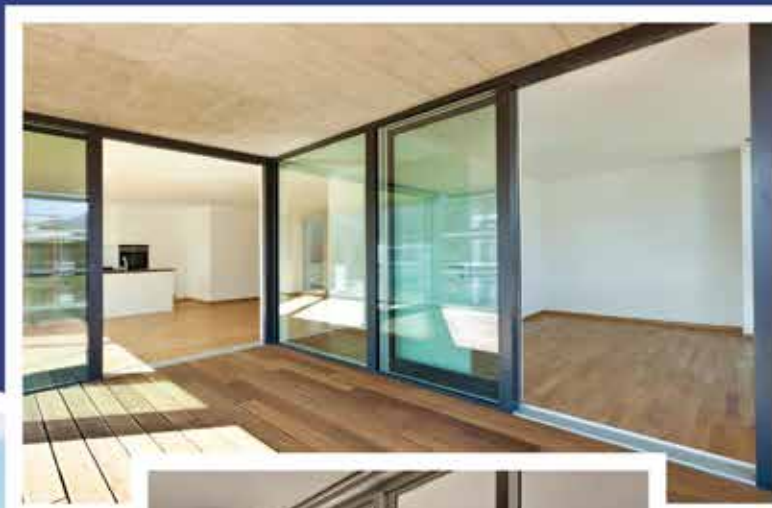
Thank you to all the people involved with bringing this project to fruition. The team effort was effective, timely, and well executed. Naturally, there will be some periodic closure of the gyms to facilitate the work being done and your patience is always appreciated during this process.



Peter Kozo
Treasurer



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THE HEMISPHERES NEWSLETTER : AN INSPIRING COMMUNITY SUCCESS

Dear Friends and Neighbors,

Back in April 2016, the board of directors unanimously mandated me to take an unprofitable newsletter and make it profitable. Now, almost two years later, I am proud to say that the Hemispheres Newsletter has never looked better. Aesthetically speaking, it shines, and with the improved content, the up to date articles keep our community better informed. It all makes sense, especially when it comes to the dollars, and the mandate would not be a success without the cents and dollars now would it? Thanks to the tidy profit of this Newsletter, you may now enjoy reading it on a comfortable beach chair under a shade giving umbrella. It was not too long ago that we had to carry our own chairs and umbrellas to the beach, but that has all changed. Thanks to the Newsletter's surplus and savings, a total of 130 beach chairs and 65 umbrellas with our logo have been purchased to date. It is hard to imagine that less than two years ago we did not have this wonderful asset to enhance our beach going life.

Before I get into the finances of the Newsletter, I would be remiss if I did not thank all the wonderful people who have contributed to this ongoing publication. A lot of planning, dedication, time, and teamwork goes into every issue. A special thank you goes out to our President Louise Lachance, who painstakingly works together with our talented graphic artist, Carolanne, to create the detailed layout before it goes to print. The publishing and printing quality of the Hemispheres Newsletter would not be as beautiful without the impeccable and highly professional assistance of Ray from SavQuick Printing, who is our printer and a wonderful person to work with too. We are extremely fortunate to be able to count on his cooperation every month. Ray gives us privileged prices, and without his cooperation we could never bring you such a quality product at such a competitive price. Last September Stephanie Sicard joined the team as our Newsletter Manager. Stephanie is doing a fantastic job at recruiting advertisers for our newsletter and preparing all the general information and calendars that go into each edition. She is also our Resident Services Coordinator and now has her own monthly column to inform our residents about all the activities and events scheduled for the community. Management's contribution to the Newsletter is always invaluable and very informative. Last but not least, we would not be printing if it was not for our advertisers. A big thank you to all the advertisers, you are appreciated and have the attention of the entire community.

As promised, a publication with a positive flow of pertinent information has been delivered with enough surplus to purchase 130 beach chairs and 65 umbrellas. How you say? Let me show you how. In 2015, prior to this administration, the newsletter had a deficit of \$11,526. Each monthly newsletter was costing an average of \$960.50 per month.

TOTAL COST BEACH CHAIRS AND UMBRELLAS

UMBRELLAS.....	\$18,544.30
CHAIRS.....	\$14,055.60
TOTAL.....	\$32,599.90

NEWSLETTER SAVINGS AND SURPLUS

SAVINGS APRIL 2016 TO MARCH 2018.....	\$23 052
SURPLUS APRIL 2016 TO MARCH 2018.....	\$ 10, 448.91
TOTAL SAVINGS & SURPLUS.....	\$33,500.91

NEWSLETTER FINANCIAL RECAP

NEWSLETTER TOTAL SAVINGS & SURPLUS.....	\$33,500.91
MINUS COST OF BEACH CHAIRS & UMBRELLAS.....	\$32,599.90
SURPLUS AVAILABLE.....	\$901,01

Because the advertising revenue now covers the entire cost of production, over 2 years the Association has saved a total of \$23,052. In the same 2 year period, the newsletter has produced a surplus of \$10 448.91. The combination of the savings and surplus has generated \$33 500.91 in our budget allowing us to pay the total cost of the 130 beach chairs and 65 umbrellas (\$32,599.90).

I wish to thank my fellow directors for the trust they have given me to produce a successful Newsletter. The Newsletter's success is a good example that shows how working together creates the unlimited potential for positive growth and consistent success. Twenty-four months ago, the Hemispheres Newsletter was a vision and a goal. With the input from all its smart, talented, driven, and passionate contributors, the Newsletter has become an inspiring community success.



Sincerely,

Gerlando Chiara
Secretary of the Board



POOL & BEACH RESORT STYLE LIVING AT THE HEMISPHERES!

Successful action is cumulative in its results. Due to the wonderful success of our new beach lounge chairs and umbrellas in 2017, the Pool Department has expanded into the Pool & Beach Department. The Department is responsible to service both the Bayside and the Oceanside pools, the amenities surrounding the pools, and the beach as well. The Pools and Beach Department job descriptions and protocols were defined throughout the past year to better service our residents and are geared towards resort style living.

Our Oceanside Property Manager Mercy Alvarez is responsible for selecting, training, and supervising the employees working at the pools and the beach. She makes sure the staff get proper training, including CPR training and first response training in case of emergencies and in accordance with the safety protocol for pools.

Mercy is also in charge of ensuring that our pool maintenance vendor fulfill their contracted services. Beach Resort Services (BRS) is our vendor and is responsible to service both our Bay and Ocean pools, the Kiddie pools, and our fountains throughout the property. Their services include the maintenance of our pools and fountains, including the chemical analysis and adjustments, and the logbook keeping. Their duties also include the following: to brush and skim the pools and clean the baskets, to monitor the flow meters and gauges, assess the readings to determine the operating condition and the efficiency of the pumps and filters and heaters, to inspect the operational readiness of the safety equipment poolside and in the pump rooms, and to observe all HRS and Federal pool codes and regulations. All the technicians of Beach Resort Services (BRS) are required to maintain the Department of Health Certification and their services are performed five days a week: Mondays, Wednesdays, Fridays, Saturdays and Sundays. On Tuesdays and Thursdays, our onsite staff performs these duties.



The Hemispheres Pools and Beach Department staff team is as follows: Miguel Iregui, Erick Rodriguez, Rafael Zubieta, Katherine Bonilla, Wualter Peña Delgado Junior, and Michael Brown. They are always eager to serve our residents with cordial attention and efficiency and never forgetting to smile. On many occasions, residents have noticed the staff helping other residents with their personal towels or umbrellas and even entertaining their children from time to time. Going the extra mile to make our experience at the beach and pools memorable and enjoyable is always appreciated. For the early birds at the pool, you may even have been fortunate enough to catch Katherine singing softly, and beautifully, while straightening out the chairs in the early morning.

Supervising this energetic Pool and Beach Department team is Wualter Peña Delgado, better known as "Junior", the son of our long-time employee, Wualter Peña Rodriguez. The team and Junior work well under the guidance of our customer service driven Oceanside Property Manager Mercy Alvarez. 9

Chairs & Umbrellas Policy

WEATHER PERMITTING



No Charge

BEACH CHAIRS
& UMBRELLAS



POOL DECK
CHAIRS
& UMBRELLAS



Towel Purchase
\$30.00 AT THE
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USE OF TOWELS ON CHAIRS

required

Please, **NO RESERVING CHAIRS**
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HOUR. PLEASE TAKE YOUR BELONGINGS AND
ALLOW OTHER RESIDENTS TO USE THE CHAIR.



Residents' PERSONAL BEACH CHAIRS AND UMBRELLAS RETRIEVED FROM
STORAGE IS A COMPLIMENTARY SERVICE.

GRATUITIES ARE BOTH WELCOMED
AND APPRECIATED.

Thank you FOR YOUR COOPERATION!

BEACH & POOL RULES REMINDER

WEAR FLIP FLOPS  relax, swim CATCH  SOME RAYS

relax, swim **GO FISHING**   take a nap 

BUILD A SAND CASTLE  collect shells

WALK ON THE BEACH read a book PLAY GAMES

laugh ^{Ha!} ^{ah!} ^{ah!} **ENJOY A SUNRISE**



TAKE
PICTURES

make memories

DON'T WORRY ABOUT ANYTHING

**HAVE
FUN!**

ESSENTIAL RESPONSIBILITIES OF THE POOL & BEACH DEPARTMENT SUPERVISOR INCLUDE



- Train and supervise his team of pool and beach attendants for all their duties.

- Ensure the enforcement of the pools' safety rules, monitor safety and security of all pool users, is responsible for reporting and documenting any safety or accident concerns, and sees that all safety precautions and procedures are followed while the staff is performing their duties.

- Complete the Ocean and Bay Pool Service Checklist after the pool vendor comes, checks the two pools, the kiddie pools and that the waterfalls are properly cleaned and maintained on the days the pool vendor doesn't come to the property.

- Check, test and adjust the chemicals of the pools and waterfalls if required in order to meet the standards of oxidation and sanitation and ensures all Health Department codes and regulations are maintained. This is done when needed and satisfy the Health Department regulations. He also provides thorough monitoring for all life rings, ropes, sheppard hooks, filter pressure gauges and flow meters.



Mercy Alvarez, *Oceanside Property Manager & Wualter Peña Rodriguez «Junior», Supervisor*



- Maintaining and replacing, as needed, all stenner feeder lines/tubes, maintain pools' ladders, railings and monitor bumpers, o-rings, gaskets and gauges and maintain, and sign in a service log check list for the pools and fountains.

- Check all 5 pump rooms daily to ensure they are fully functional and orderall supplies for pool and waterfalls.

- Inspect pools' temperature on daily basis and writes it on the bulletin board and ensure pools' heaters are working and report if any mechanical device is not operable.

- Making adequate preparations for storms and prepares staff in advance of storms.

- After set-up and cleaning are complete, periodically checks on the residents while demonstrating outstanding customer service skills and assists in resolving complaints/issues related to the pools/areas and immediately contacts security if there is an issue requiring their attention.



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RESPONSIBILITIES OF THE POOL & BEACH ATTENDANTS INCLUDE

- First thing in the morning, clean beach entry & rake sand every 2 hours. Then if wind conditions are below 15mph: set up pools' umbrellas and set up beach lounge chairs (30) & beach umbrellas (15) on the beach. Ask for a Resident ID in order to provide beach chairs. Limit to 4 beach chairs for each condo unit.
- Inspect, clean and change filters as needed in all pools. Check lint traps, brush all pool tiles in am & before leaving for the day. Skim pools as needed. Vacuum pools twice weekly or more as needed, sweep debris from pool and deck. Wipe down all stainless steel material including the umbrella stands, shower, etc.
- Maintain cleanliness of pools & beach areas, pools & beach chairs and lounges, tennis courts, bocci ball court, & basketball court and maintain alignment of chairs/lounges/umbrellas. Use blower to clean basketball court & decks, sweep tennis courts daily, ensure tennis courts tie wraps are secure and report any lights out in pools and or pools' decks/tennis court. Use squeegee to insure that the southeast corner of the lower pool deck area is maintained free of sand and debris on a regular basis (Oceanside).
- Every morning and when necessary during the day change the bags of the garbage cans around the pool. Check all planters in pool area, tennis court, bocci ball court & basketball court on daily basis and clean.
- Maintain entrance and that kiddie waterfall rocks are clear of algae and debris. Waterfall rocks should be pressure cleaned every 3 months or as needed. Pressure clean pavers every 4-6 months.

- Provide chair pads for those who request for it, wash & fold beach towels, keep room and machines clean and keep an inventory sheet. Keep pool supply and storage room tidy.
- Provide exceptional customer service to all residents & guests, ensure to be familiar with rules and regulations and follow the Pool & Beach Protocols. Help maintain a pleasant environment for the enjoyment of the property owners & guests and assist any person at pools & beach areas, tennis courts, bocci ball court & basketball court. Assist in resolving complaints/issues and notify Security immediately if there is an incident at the beach or pools areas.
- Ensure all safety precautions and procedures are followed while performing duties.

As you can see, our Pool and Beach Department has come a long way in the past year and is constantly busy creating a menu of services to better suit the needs of our residents and their guests as well as to anticipate them. Their mission is to make all resident and their guests feel important and cared for in a resort style living complex. On behalf of the community, thank you to our pool and beach employees for all their wonderful work. Any resident who has a suggestion to even better the service, please communicate with Stephanie, our Resident Services Coordinator. She will listen carefully to your needs and relay all the information to the proper channel for discussion.



Cordially,

Louise Lachance
President of the Board

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YOUR SECURITY AND SAFETY OUR PRIORITY

Dear Hemispheres Residents,

My name is Anthony Rodriguez and I am the CEO of Field Force Protective Services, your security partner serving the Hemispheres since 2010. Our priority is to make sure the residents' security and safety come first. All thirty-two officers working at the Hemispheres are trained to administer Cardio-Pulmonary Resuscitation (CPR) so that in the case of emergency, they will be able to give the residents first aid assistance while the paramedics are on their way.

To receive a CPR certification, our officers must successfully complete a course taught by a recognized agency. The certification is good for two years. In order to extend the certification for another two years, a renewal class is required. Renewal classes help keep our staff up to date with the latest techniques.

On February 14th, these eleven officers received their CPR certification after taking a class put on by the Hallandale Beach Fire Department: Jimyra Graham, Daketrisse Barnes, Jean Lestin, Reuben Johnson, Cilecia Kelly, Amber Bthomas, Dannel Harrold, Patrick Garrett, Roy Bromley, Michael Barwick and Trisha Symonette.



Residents can attend CPR training and certification for \$40. If you are interested, please contact Stephanie, your Residents' Services Coordinator. Once she has a group of 12 residents, we will schedule a group class.

Cordially,

Anthony Rodriguez

CEO/Field Forces Protective Services

IMPORTANT REMINDER OF EMERGENCY PROCEDURES

In the event that you experience an **URGENT HEALTH CARE NEED**, please **FIRST call 911**.

Then call your security front desk guard.
Please make sure to keep that
phone number handy.



Bay North Front Desk

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Bay South Front Desk

954-458-1985

Ocean North Front Desk

954-458-1950

Ocean South Front Desk

954-458-1980

When your front desk security guard receives your phone call, he or she will immediately retrieve your unit keys from the locked key box located behind the desk and will rush to your unit in order to open the door for the arrival of the paramedics. Field Force Security Guards are all CPR/AED trained and will be able to give you first aid assistance while the paramedics are on their way. Once they arrive, the security guards will work at making sure the freight elevator is locked on your floor and ready for the stretcher. Every second matters in emergency situations.

Please make sure that your front desk Security has a copy of your unit keys in their lock box. In the event that you are incapacitated and are unable to open your door from the inside, security, fire or police may have to force your unit door open if no key is available. If this occurs, you will be responsible for the damages to your door.



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**We are Honored to be serving
The Hemispheres Community!**

Dear Hemispheres Residents,

Our ASI team of employees work hard to maintain the same high levels of quality and service that you strive for in your community. In short, we are professionals and we take our work very seriously. We consider communication to be critically important in assuring the highest possible levels of customer satisfaction.

Please know that we are in constant contact with all the Hemispheres managers to insure the lines of communication remain intact thereby making sure any and all requests are handled immediately!

We are dedicated to offer to the Hemispheres, quality performance, accountability and most of all, an uncompromising commitment to excellence.

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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THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

JOIN US ABOARD THE HEMISPHERES SHUTTLE BUS!

have a fun filled day!



ORCHID FESTIVAL AT FAIRCHILD GARDENS ! THE 16TH ANNUEL INTERNATIONAL ORCHID FESTIVAL

The International Orchid Festival is an annual event held at Fairchild Tropical gardens, where more than 10,000 orchid plants will grace the garden during the three-day outdoor festival.

**Event
Admission Fee**
\$25 General Admission
\$18 Seniors (65+)

**FRIDAY
MARCH 9**

TOWN CENTER AT BOCA RATON

One of south Florida's top luxury shopping destinations, Town Center at Boca Raton features an outstanding mix of upscale and elite specialty shops along with your favorite Mall stores in an indoor environment.

**Event
Admission Fee**
FREE

**WEDNESDAY
MARCH 14**

VIZCAYA MUSEUM & GARDENS !

Imagine a historic Italian estate in a spectacular subtropical setting and you'll begin to imagine Vizcaya!

**Event
Admission Fee**
\$18 General Admission
\$12 Seniors (65+)

**WEDNESDAY
MARCH 21**

PEREZ ART MUSEUM

Pérez Art Museum Miami is a modern and contemporary art museum dedicated to collecting and exhibiting international art of the 20th and 21st centuries.

**Event
Admission Fee**
\$16 General Admission
\$12 Seniors (65+)

**WEDNESDAY
MARCH 28**

**Price for Return
Bus Transportation**
\$15 per Person

Pick up Time
BN 9:15 BS 9:20
OS 9:25 ON 9:30

Return time
Back at Hemispheres
around 3:30 pm

Come early!
**Only 14 seats
available!**

Pick up Location
LL level of every
building

Please Speak to
Ali or Stephanie

Tickets sold at the office

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

**Stephanie
Sicard**
Your Resident
Service Coordinator

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



INVITATION

to all Hemispheres residents to participate
in our classes and fun activities!

COME OUT AND ENJOY
A FUN FILLED
**NIGHT OF
BINGO!**



Held every Tuesday in the ocean terrace room.

DOORS OPEN AT 6:15 PM
AND THE GAMES START AT 7 PM.
THERE IS A MINIMUM FEE OF \$10 TO PLAY

ZUMBA & YOGA



NANCY BERON
YOGA & ZUMBA TEACHER

786-337-1832



TONY
ART TEACHER

305-868-2016



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Dear Residents,

Oh how time flies! We are now in March and I hope everyone's year started off well and continues on that path. March is a big month for us here at the Hemispheres. We will hold our annual Board Elections and owners will have the opportunity to become a member of the Board of Directors. This year's candidates are Lawrence Doczy, Gerrado Fojo, Alfred Marzouk, Maria Penela, David Simhon and Carole St-Amour. Best of luck to all the candidates.

As the time nears, many of our snowbirds will be returning home. If you are among the residents who leave us for the summer, please remember to stop by the office to update your contact information. Please also remember that hurricane season will be back soon and therefore we remind those leaving to please remove all furniture and objects from your balconies. Far or near, always remember, if there is anything I can assist you with, I am only a phone call away.

For our fulltime residents, we have many great activities. Come out and enjoy a fun filled night of Bingo, held every Tuesday. Doors open at 6:15 pm and the games start at 7 pm. There is a minimum fee of \$10 to play. You can also sign up for our Zumba, yoga or art classes!

In March, we have some very exciting trips planned for the enjoyment of all the residents! Gorgeous museums & gardens and the International Orchid Festival! Take advantage of our round-trip shuttle bus service and travel comfortably on these ideal day trips without having to worry about transportation! Come have a fun filled day!

Until next time, be well!

Stephanie

Stephanie Sicard
Resident Services Coordin

AN INVITATION TO ALL RESIDENTS

TOWN HALL MEETING

Hosted by : the Management team

Wednesday, March 14th, 2018

In the Ballroom at 7:00 pm

SPECIAL GUESTS

TWO ENGINEERS
FROM Thornton Tomasetti
Derek Wassink,
P.E., Vice President
Vanessa Da Rocha,
P.E., Onsite project manager

AGENDA

Presentation by the Thornton Tomasetti engineers of their work accomplished so far at the Hemispheres, and presentation about the next phase of the project.

Open forum

15%

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- ✓ Extractions
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- ✓ Sedation is available
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*Dr. Nathalie Vera
and Dr. Eric Schuster*

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HEMISPHERES ADMINISTRATION OFFICE	PLACES TO EAT	EMERGENCY PHONE NUMBERS
1980 South Ocean Drive, Hallandale Beach FL 33009 Office opening Hours: Monday through Friday – 8:00am to 4:00pm	Blue Bar and Grill (OClub) 954-251-2658	Security 954-456-1626
DEPARTMENTS :	Juniper (Bay side) 954-544-3370	BN Front Desk 954-456-1965
• Stephanie/Resident Services 954-457-9732 ext. 559 residentservices@thehemispheres.com	Roman's Snack Bar (OPool) 954-454-1111	BS Front Desk 954-458-1985
• Gabby/Maintenance/Contractor 954-456-1257 maintenance@thehemispheres.com	Snowy Mini-Mart (OS) 954-458-2930	ON Front Desk 954-458-1950
• Luz/Access Control 954-457-9732 ext. 305 accesscontrol@thehemispheres.com		OS Front Desk 954-458-1980
• Frances/Administrative 954-457-9732 ext. 304 Assistant adminassistant@thehemispheres.com		Roy Bromley 954-457-9732 ext. 551 (Security roybromley.ffps@gmail.com Director)
• Ali/Receptionist 954-457-9732 ext. 301 reception@thehemispheres.com		Board of Directors :
• Mercy/Oceanside Manager 954-457-9732 ext.306 oceanmanager@thehemispheres.com		Louise Lachance, President
• Allan/Bayside Manager 954-457-9732 ext.310 baymanager@thehemispheres.com		Lubomira Nentcheva, Vice-President
• Kathleen / Accounting Manager 954-457-9732 ext. 550 accounting@thehemispheres.com		Peter Kozo, Treasurer
• Carole/General Manager 954-457-9732 ext. 308 generalmanager@thehemispheres.com		Gerlando Chiara, Secretary
• Joe Tocci/Chief of Construction Projects 954-457-9732 ext. 317 jtocci@thehemispheres.com		Barbara Drabkin, Director
• Hector Franco/Chief of Maintenance 954-457-9732 ext. 314		Yvette Serluco, Director
FPL 954-797-5000		Gibert Rich, Director
AT&T UVERSE COMMUNITY Customer Service 866-299-6824		Tom Gleeson, Director
Hemispheres Office Fax 954-456-8376		Nabih Mangoubi, Director
	COMMERCIAL UNITS	Contracted Services:
	Beauty Salon (OS) 954-457-8428	Atlantic Pacific – Management
	Halprin Realty (OS) 954-458-2227	Atlantic Pacific – Accounting
	Neil I. Lechtner, Attorney (BS) 954-457-4357	Field Force Protective – Security
	Nohmis Construction (BS) 954-591-8361	Park One, Inc. – Valet
		Lukes' Landscaping – Lawn Maintenance
		American Services Industries – Housekeeping
		Beach Resort Services – Pool
		thehemispherescondo.vertilinc.com

THE HEMISPHERES CONDOMINIUM ASSOCIATION FINANCIAL'S REPORT

As of January 31st, 2018

Checkbook Balances

Operating	\$2 344 510,45
Capital Projects	\$1 003 551,46
Security Deposit/Clicker/Marina Deposit	\$644 077,17
Total Checkbook Balances as of January 31st, 2018	\$3 992 139,08
Account Receivable Delinquencies	\$374 992,17
Accrued balance of prepayment of our Insurance Premium	\$714 324,80
Accounts payable to the trade	\$212 488,02

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$1 028 861,32	\$903 117,83	\$10 837 413,75
Expenses			
Salaries and Benefits	\$115 464,27	\$129 992,16	\$1 559 905,93
Administrative	\$44 065,20	\$34 221,17	\$410 654,00
Insurance	\$112 800,40	\$117 302,31	\$1 407 627,74
Utilities	\$244 680,77	\$238 852,46	\$2 866 229,55
Contracts	\$244 768,97	\$233 761,80	\$2 805 141,53
Repairs, Maintenance and Supplies	\$51 674,12	\$32 051,35	\$384 616,00
Rep & Maint – Special Projects	\$14 083,59	\$110 686,58	\$1 328 239,00
Bad Debt	\$0,00	\$6 250,00	\$75 000,00
Hurricane IRMA	\$18 396,00	\$0,00	\$0,00
Total Expenses	\$845 933,32	\$903 117,83	\$10 837 413,75
Surplus/(Deficit)	\$182 928,00	\$0,00	\$0,00

35% OFF
Personal Cards/Business Cards/Note Pads
(this month only)

March

Happy St. Patrick's Day!

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FRIDAYS at the ocean side



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CLASSIFIED ADS

EXPERT ALTERATION

Ladies, men, children. I make house calls, pick up
delivery. 9:00am to 6:00pm • Contact MaryAnn

954-439-5739

MEN'S LOCKERS FOR RENT IN OCEAN GYM

\$50 per year.

Please contact Resident Service at
residentservices@thehemispheres.com or

954-457-9732 ext. 559

FIBER OPTIC SWITCH OVER – EQUIPMENT READY FOR ALL UNITS



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Dear Hemispheres Residents,

As you are well aware, AT&T has been installing the Fiber Optic in all your units. We will now proceed to the switch over of the equipment for all units. A technician will replace your old set-top boxes for the latest ones that support fiber optics. You will need to make an appointment with AT&T. Please carefully follow the dates of the schedule listed below:

	IF YOU LIVE IN	CALL 1-866-299-6824 on these dates ONLY You may call Monday through Friday from 8am to 8pm
Phase 1	OCEAN NORTH	DONE
Phase 2	BAY NORTH	Between February 26 th and March 9 th
Phase 3	OCEAN SOUTH	Between March 12 th and March 23 th
Phase 4	BAY SOUTH	Between 26 th and April 6 th

- Step 1: Verify your CALLING DATES in the chart above and call ONLY in the dates attributed to your building;
- Step 2: Have your “BILLING ACCOUNT NUMBER” (BAN #) and account passcode ready to give the AT&T agent.
- If you do not know your BAN, which can be found on your AT&T bill, the representative can look it up using your phone number or physical address.
- Step 3: When you call 1-866-299-6824. Press option 1 for “ORDERS”. Advise the representative that you are a Bulk Customer at The Hemispheres. You may call Monday through Friday from 8am to 8pm.
- Step 4: Make your appointment. Once again, ONLY CALL during the 2 weeks window attributed to your building.
- Step 5: If Internet service is desired, ask for it when you will call for your appointment. Internet service is not included in your monthly maintenance fees. If you already have AT&T Internet service, you will not need a new modem to function on fiber optic network, unless you wish to upgrade your internet speeds to Giga power.
- Step 6: An authorized account holder, over the age of 18, must be present for the duration of the installation.
- Step 7: Make note of your account passcode at the time of installation.
- Step 8: Check all services to ensure they are working before the technician leaves.

Answers to questions you may have:

Why must the technician enter my home during installation?

Because some equipment will have to be changed.

What's included for residents at no charge?

The AT&T U-verse Bulk Services U300 package with 2 set-top box receivers, one of which is a Total Home DVR.

Can additional features be added?

Yes, but residents will incur all additional costs and will be billed separately to their AT&T bill.

If you have any questions about billing,
do not call the number on your bill.

Always call 1-866-299-6824
and have your billing account number ready.

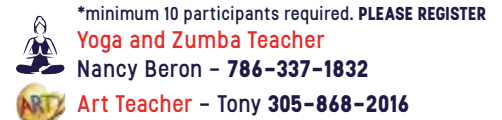
We thank you for your cooperation
and look forward improving
your fiber optic experience
here at the Hemispheres.

MARCH 2018

SUN	MON	TUES	WED	THURS	FRI	SAT
Table Tennis Round Robin 6:00pm - 7:30pm (Tues. & Thurs. @ OS Game Room)		Tennis Round Robin 8:30am - 10:30am (Every Day @ Bayside Courts)		1 <input checked="" type="checkbox"/> Fees due	2 <input checked="" type="checkbox"/>	3 MANAGEMENT OFFICE OPEN <input checked="" type="checkbox"/> 9AM - 1PM
4 <input checked="" type="checkbox"/>	5 Zumba 4:30PM - BR <input checked="" type="checkbox"/>	6 Bingo 7PM - OT <input checked="" type="checkbox"/>	7 6PM BR <input checked="" type="checkbox"/> 1-3	8 <input checked="" type="checkbox"/>	9 <input checked="" type="checkbox"/>	10 <input checked="" type="checkbox"/>
11	Zumba 4:30PM - BR 	13 Bingo 7PM - OT 	14 6PM BR TOWN HALL MEETING 7PM BR <input checked="" type="checkbox"/> 1-3	15 	16 	17 MANAGEMENT OFFICE OPEN 9AM - 1PM HAPPY ST-PATRICK'S DAY!
18 Annual Meeting Election of Board Members 10AM - BR Bring your Ballot	19 Zumba 4:30PM - BR 	20 Bingo 7PM - OT 	21 6PM BR <input checked="" type="checkbox"/> 1-3	22 	23 	24 MANAGEMENT OFFICE OPEN 9AM - 1PM
25	26 Zumba 4:30PM - BR 	27 Bingo 7PM - OT 	28 6PM BR 1-3	29 	30 	31



OT Ocean terrace
BR Ball Room



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COLOR ADS	PRICE
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Full back cover page	\$450
1/2 back cover page	\$275
1/2 page inside	\$135
1/4 front cover page	\$300
1/4 page inside	\$95
Business card ad	\$55
Classified Ad	\$20 for 4 lines (5\$ each add. line)
Reserved page placement additional charge	\$100

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

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10TH

SATURDAY
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RESERVATION **(954) 251-2658**

1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009

Located in the Hemispheres Condo - Ocean Side

ASSOCIATION OWNED UNIT FOR SALE

Ocean North 22Q
'FOR SALE BY OWNER'



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

INVITATION TO PRESENT AN OFFER

The Hemispheres Condominium Association, Inc. purchased apartment Ocean North 22Q in a legal settlement. That apartment is now for sale, and an invitation is first made to interested current Unit Owners at The Hemispheres to present an offer to the Association to purchase the unit. To give everyone a fair opportunity to purchase this unit, the purchase price will be settled through a double bidding open process.

Apartment Ocean North 22Q is located on the Southeast corner of the Ocean North building and offers spectacular panoramic direct views of the Beach and the Ocean. The apartment is being offered "AS IS" and sight unseen and is in need of extensive remodeling and renovation. For some buyers this is a plus, as their intention is to completely remodel an apartment to their own needs and specifications.

The following procedure has been established to maximize the return for The Association:

1. The Minimum Bid is \$695,000.
2. The Hemispheres is selling direct to owner. Any Real Estate agents who has been retained will be paid directly by his client at his own expense and at no cost or expense to The Hemispheres' Association.
3. You do not need any specific form of document to present an offer. Simply present your bid with the following information:
 - Buyer's identity and the price offered.
 - Acknowledgement that the apartment is being sold "AS IS" and in need of extensive remodeling.
 - Commitment to sign a waiver of any claims whatsoever.
 - Statement that you will pay all closing fees and charges shall your offer be accepted.
 - Statement that you have the funds available and are ready to close within 15 days of acceptance of bid.
 - A returnable deposit of a minimum of \$1000 made payable to The Hemispheres Condominium, Inc.
4. Sealed bids with the returnable deposit are to be delivered to the General Manager of The Hemispheres Condominium Association Inc., 1980 South Ocean Drive, Hallandale, Florida by 3PM on MARCH 12, 2018.
5. If and once an offer is accepted by the Association, the contract terms will be set forth in a purchase and sale contract prepared by the Association.
6. Bids will be opened at 4:00PM March 12th in the Ballroom in the presence of any interested Unit Owners.
7. If no bid from Unit Owners is received, the property will be made available to the public.
8. If there is more than 1 bid, only those who have already bid may choose to either drop out or rebid a second round. On the second round of bidding, the maximum bid of the first round will become the minimum bid of the second round. In their offers, the owners have to commit to closing within a maximum of 5 business days of obtaining clear title.
9. The rebid must be received by March 14th at 3PM. The rebid will be opened on March 14th at 4PM.
10. If you have any questions or inquiries, please contact the management office at residentservice@thehemispheres.com, or stop by.
11. Disclosure: This invitation letter to present an offer does not constitute an offer and the Association does not have any obligation to accept any of the offers that will be presented.





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



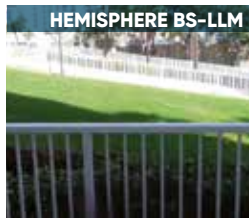
HEMISPHERE ON-MN

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 OS-3E

3 bdrm 2.5 ba Absolutely stunning!!



HEMISPHERE OS-16L

2/2 great view Tenant friendly \$323k



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