

THE

Vol. 12 Issue 1 January 2019

HEMISPHERES



NEWSLETTER

2019

Happy New Year



LIVE

RUSSIAN OLD NEW YEAR CELEBRATION

sunday

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MESSAGE FROM THE PRESIDENT



Lawrence A. Doczy
President

Friends and neighbors,

Once again we embark on a new year and first and foremost, I and the Board wish you all a happy, successful and prosperous New Year and good health.

We have worked hard and diligently over the past 9 months to improve the environment of the Hemispheres and hopefully the results show.

With respect to the renovation project, we are just as anxious as all of you to get the work underway and rest assured that we are undertaking every possible means to get the work going. Unfortunately the permitting process is taking longer than expected, but we are confident that we will be able to start the work in the Ocean garage by mid-January.

As the work will begin, some of you with cars parked at the S-E end of the Ocean garage will be inconvenienced as cars will need to be moved in order to free up the area for the contractor so that he can perform the work unimpeded. Clearly we will advise those affected in due course and ask you for your understanding and cooperation to make this operation as smooth as possible.

The elections are upon us once again and 8 candidates have tossed their names in the hat to fill 5 positions that are open. We wish them luck and on January 27 we will constitute a full board.

I hope that the trust and support that you have placed in us in the past will continue so that we can achieve our common goals in the new year.

Lawrence Doczy, President

MESSAGE FROM THE VICE PRESIDENT



Alfred Marzouk,
Vice President

Happy New Year to our owners and residents. 2018 was a very busy year for us all, board members and staff, as we worked hard for you to improve and renovate our surrounding at the Hemispheres. All our efforts could not have been achieved without your support and the quality and hard work of our staff.

To put the 2018-year in review, as much as we have accomplished considerable amount, it is only the nucleus and start of our long road to make our Hemispheres the place to envy at Hallandale Beach community. We are in a commanding and a desirable situation at Hallandale by residing in over 17 acres of land surrounded by the ocean and the inter coastal, with 4 buildings, 2 restaurants, 2 pools and the beautiful pool decks by the ocean and the bay.

Upon the New Year, I would like to express my gratitude and recognition to many people for their support and recognition that I received from many of you. When I ran for the board, it was to contribute my knowledge and effort to properly serve you and to improve and enhance our living experience at the Hemispheres. It is a hard work that requires time, effort and dedication, and the reward is

seeing improvement throughout our property

During the year, I wrote a few articles ranging from what it takes to be a good neighbor, dealing with pets and dogs, parking regulations, highlighting the good work of our dedicated employees and focus on home safety against water damage in your house and neighbors.

I wrote about how to be a good neighbor by protecting and curbing your dogs. Dogs are people's best friends; they are treated like a child and a family member by many of us. We must really love our dogs; we play with them, walk them, feed them and take care of them. Like a child, we have to really take care of them and follow our regulations regarding pets. We have service and emotional dogs that now reside among us and as we are aware, having a dog also means additional responsibility. We can put rules and regulations and fines in place to curtail your pet, but at the end of the day, the responsibility always falls on the pet's owner to do the right thing, to consider other friends and neighbors who are allergic to dogs, afraid of dogs, not used to having one or experience the closeness to dogs as some of us do.

Our regulations require that dog owners use the lower

MESSAGE FROM THE VICE PRESIDENT *continued...*

lobby to walk their dog to preserve our property, it requires us to leash and always be in control of the dog. This is not just our regulation but is the state law. We require that you carry your dog once you are in the building to prevent unwanted and unnecessary accidents and keep our hallways and carpets clean. You must curtail and carry your dog when riding the elevator because if you don't, you are in violation and invading other people's space. Responsible owners abide by our regulations while others are more lax. If your dog is heavy or hard to carry, please consider, like many other responsible owners, to have them in strollers, and this is the considerate and responsible way. When we live in a community, we have to always think of others and be a good neighbor.

Another issue that I wrote about is that we should be wary of floods or water damage in our apartment. Living in a building where we have many apartments, any water damage tends to damage your property and other people's properties as well, and you will be held financially responsible. Many accidents happen when an owner does his own or unauthorized plumbing and runs into trouble. Don't do it. Call our maintenance for support, it is worth it.

We also addressed the parking regulations for owners and residents. We set up guidelines for our staff in the October 2018 issue. Most owners and residents are abiding by our regulations, having and using their own parking space and having their cars registered at the office. Our regulations dictate one car per resident. If you own more than one car, then you must pay for any additional car that you use. Some owners own more than one car and want to alternate cars. You can't. In such a situation, owners must pick a car to be their primary car and pay for any additional car that is brought to the property.

We try to accommodate everybody's unusual requests within reason, but we can't respond to all. We do not have the space. We need to be fair and treat everybody the same and be able to identify all cars on the property and protect owners' rights to have one parking space per unit. We started the program of monitoring our parking facility and identifying all illegally parked cars, and I am happy to report that towing is greatly decreasing due to everyone's awareness of our parking program and I would like to thank everybody by helping us to manage our parking resources.

We activated the WIFI service throughout our facilities with no monthly or minimum cost to the owners. We live in a complex environment where we require intensive

Information Technology (IT) support with inter-connectivity networking facility. Our security and office need accurate and fast information to do their job properly with no down time.

We installed and upgraded our cameras to safely guard our properties. Security monitors our cameras and can detect problems as they occur. Many incidents required us to go back and review the video to reconstruct the needed information that also helped our Police department.

We are in the process of starting construction activities in the Ocean garage which will necessitate reassigning and moving cars to different locations. And we will need your cooperation to make this as smooth as possible.

2018 was a busy year for us all. It allowed us to lay down the ground work for bigger and better activities for 2019. As we embark on these activities, we see 2019 to be even a busier year for all of us.

We wish you all a Happy, prosperous and Healthy New year.

Alfred Marzouk, VP



MANAGEMENT REPORT

January 4th, 2019

Dear residents,

First and foremost, I would like to take this opportunity to wish you a happy and prosperous new year on behalf of the Hemispheres and Atlantic Pacific. Here are a few topics on current events to keep you up to date.

Annual Election

- The second notice of annual meeting were sent out on December 28th and should be arriving soon. Blank packages will be available in the administration office. The annual meeting is set for Sunday January 27th, 2019 at 10:00 am in the ballroom.

Candidate Night

- The candidate meet and greet has been set to Tuesday January 15th at 7:00 PM in the ball room. Stop by to meet the candidates for the board of directors.

Coupon Book

- The coupon books for the 2019 calendar year have been mailed out and should have been received. If you have not received yours, it should be on its way. Late fees will not be assessed until the 15th of the month.

Carpet Cleaning

- Housekeeping has completed the deep cleaning of the carpets in all four buildings. They will continue to touch up re surfacing spots next through the week of January 7th. A long-term plan to maintain the carpets cleanliness will be put in place soon.



Lower Lobby Waxing

- Housekeeping will start the first quarterly lower lobby strip and wax on Wednesday January 9th, 2019 starting with the ON building as part of the plan to maintain the floors in copacetic condition.

Carpet Repair

- With the carpet cleaning completion, we can move on to the next phase of the carpet restoration project which will be the physical repairs. The carpet contractor is set to start January 6th, 2019. The contractor will start by stretching and repairing seams until we have a clear picture of what needs to be replaced completely.



Refuse room

- We will like to ask for your help and cooperation in keeping the refuse rooms clean. To better accommodate the residents, we ask that you please pitch in in maintaining a sanitary atmosphere by throwing your refuse in the trash chute. Although Housekeeping does come by to clean the next morning, the waste will remain in the refuse room until then.



New Owners

- We will like to give a warm welcome the following new owners in the Hemispheres:
- BN - 9D Edward Abramoiv
- BS - 15A Anatoliy Gorban
- ON - 12G Fernando Gandarillas Jr.

Employee Luncheon

- The Christmas employee luncheon was a success and I would like to thank the board of directors as well as all the residents of the Hemispheres for making this possible. I would also like to thank the Hemispheres, ASI and Field Force staff members for doing a phenomenal job day in and day out.



2019

Happy New Year!

MESSAGE FROM THE TREASURER

I hope everyone had a great Holiday season. I wish you all a happy, healthy and prosperous New Year.



Yvette Serluco
Treasurer

It's time for our auditor, Gladstone and Co., to embark on our 2018 yearly financial audit. We continue with the conservative financial path, which had accumulated our current surplus. Such surplus has allowed us to enter Phase 0 of the construction project (concrete restoration of the south-east Oceanside garage and replacement of the Bay South building roof) without a need for a special assessment. I wish to extend a big thank you to all involved.

Our Financial Committee, which is composed of Howard Levine and Ella Kisilis, now has added a new member. I requested and received approval to appoint our ex-treasurer Nabih Mangoubi to the Finance Committee to draw on his proven experience and for him to continue to guide us in the conservative path he started since 2016. A Finance Committee meeting is scheduled for January 8th at 7pm with the owners at the ocean terrace. All are encouraged to attend.

Since January 2018, we have averaged a surplus of only \$55,288 a month. It is my pleasure to report to you that the November surplus is \$91,283 which represents 65% more than in prior months putting us back on track to a higher surplus per month. We believe that December will continue such a trend. We have also closed on the sale of ON22Q on December 1, 2018. Therefore our cash balance without any security deposits will increase by about \$650,000 amounting to roughly \$4.7 million and an insurance prepayment of over half a million.

A couple of years ago, we chose BBT Bank as our primary Bank since we could sweep our bank account at night to multiple external accounts to provide the maximum FDIC insurance protection per account. We will now be creating such sweep accounts and earn interest on millions of dollars moving forward.

Both of our receivables and accounts payable continue to be at their lowest level for years reflecting our very strong performance. Such outstanding achievement will allow us to get the best possible rate of interest when we need to borrow for the future phases of our capital construction project. Unfortunately, as announced by the Federal Reserve, interest rates have and are inching up. To get the best deal, we have requested multiple banks to bid on our future needs. The meeting is scheduled for January 7th for the banks to present their financing proposal.

In the next five years, we will be spending millions of dollars on the upcoming capital construction project, addressing concrete restoration and deficiencies evaluated and reported by the engineering team of Thornton Tomasetti. As the estimated cost for the project phases includes 15% to 20% contingency, it is now critical to pay very close attention to our administrative expenses and to scrutinize the construction project spending. While contingency is required when planning renovation projects in order to cover unforeseen expenses, there is a tendency to spend more when an inexperienced person is in control of such large amount of money. It is my hope that the management and the next board will be vigilant and able to exercise great discipline in controlling our administrative and construction project expenses. Our construction attorney should review all contracts in order to prevent unfavorable terms to the Association clauses. Performance bonds should be required from all General Contractors, as well as penalty provisions for unsatisfactory performance. A final payment to a contractor should not be made before ensuring that the permit is closed and the construction lien released.

As our capital construction project commences in the next couple of months, it is now time to recruit qualified construction management professionals and to hire an educated knowledgeable construction project manager, who has at least 10 years of experience in managing multi-million-dollar complex construction projects, similar to ours, who has working knowledge of the capital construction process, including budget control, scheduling, permitting, approvals, releases

of liens, quality control and risk management, ensuring regulatory compliance and efficiently resolving construction challenges. The salary of the construction manager is part of the total estimated cost of the project.

The incoming board should set goals to save a large portion of the funds allocated for contingency expenses and use them to fund the replacement of the carpet in the hallways, the laundry machines, and other property improvements.

My strong recommendation to the incoming board is to have the Finance committee continue to be more involved in the Hemispheres' finances in the coming years due to the upcoming assessments in order to build on the foundation already laid.

There is a need to properly monitor and understand our outstanding existing service contracts to prevent vendors from billing for items already covered by their contracts. It's easy to overpay unless such contracts are properly read and the vendor obligation understood.

I wish to also see the Commercial leases discussed in an open board meeting prior to voting or executing them. For transparency purposes, all leases should be discussed and disclosed in a public meeting before voting on them.

Please note that Atlantic Pacific customer service have already reached out to the remaining unit owners still on ACH by email with the BBT form in order to convert to the BBT direct debit and will follow-up by phone for any questions or help required.

Lastly, as my tenure on the board is close to the end, this is my last article as a Board Director and Treasurer. It was my pleasure to serve you all. I am proud of my accomplishments on your behalf in the last two-years on the Board, eight months as a Secretary and three months as a Treasurer at the end of my term.

Yvette Serluco
Treasurer

FOR SALE BY OWNER



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954-439-5739

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January issue!

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Be Fire Smart: Tips for High-Rise Apartment Dwellers

Fire safety should be as much a part of high-rise apartment living as a panoramic view, elevators or doormen. Some apartments have smoke alarms and others have security systems, but these devices alone do not provide complete fire safety. High-rise apartment tenants should develop and practice a fire escape plan.

The plan should include a sketch of the apartment showing all windows, doors, stairwells and any other alternate means of escape. The escape routes should be clearly marked in red on the sketch.

Fire drills should be held so that each member of the family knows the location of all exit stairwells and how to get to them as quickly as possible. Special provisions should be made for the elderly and the very young, by assigning another member of the family to help them escape safely.

Here are some additional fire safety tips for high-rise apartment dwellers:

- If a fire occurs, **do not panic**. Staying calm will increase chances of survival.
- Remember that smoke rises. It also kills.
- Even if you can tolerate the smoke while standing, it is safer to crawl to the door.
- Do not open the door until you have checked to be sure there isn't fire on the other side. Feel the door knob. If it is hot, the fire may be just outside your door.
- Brace your shoulder or foot against the door and open with extreme caution. Should you be confronted with a high concentration of super-heated air or smoke, close the door immediately.
- If the hall is passable, use one of your pre-designated escape routes.

- Do not waste time gathering personal belongings, but shut the door and take your key.
- Do not use the elevator. It may stall due to heat or loss of power.
- If you must use an inside stairwell, check for smoke before entering the stairwell.
- If the stairwell is safe to enter, **WALK** downward, do not run. Hold onto wall or handrail to prevent falling.
- If your escape route is blocked, it may be safer to return to your apartment.
- If you must return to your apartment or remain in your apartment because escape routes are blocked, open a window slightly to let smoke escape. **Do not break the window** because you may need to close it if there is smoke on the outside.
- Do not jump. You may not survive the fall.
- If you must remain in the apartment, close all vents and air ducts. Wet towels and sheets and stuff them around the doors.

The best thing an alert apartment dweller can do is to practice safety at all times: never block windows or doors with heavy furniture; eliminate potential fire hazards by not allowing trash to accumulate in the apartment or around the building; keep kitchen air ducts free of grease; don't store flammable materials in the apartment.

Report all potential fire hazards to your building superintendent. If no action is taken, report the condition to the fire department or other authorities.

Hemispheres Condominium Association Financial's Report

As of November 30, 2018

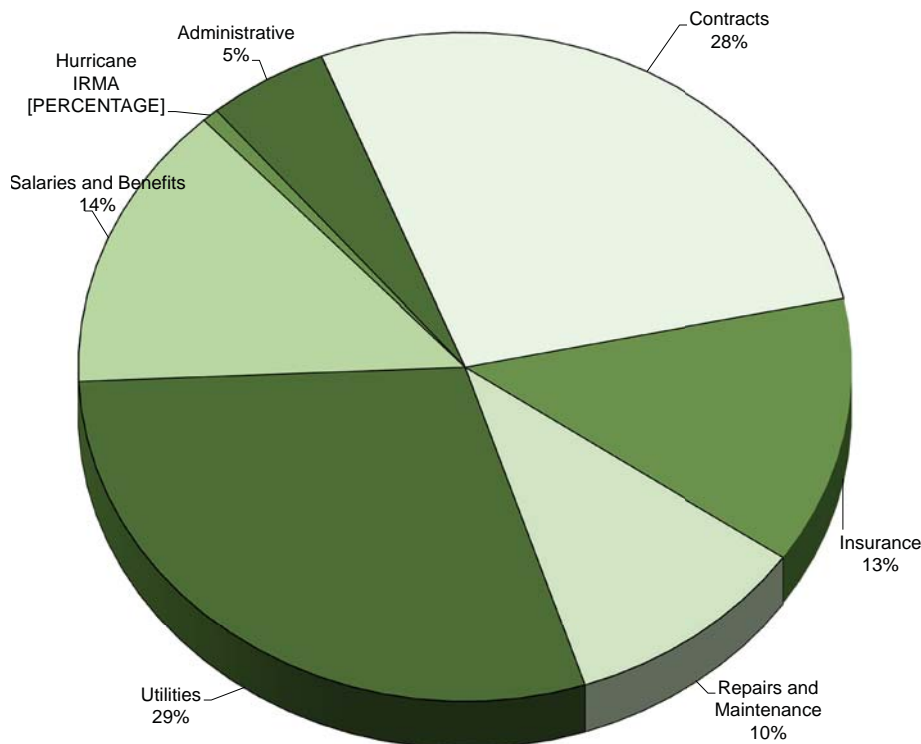
Checkbook Balances:

Operating	\$	3,016,533.70
Capital Projects		1,008,092.66
Security Deposit/Clicker/Marina Deposit	\$	637,633.25
Total Checkbook Balances as of November 30, 2018	\$	4,662,259.61

Account Receivable Delinquencies	\$	214,546.01
Accrued balance of prepayment of our Insurance Premium		553,821.15
Accounts payable to the trade		198,628.70

Revenue and Expenses:

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 910,974.28	\$ 10,016,425.46	\$ 9,934,296.13
Expenses:			
Salaries and Benefits	\$ 112,457.13	\$ 1,307,001.26	\$ 1,429,913.76
Administrative	33,431.14	476,162.30	376,432.87
Insurance	112,712.72	1,215,708.90	1,290,325.41
Utilities	251,761.32	2,766,245.32	2,627,377.06
Contracts	237,729.04	2,618,190.70	2,571,379.80
Repairs, Maint, Supplies	63,660.53	626,540.84	352,564.84
Rep & Maint - Special Projects	9,314.55	351,875.48	1,217,552.39
Bad Debt	-1,375.33	26,788.23	68,750.00
Hurricane Irma	0.00	39,036.00	0.00
Total Expenses	\$ 819,691.10	\$ 9,427,549.03	\$ 9,934,296.13
Surplus/(Deficit)	\$ 91,283.18	\$ 588,876.43	\$ -



Where does the money go?



Yvette Serluco
Treasurer

BUYING, SELLING, RE

FOR SALE

THE HEMISPHERES

ON 4D	297,500
BN 12C	220,000
BN MK	310,000
OS 20F	659,900
OS 12N	279,000
OS 11L	239,900
ON 8F	489,000
ON 8P	609,900
ON 9K	297,500
OS 18F	679,000
ON 12Q	1,090,000
BS 16F	390,000
BN 14G	450,000
BN 14S	318,000

LAUDERDALE ISLES

519,900

WINSTON TOWERS 300

429,900

MEADOWBROOK TOWERS 300

155,000

h
Checker O

Gladys M

CERTIFIED LUXURY HO

ELITE PROPERTIES

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ut

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THE HEMISPHERES

BS 11P 3,350

BS 14G 3,600

OS 6J 3,000

BS 19Q 2,850

OS 17L 1,699

ON 20F 2,699

BS 19B 2,200

YACHT CLUB AVENTURA

3,200





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WE ARE PROUD TO BE THE **PREMIER MANAGEMENT COMPANY** TO THE HEMISPHERES. IT IS OUR PRIORITY TO MAINTAIN THE DAILY OPERATIONS OF YOUR COMMUNITY, ADHERING TO **THE HIGHEST STANDARDS OF EXCELLENCE.**

THANK YOU FOR JOINING
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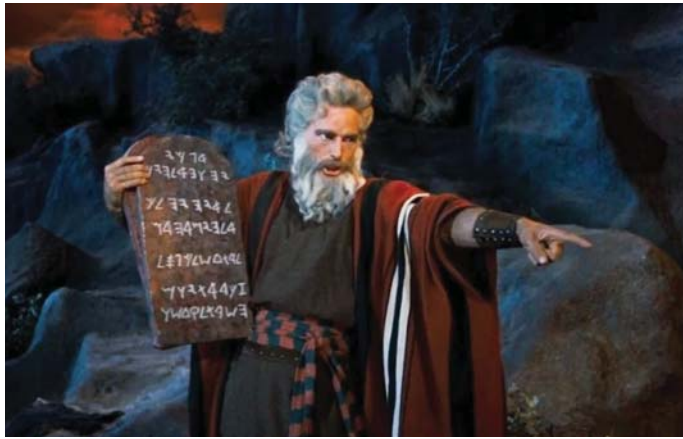
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BOCA RATON | 622 BANYAN TRAIL | SUITE 150 | BOCA RATON FL 33431 | T: 561 819 5433 | F: 561 819 5553



The Law is the bedrock of civilization, and only with the law can organized society peacefully exist.

A set of rules and regulations within the law helps us to live together without conflict. When you become a member of the Hemispheres Condominium Association you are legally committed to abide by the rules and regulations set forth in our Blue Book.

In this space, in the coming months we will publish those rules and explain the reasons they are in effect.

POOL & BEACH

Swimming Pool Rules & Regulations

1. Use pool at your own risk, no lifeguard on duty.
2. No diving or jumping into the pool, no hanging on pool ropes.
3. Anyone incontinent, in diapers or training pants is not permitted in the pools. Waterproof diapers with a blue stripe are permitted.
4. Children under 12 years of age must be accompanied by an adult.
5. Flotation devices, beach balls, snorkels, SCUBA gear, fins, etc., are prohibited in the pools. Flotation devices that are attached to the body are permitted.
6. No ball playing, roughhousing or hanging on ropes in the pool area.
7. A fitted towel covering the full length of the chaise lounges must be used. Pool staff has towels available for rental, if necessary.
8. Individuals using suntan or coming from the beach, must shower before entering the pool.
9. No food or drink on pool deck except in designated areas. Absolutely no glass and no littering.
10. Bicycles, roller skates, and skateboards are prohibited.
11. No loud audio devices allowed. Please use headphones.
12. Pool attendant cannot reserve pool deck chairs.
13. Individuals using the pool or beach areas must have their card key readily available to identify themselves. Guests must be accompanied by a resident.



14. Security personnel may ask anyone for identification at any time, and have the authority to remove anyone violating any of the above rules.
15. Wristbands are required for entry to the Pool & Beach on weekends and Holidays.
16. Umbrellas are available for residents but will be folded or removed if wind speeds exceed 15 mph.
17. Beach chairs left unattended for more than 2 hours may be reassigned to other residents or removed.

Our Pool and Beach personnel are here to serve you and to provide a safe and enjoyable environment for all our residents and guests. If you are approached by a Hemispheres employee concerning any of the rules and regulations, please remember that they are doing their jobs, trying to keep us all safe and happy.



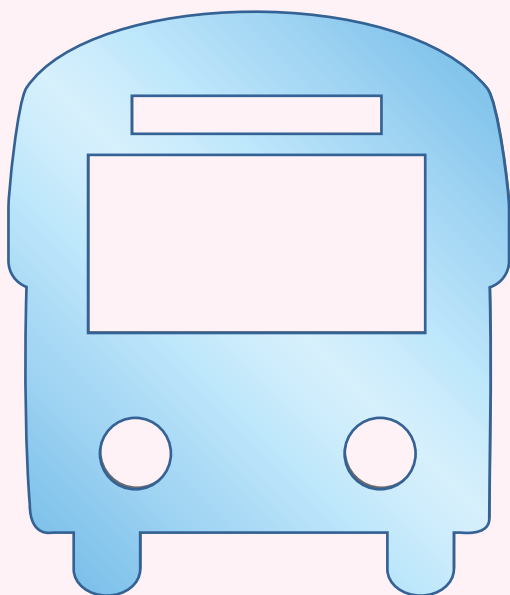
Hank Rosenblum,
Director

Your feedback is greatly appreciated. Please send comments to hemispheresresidents@gmail.com

January 2019 - Event Calendar

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		1 	2 	3	4 	5
6	7 	8	9 	10	11 	12
13	14 	15	16 	17	18 	19
20	21 	22	23 	24	25 	26 <i>Management Office Open 9am to 1pm</i>
27	28 	29	30 	31	 = Local Bus Service	

HEMISPHERES SHUTTLE BUS | *Schedule*



The Hemispheres Shuttle Bus runs every Monday, Wednesday and Friday, local trips only, from May through October.

THE BUS DOES NOT RUN ON:

New Years Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day

	Bay North	Bay South	Ocean North	Ocean South	Publix
AM	9:15	9:20	9:30	9:25	10:10
	10:15	10:20	10:30	10:25	11:10
	11:15	11:20	11:30	11:25	12:00
PM	1:15	1:20	1:30	1:25	2:10
	2:15	2:20	2:30	2:25	3:00

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

Stephanie
Sicard
Newsletter Manager

954-457-9732 ext. 304
adminassistant@thehemispheres.com



Please be aware that dogs are not allowed on the beach or in the city park. Violation of the ordinance is \$100.

Keep Hallandale Beaches Clean

The City of Hallandale Beach is focusing on keeping our city clean. Please help us by remembering the following:

- Dogs are not allowed on the beach or in city parks
- When you do take your dogs out, please don't forget to bring your utensils
- Waste cannot be disposed of in a city receptacle

City Ordinances:

Sec 6-5 Animals not permitted in public parks or beaches

Sec 6-62 Duty to carry and use utensils for removal and cleanup of waste

Sec 6-63 Disposal of Waste Material



THE HEMISPHERES

Dear Residents,

It's a pleasure serving the Hemispheres. Each and every one of you helps this community continue to flourish and are truly appreciated. Your continued feedback, Positive or negative helps Management and the Board know what you as resident's feel is working or is not.

Please submit any questions you may need clarification on to adminassistant@thehemispheres.com and I will insert the question and answer on the following month's column.

Suggestions are also welcomed! If you would like to share your name or remain anonymous, you may do so.

Wishing you all a happy and successful 2019!

Till next time,

Stephanie

WARNING



**DUMPING OF
BULK ITEMS
PROHIBITED**

Due to a large amount of bulk items being left in common areas of the buildings, we will be enforcing, we will be enforcing a \$100.00 fine to any trash that is determined to be yours. Please make sure to dispose of bulk items by taking them to the approved locations designated by the City of Hallandale. We value your residency here at the Hemispheres and enjoy providing you with clean surroundings.

THANK YOU FOR YOUR
COOPERATION.



Hemispheres Administration Office	Places to Eat	Emergency Phone Numbers	
1980 South Ocean Drive, Hallandale Beach, FL 33009 Office Hours: Monday through Friday - 8:00am to 4:00pm DEPARTMENTS:	Blue Bar and Grill (Oclub) 954-251-2658	Security	954-456-1626
		Bay North Front Desk	954-456-1965
	Juniper (Bayside) 954-544-3370	Bay South Front Desk	954-458-1985
		Ocean North Front Desk	954-458-1950
	Roman's Snack Bar (Opool)	Ocean South Front Desk	954-458-1980
- Resident Services 954-457-9732 ext. 559 residentservices@thehemispheres.com	954-454-1111	Mauricio Perez (Security)	954-457-9732 ext. 551 mperezfieldforce@aol.com
- Gabby/Maintenance/Contractor 954-456-1257 maintenance@thehemispheres.com	Snowy Mini-Mart (OS) 954-458-2930	Board of Directors Lawrence Doczy, President Alfred Marzouk, Vice President Yvette Serlucu, Treasurer Hank Rosenblum, Secretary Barbara Drabkin, Director David Simhon, Director Mark Kiser, Director	
- Luz/Access Control 954-457-9732 ext. 305 accesscontrol@thehemispheres.com			
- Stephanie/Assistant Manager 954-457-9732 ext. 304 adminassistant@thehemispheres.com generalmanager@thehemispheres.com	Commercial Units		
- Ali/Receptionist 954-457-9732 ext. 301 reception@thehemispheres.com	Beauty Salon (OS) 954-457-8428		
- Selassie/Accounting 954-457-9732 ext. 550 accounting@thehemispheres.com	Gladys Martinez Elite Properties & Investments LLC (ON) 305-321-7889	Contracted Services Atlantic Pacific - Management Atlantic Pacific - Accounting Field Force Protective - Security Park One, Inc - Valet Greenway - Lawn Maintenance Amercian Services Industries - Housekeeping	
- Gilbert/General Manager 954-457-9732 ext. 308 generalmanager@thehemispheres.com	Neil Lechtner, Attorney (BS) 954-457-4357		
- Jose/Operations Manager 954-457-9732 ext. 310 operations@thehemispheres.com	Nohmis Construction (BS) 954-591-8361		
- Hector Franco/Chief of Maintenance 954-457-9732 ext. 314			
- FPL 954-797-5000			
- AT&T Uverse (Customer Service) 866-299-6824			
- Hemispheres Office Fax 954-456-8376	thehemispherescondo.vertilinc.com		





2019

All of us at the Seaside International Realty team would like to thank you for trusting us with your real estate needs this year, and to wish you a great big cheers for this Holiday Season.

Miriam Ayala, Lic. Broker
305.219.2297
Miriamayalasellsflorida.com
Miriamayalarealtor@gmail.com

✳️ GORGEOUS VIEWS ✳️ ANNUAL RENTAL ✳️ CORNER UNIT ✳️



ENJOY HIGH FLOOR ✳️ INTERCOASTAL SUNSETS ✳️ OCEAN SUNRISES

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