



THE HEMISPHERES NEWSLETTER

AUGUST 2017
VOLUME 10 • ISSUE 8

MOVING FOWARD AND LOOKING GOOD!

Dear Friends and Neighbors,

After extensive discussions, some healthy debate, careful evaluations, and multiple meetings with numerous companies, the renovation committee, board members, and management collaborated on a final decision: at the board meeting on August 2nd, the board voted to approve the contract with Thornton Tomasetti Inc. as the Engineer of record and Karins Engineering Group, Inc. as the project manager for the upcoming capital construction projects at the Hemispheres. We encourage all owners to read further as this newsletter will have articles giving you more details on the qualifications of our engineering partners and the scope of work each engineering company will have in our capital construction projects.

We are also happy to inform you that we are moving forward on upgrading our security camera system with new state of the art technology. The Hemispheres property owners will now be able to boast ownership of 146 security cameras, four 64 channel NVR units, and 32 6TB storage hard drives. All this will be phased onto our property in the upcoming months. With the new state of the art equipment installed, our partners at Field Force Security will have the tools required to work more efficiently. So, smile, you will soon be on Hemispheres' cameras; ones that are up to date, functional, clear, and will be able to recognize your smile from a distance.

At the next TOWN HALL MEETING on Wednesday August 23, 2017 at 7:00 pm, Field Force CEO, Anthony Rodriguez, and his team will be present. Together with Management, they will discuss the latest news about our state of safety and security here at the Hemispheres and will be happy to answer any questions that you may have.

The ball continues to roll with the AT&T fiber optic installation as we add a value of 1.2 million dollars to our property and speed up your cable TV and WiFi experience. Installation started June 26, 2017 and is now over 60% completed. We encourage all the remaining owners who have not yet had the installation done, to schedule their installation by contacting Carlin Whitesell 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. The good news is the work is so well done you can only see the fiber optic wire if you really, really, really look for it. The great news is that this 1.2-million-dollar installation is being done at no extra cost to you or the Hemispheres' Association, and that is what we call a Win, Win Situation!

Last but certainly not the least is that our long-awaited pool chairs and tables have been ordered for delivery in September 2017. During the board meeting on August 2nd, the board approved the purchase of 257 pool chairs, 234 lounges chairs, and 34 tables for our ocean pool area to replace all of our 40-year-old furniture. We thank the board members responsible for taking on the task of presenting the various styles of chairs available to our owners, and a big thank you to the Amenities Committee for having made the final recommendation to the board on the choice of chairs and tables best suited for our community.

It is nice to be moving forward here in the Hemispheres community. We have daily challenges to overcome, top professionals to guide us on our capital construction projects, state of the art technology for our safety and security, leading edge internet connectivity in the works, and wonderful new modern looking furniture for our residents. The best news to date is that we have done it all again with no imposed special assessments to our owners, and money in the bank to boot! Hemispheres, you are moving forward, and certainly looking good!

The Board



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AN OPEN FORUM WITH PROFESSIONAL ENGINEERS – A SYNOPSIS FROM THE LAST TOWN HALL MEETING

When this Board took office in March 2016, we were presented with a long list of construction projects that were overdue. Six projects were marked as urgent and the roofs were not one of them, even though there were numerous reports for roof leaks. Starting work without any supporting professional evaluation of the problems would expose us to the risk of prioritizing the wrong project. Project evaluation and planning is needed in order to ensure building safety and appropriate budgeting. Compared to the construction phase, the planning stage requires much less resources. Before making any decisions as to where to allocate the Association's funds, the Board had to evaluate the urgency of the problems. We needed a team of professionals, experienced and qualified in solving construction problems similar to ours. As a start, we developed a comprehensive evaluation system, which would allow us to select professionals based on experience and qualifications, rather than just on proposed service fees.

Eleven engineering companies bid on our project. Atlantic & Pacific Management administered the evaluation process and after a series of interviews held by the management staff, board directors and committee members, the interviewers selected Thornton Tomasetti as the Engineer of Record and Karins Engineering Group as the Project Manager for the upcoming capital construction projects.

The Engineer of Record, Thornton Tomasetti, is tasked to investigate and evaluate the condition and the structural integrity of our roofs, the building exterior of the four building towers, the two garages, the two restaurants, 20% of the total number of units' balconies, the marina seawall, the cooling tower, and the general condition of the original windows and the feasibility for their replacement. The structural building components of the 15 elevators is also included in the evaluation. The goal of the evaluation phase is to document deficiencies and establish a Critical Path with a proper timeline and schedule for repair. The engineers will create drawings, specifications, a project manual, and construction documentation to fix the structural deficiencies based on priorities and then initiate a contractors' bidding process. During the construction phase our Engineer of Record will perform periodic field observations and special inspections as required by the Florida Building Code.

The Project Manager, Karins Engineering Group, will administer and manage our capital projects. They will navigate through the complexities of the construction program outlined in the Critical Path and the project manual. They will ensure the most effective use of our funds through optimal construction project scheduling, administer efficient use of available resources by preventing project delays, and they will keep the number of change orders to a minimum whenever possible.

Karins Engineering will organize the overall planning of the project; coordinate and oversee the construction in order to ensure a highly functional and financially viable project.

On August 1, 2017, Thornton Tomasetti and Karins Engineering Group were invited to our town hall meeting that was organized by our management staff. William Coleman, Director of Condominium Operations of Atlantic & Pacific Management (our management company) opened the meeting. He introduced the engineers of Thornton Tomasetti, Derek Wassink – Vice President, John Boyer – Principal and MEP Leader, and Tyler Storm – Project Engineer. The engineers from Karins Engineering Group were also introduced as Hector Guerra – Southeast Florida Branch Manager and Samantha Morel – Senior Project Manager.

After a brief overview of the project and explaining why this project was initiated and how the two companies were selected, as Board Director in charge of construction projects I presented the scope of work as defined for the evaluation phase and the roles of the two engineering companies in the awarded construction project.

The Vice President of Thornton Tomasetti Derek Wassink, P.E., R.A., S.I., LEED AP and the Southeast Florida Branch Manager of Karins Engineering Hector Guerra, P.E. presented the history and the services offered by their firms. The floor was then given to the owners for questions related to the project.



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OPEN FORUM

QUESTIONS AND ANSWERS SESSION

Owner's Question : Is the upcoming construction going to provide a band-aid fix of the property or permanently repair deficiencies?

Answer : D. Wassink, P.E., R.A., S.I (TT) stated that as qualified restoration experts, the company is hired to design a project manual to restore the structural integrity of the property as required by the Florida Building Code. Cosmetic repair is not a solution that can be considered by professional engineers.

Owner's Question : Who is going to be in charge of the quality control and quality assurance program?

Answer : H. Guerra, P.E. (KEG) explained that the Engineer of Record specifies the quality control, the quality assurance protocols, and performs special inspections as required by the building code. The Project Manager will make sure that the work schedule and workflow of the General Contractor are efficient to meet these standards.

Owner's Question : What controls would you have in place to ensure work progress and encourage work efficiency?

Answer : H. Guerra, P.E. (KEG) explained that at this early stage of the project it is clear that engineers will be paid for performance and their compensation is not a percentage of the contractor's bill. For the pre-construction phase the compensation is based on an estimated fixed amount per task billed monthly after providing progress reports. Controls for project management will be established after the evaluation phase is completed and the scope of work and project prioritization is established.

Owner's Question : When are you planning to start the evaluation phase?

Answer : D. Wassink, P.E., R.A., S.I (TT) stated that the investigation team is ready to start right after the contract is signed. Currently the contract is submitted for review by the Hemispheres Association's attorneys.

Owner's Question : When is it estimated to start construction work on the property?

Answer : D. Wassink, P.E., R.A., S.I (TT) explained that assuming a normal pre-construction workflow and approval process, it is unrealistic to expect construction to start in less than 6 months. The evaluation, analysis of deficiencies and reporting is estimated to take around 3 months. After the prioritized scope of work is approved by the Association, the engineers need to prepare drawings and specifications, to complete the contractor's bidding process, and obtain a building permit for the first construction project. This would take at least 4 months.

Owner's Question : Do we have a penalty clause in the construction contract?

Answer : H. Guerra, P.E. (KEG) stated that they have established liquidating damage clauses, both at substantial completion and final completion of the project. Before signing an agreement with a general contractor, they will submit these provisions



to our attorneys in order to be considered for inclusion in our construction contract.

Owner's Question : It seems unusual that two engineering companies are involved in the construction project. What are their roles?

Answer : Billy Coleman (Atlantic & Pacific) stated that in a major restoration project, there are four project team players with distinct functions:

- The Owner, who initiates and funds the project,
- The Engineer of Record, who diagnoses the problem, evaluates deficiencies, designs solutions to repair these deficiencies, establishes the scope of work for construction, the initial project budgets, and provides special inspection
- The General Contractor, who delivers construction materials and performs the work following the design and specifications of the Engineer of Record. The contractor is responsible for the safety of the construction work.
- The Project Manager, who coordinates the work between the team players, is responsible for the overall organization, planning, and work efficiency, the control of the construction process, approval of construction project schedules, analysis of project cost and budgets, approval of contractor payments and reports made to the owners.

The title Professional Engineer is a qualification which guarantees knowledge of the building process. Except for the owners, the other team players in construction should be qualified

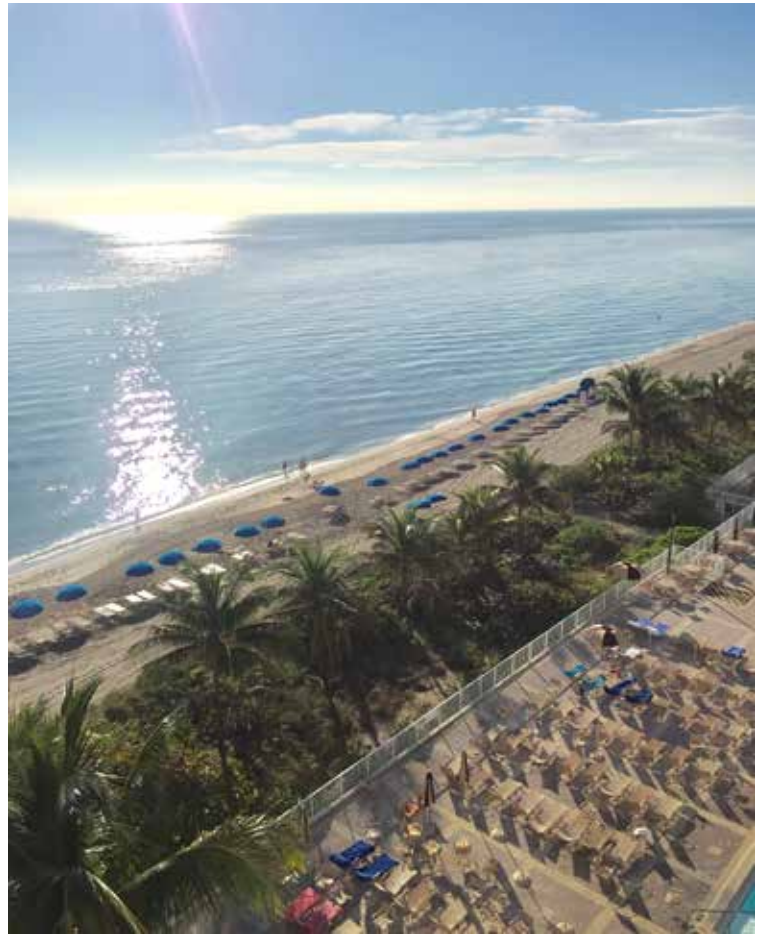
The fine art of SUCCESSFUL COLLABORATION

professionals, engineers, or architects. The two engineering firms will perform two distinct roles in our project: Engineer of Record and Project Manager. Smaller projects with a defined scope of work sometimes have the two roles performed by the same company. We don't have the scope of work defined yet. In order to improve the efficiency of this large project and to have better control over the project scope and budget, we have decided to hire the two engineering firms which were best qualified to perform each of the two roles. We expect the synergy of the two professional engineering firms to result in an overall project cost savings by preventing wasteful spending, which sometimes occurs in construction.

Owner's Question : Why do we need a Project Manager when lenders would control the construction for free when we get a loan?

Answer : Billy Coleman (Atlantic & Pacific) explained that banks incorporate control as part of their lending structure in order to have confidence in the project completion. This does not include the duties and responsibilities of a project manager. A lender's representative reports to the bank on the progress of the work but they don't check the quality, do not provide solutions on how to improve the efficiency, and don't control the spending. Well planned projects are easier to approve for funding by lenders.

Owner's Question : Why do we need General Contractor if we have a Project Manager? I think that the Project Manager should hire construction workers directly and manage them.



Answer : H. Guerra, P.E. (KEG) suggested to follow the provisions of the Florida Statutes and engage qualified General Contractors to perform the construction work. The Project Administrator manages the project schedule, analyzes the budgets, approves the contractor's payments based on project milestone completion by making sure that adequate progress has accrued as planned. Billy Coleman added that in order to have a better control over the entire process, the Engineer of Record, the Project Manager, and the General Contractor are hired directly by the Association.

Owner's Question : Over the past 15 years we have been informed by several boards that the roofs and the elevators are priority but nothing has ever been done.

Answer : Billy Coleman (Atlantic & Pacific) stated that the presence of the two experienced engineering companies at the town hall meeting and the fact that Atlantic & Pacific is overseeing the property management of the Hemispheres guarantees that this time the project will start and complete successfully. He also said that the Board did show its commitment to completion by monitoring and participating in the engineers' selection process, which started with a clearly defined 7 page request for proposals, defined engineers' qualification criteria and logistics. The proposals of 11 engineering firms were compared and analyzed, followed by several rounds of engineers' interviews.

Owner's Question : By planning for all these construction projects, should we expect a special assessment?

Answer : Billy Coleman (Atlantic & Pacific) explained that the Board of Directors did work hard to make sure that the



professional engineers' evaluation and the start of the project can be performed without a special assessment. Once the scope of work is defined and prioritized, and the Critical Path developed by the Engineer of Record, we will be able to establish the budget for the upcoming construction.

Mr. Howard Levine, member of the Finance Committee, clarified that the reserve study of our property from 2014 estimates that \$2.5 Million per year are necessary to be saved in reserves in order to repair our property or to replace building equipment at the end of their useful life. He reminded everyone that the majority of owners voted for a budget without reserves. Mr. Levine also stated that the current Treasurer and the Board have worked diligently over the past year to eliminate unnecessary spending in order to be able to fund part of the project. The planned repairs are necessary in order to be able to maintain our property as a viable place to live.

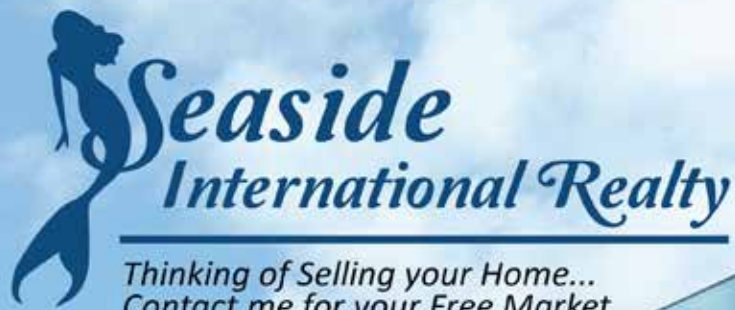
Mrs. Barbara Drabkin, Board Director, stated that based on her experience being a director in the current and prior boards, two factors should be in place in order to have a project properly completed – a Board committed to initiate and do the project, and a management capable to move the project forward. Since a management company oversees the project, she assured the owners that the current Board is committed to start and finish the project the proper way. This project should be considered as an investment made to increase the value of our property.

Owners applauded the engineers at adjournment of the meeting.



Sincerely,
Lubomira Nentcheva
Vice President





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3:30 pm Tashlich (North Beach Park)

ROSH HASHANAH | FRIDAY, SEPTEMBER 22
10:00 am Services Begin

YOM KIPPUR KOL NIDREI | FRIDAY, SEPTEMBER 29
7:30 pm Services Begin

YOM KIPPUR | SATURDAY, SEPTEMBER 30
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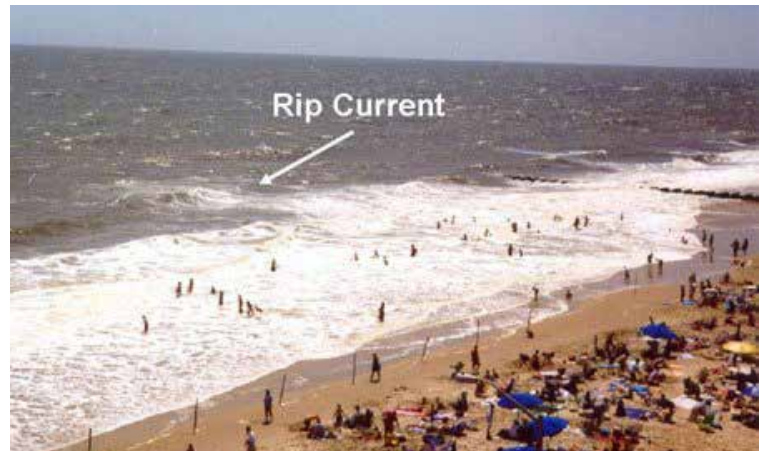
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OK, SO WHO'S READY FOR A SWIM? OCEAN SAFETY

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. Field Force is a full service security company committed to the highest standards of excellence and dedicated to one clear mission: keeping you and your property safe and secure.

The beach in front of the Hemispheres' property is well maintained and is guarded since 2012 by the city of Hallandale's lifeguards. Nonetheless, swimming in the ocean requires some different skills than swimming in a pool. Dangerous rip currents can challenge even the best swimmer. The first step in protecting yourself and your loved ones is knowing what is dangerous and how to avoid it. There's nothing quite like a relaxing day at the beach, however, that peace can turn to tragedy in a moment when someone you love is at risk. In the US, 10 people a day die by accidental drowning and many of these deaths could have been prevented. Here are a few safety tips to remember when you go to the beach:



RIP CURRENTS

Rip currents are responsible for 80% of the drowning deaths across the US each year. Of all the rescues performed by lifeguards at US beaches, 80% are due to rip currents. Beachgoers should be aware of how dangerous rip currents are and swim only when lifeguards are on duty and only in the designated swimming area. Pay close attention to lifeguard instructions and warning signs.

Rip currents occur when surf pushes water up the slope of the beach and then gravity pulls it back. This creates concentrated rivers of water moving offshore. They tend to form as waves disperse along the beach, causing water to become trapped between the beach and a sandbar or another underwater feature. The water converges into a narrow, river-like channel moving away from the shore at high speed. Riptides can occur anywhere there are breaking waves. Spotting a rip current is not always easy, especially to the untrained eye. So be sure to heed warnings that are posted and issued by lifeguards. Even better, say hello to the lifeguard as you come to the beach and ask the guard if there are any potential hazards or rip currents that day.

POTENTIAL RIP CURRENTS



BEACH WARNING FLAGS

-  **Water Closed to Public**
-  **High Hazard**
(High Surf and/or Strong Currents)
-  **Medium Hazard**
(Moderate Surf and/or Currents)
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IF YOU GET CAUGHT IN A RIP CURRENT, HERE'S WHAT TO DO:

DON'T PANIC.

Feeling like you're getting swept out to sea can be frightening. But try to remain calm. Rip currents won't pull you under — they're just channels of moving water. And while they can extend a ways out, they do eventually dissipate, most within 50-100 feet of the shoreline.

DON'T TRY TO SWIM AGAINST THE RIP.

Deaths that result from riptides aren't caused by the current pulling someone under; instead, the person typically panics, starts trying to swim against the rip to get back to shore, becomes exhausted, and drowns. Whatever you do, don't fight the current because these currents can move up to 8-feet-per-second, which is so strong that not even an Olympic swimmer could swim against it.

SWIM PARALLEL TO THE SHORE.

Instead of swimming against the rip current, you want to swim perpendicular to it, one way or the other, until you no longer have difficulties or feel yourself being pulled.. Rip currents are typically only 20-100 feet wide. Once you leave the rip, swim at an angle away from it towards the shore.

GO WITH THE FLOW.

If you don't have the swimming skills or energy to swim out of the rip, another option is to float on your back and go with the current. or tread water until you are free of the rip current and then head towards shore or try to signal to the lifeguard or someone else that you're in need of help.

IF SOMEONE ELSE IS IN TROUBLE.

Get assistance from a lifeguard. If there is no lifeguard, have someone call 9-1-1. Throw the victim something that floats — a life-jacket, cooler, inflatable ball and yell instructions on how to escape the current.

HOW TO ESCAPE A RIP CURRENT

Rip currents are powerful currents of water moving away from shore. They can sweep even the strongest swimmer out to sea.



- Don't fight the current
- Swim out of the current, then to shore
- If you can't escape, float or tread water
- If you need help, call or wave for assistance

An Invitation to all Residents

It is my pleasure to invite all the residents to the upcoming Town Hall Meeting on Wednesday, August 23rd at 7 pm. The meeting will consist of two parts. First I will make a short 15 minutes presentation about the vision and values of Field Force Security for your community. I will also cover some current issues of interest relating to the safety and security of the Hemispheres. Secondly, I 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 I hope you can make it. I look forward to seeing you there soon!

Safely yours!

Anthony Rodriguez
CEO/Field Forces Protective Services



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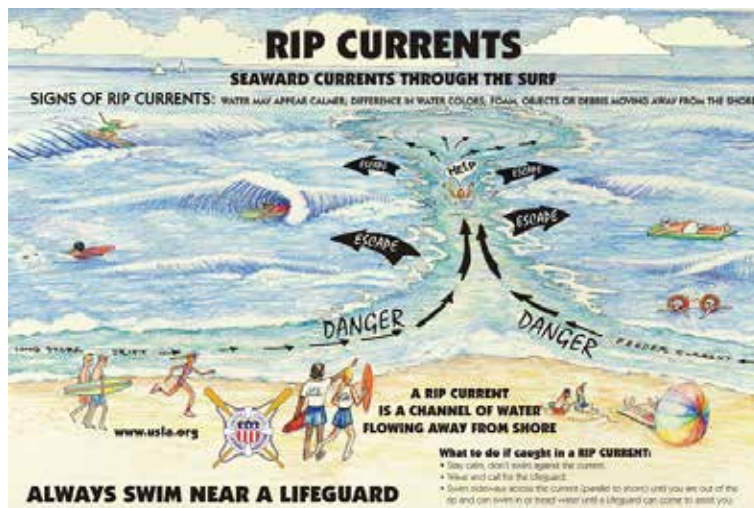
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OTHER BEACH SAFETY TIPS:

- Make sure you know how to swim before venturing into the ocean. Never swim alone. Even an experienced swimmer can experience difficulties and if there is an emergency and you are alone, you may not be noticed. Never dive headfirst—protect your neck.
- Always check the depth and obstructions before diving and go in feet first the first time. Wear shoes on the beach to protect your feet from glass and hot sand. If you can hear thunder, you are within reach of lightning. Get out of the water and off the beach.
- Pay especially close attention to children and elderly persons when at the beach. Even in shallow water, wave action can cause a loss of footing. Watch your children at all times. Lifeguards witness parents reading books or even sleeping while their children play in the ocean. Not a good idea, even if they're just wading. A wave can knock children off their feet and sweep them under in a flash. Have them



OCEAN RESCUE

Hallandale Beach opened its Ocean Rescue Department in 2012 under the Department of Fire Rescue. The Department consists of 15 full and part time lifeguards. All of the city lifeguards are EMTs, and its agency is certified by the United States Lifesaving Agency (USLA).

The beach is open 365 days a year and is currently protected for extended summer hours from 9:00 am to 6 pm. Normal protected hours are 9:30 am to 5 pm from September to April.

wear U.S. Coast Guard-approved life-jackets in and the around water. No one should use any other type of flotation device unless they are able to swim.

- Keep a lookout for aquatic life. Water plants and animals may be dangerous. Avoid patches of plants. Leave animals alone. If you have a raft, don't take it any further from shore than you have the capability to swim. If you have a boat, monitor your weather radio frequently. Finally, make sure you swim sober, as alcohol and swimming don't mix. Alcohol can reduce your body temperature and impair your swimming ability as well as impair judgment, causing you to take unnecessary risks.

All of this is not intended to scare you about the ocean, but to make you more respectful of the ocean's power.



Safely yours!

Anthony Rodriguez
CEO/Field Forces Protective Services



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HIKVISION



ESRM Communications, LLC will be installing a cutting edge, high definition security camera system in the Hemispheres Condo. This new system will drastically improve overall security with enhanced resolution and expanded overall coverage. This will allow security personnel to have a much better view of what is going on in key areas and react accordingly. With better resolution (up to 6 times the existing cameras) the improvement will be dramatic. We look forward to transforming your security.

At ESRM Communications we are committed to professional installations that last decades. We monitor over 2500 Emergency phones in elevators, swimming pools, parking lots, and areas of rescue. We are preferred vendors of City of Lauderhill, City of Naples, Port Everglades, City of Bal Harbour, and are known as the Elevator Camera Experts. We carry both electrical and elevator contractor licenses in the state of Florida.

For residential condos we offer simple security solutions like WIFI security cameras, monitoring, and intercom/video phone door bell solutions. We can also integrate total home control with Audio/Video and IP solutions.

Sincerely,
Tom Worthington
Owner, LIC # ES12001335

Call us
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MAKING SENSE OUT OF CENTS

Dear Owners,

As the Treasurer it is my responsibility to properly plan our Association's cash flow to meet our expenditure needs, including the maximization of our returns. All the proper planning has come to bear fruit and we have now proceeded with a number of projects, including resolving all prior city violations.

A contract with ESRM Communications has been signed to replace our existing 102 analog cameras with one hundred and forty six (146) IP PoE high resolution cameras for better security coverage. The security installation upgrade was required by the city because the old security cameras were installed in violation of the building code. We were put on notice to either upgrade the installation to meet code or dismantle it all to avoid a \$400 per day fine until rectified. Had we eliminated the cameras we would be negligent. Our current 4TB video storage will be replaced with 192TB. Such an increase of video storage will allow longer amounts of video storage compared to the current limited one and is necessary due to the new higher resolution cameras that require additional space. This is the first step to be able to implement and record license plate numbers for all vehicles entering our property. The new installation will monitor valet parking, areas not currently covered such as RCA parking, and will provide much better swimming pool coverage. The project cost is \$138,237. The permit application, including drafted drawings has been submitted to the city and approval is expected shortly. The estimated starting date for installation is mid August.

The next project, approved at the last board meeting, was the purchase of ocean-side furniture. This purchase consists of two hundred and fifty seven (257) upright pool chairs, two hundred and thirty-four (234) chaise lounge chairs, and thirty four (34) tables. The new modern looking furniture is expected to arrive on or before the 12th of October. Extreme care was taken in the choice of the furniture based on owners input during the demonstration days held back in March 2017. The ergonomic design, the weight of the chairs, the safety, the comfort, the looks, the durability, the ability to stack them, the quality of the fabric, and the extended warranty were all reviewed and approved by the Amenities Committee. A special thank you goes out to the committee and to Keith Lasotta, the owner of Sun Beach Patio, for doing all he could to provide a better product for the best price. The final purchase cost of \$96,543.74, including tax and delivery, was achieved through lengthy negotiations and produced an average of 57% savings compared to the bay-side furniture, which would have been close to \$225,000 for such a quantity.

The 3rd project now underway is the 1.2 million dollar AT&T upgrade; a cost fully absorbed by AT&T without any cost to the Hemispheres. The new fiber optic installation started on June 26th and has an expected finishing date by the end of August. We are currently on target and are now 60% completed. The engineering firm Thornton Tomesatti was approved as



the Engineer of Record and Karins Engineering Group as the Project Manager for the upcoming construction project. Renovations Committee, Board Directors, and Management worked diligently to research, recruit and select these two companies among 11 engineering firms. The evaluation phase and creation of the critical path for repairs, which will take around 3 months to complete, was negotiated with Thornton Tomasetti at a fixed cost - \$126,000. Since the scope of necessary repairs is yet to be established, at this early stage the project manager's services of Karins Engineering were approved at \$160 dollars per hour.

More Good News! Our property insurance was costing \$777,632.25 per year, and by terminating it 2 months early and rewriting it we saved \$62,620.61. Due to our current strong cash position we have paid the new premium of \$720,115.00, less our return premium of \$131,603, the amount of \$588,512.00 without any financing. By paying in full vs. financing we saved an additional \$8,546.55. with a total saving of \$71,167.16. Such a saving was augmented by a safer policy that carries a 2% deductible vs. 3% for hurricane damage, a higher coverage from \$4,000,000 to \$5,000,000 and \$500,000 vs. \$100,000 coverage for wind damage. In addition to other improvements in policy coverage, we were able to attain a lower deductible and a lower premium during hurricane season. A special thank you is made to our current insurance agent Jeff Sammas and his staff for shopping the market actively and efficiently year after year on our behalf.

The board voted and approved to roll the 2016 surplus of \$2,028,859 into our current fiscal year to defray the expected cost of all new construction improvements stipulated based on the Engineering survey/study.

Due to on our 2017 year to date surplus of \$734,488.52 at the end of June and last year's \$2,028,859 surplus augmented by our projected cash flow surplus for the rest of the year, we are now in a very strong cash position to be able to proceed with the expected recommendations of the engineering study without any special assessment. This major accomplishment is due to the constant monitoring of our daily finances and contracts' negotiations.



Cordially,

Nabih Mangoubi
Treasurer

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TRASH TALK

Dear Hemispheres Residents,

My name is Erick Marquez. I am the ASI / Hemispheres Housekeeping Supervisor. Our cleaning team of eighteen workers is dedicated to providing the best job possible when cleaning and maintaining all of your common areas, including the hallway carpets, marble flooring, elevators, parking garage etc. ASI has been providing janitorial and maintenance services for the past forty-six years and I have personally been in the service industry for over twenty years.

On July 19th and 20th, we had scheduled trash removal for large items to be picked up directly from your condo units. I am happy to report that our « Junk in the Trunk » days were a success. Many residents have responded positively to our call and contacted Resident Services in order to schedule a pick up. We filled up a 30 foot container with all your bulk items.

We wish to thank all of you who made the effort to participate. While more and more residents do the responsible thing, we are still experiencing some bulk items being disposed of where they should not be. Please do not trash your large bulk items in front of the service elevator, nor in the trash rooms and hallways. I am encouraged by being informed that with the upcoming new security cameras, all trash violations will be video recorded. In accordance to the Hemispheres rules, fines of \$100 per item will be imposed on the offenders. Taking advantage of the \$5 per item pick up service it is really the best option to choose!

We remind you that it is the responsibility of every resident to



dispose of their unwanted belongings appropriately and not the responsibility of the Association. Bulk items, construction and demolition waste disposal service costs are not included in your maintenance fees because not all residents need this type of service.

September 13th and 14th are the next scheduled days to have your trash bulk items picked up from inside your unit. The price is still going to be minimal (\$5 per item) and will only aim to cover the cost of the rental of the container and the labor. Please plan for those days and do not leave your bulk items where they do not belong. Call Resident Services today at 954-457-9732 ext. 559 or email at residentservices@thehemispheres.com and reserve your pick up time as early as possible so that Management can plan effectively.



Thank you for your cooperation with respecting your neighbors and at the same time contributing to the benefit of your Association.

Erick Marquez
ASI / Hemispheres Housekeeping
Supervisor

DO YOU NEED TO GET RID OF BULKY ITEMS?



Take advantage of the

JUNK IN THE TRUNK DAYS!

Wednesday & Thursday • September 13th & 14th

SCHEDULE YOUR PICK UP TODAY! PLEASE CONTACT RESIDENT SERVICE : [RESIDENTSERVICES @ THEHEMISPHERES.COM](mailto:RESIDENTSERVICES@THEHEMISPHERES.COM)

Bulky Item Pickup!



954-457-9732 ext. 559

Only \$5 per item!

(Up to 15 pounds items or less)

Over 5 items the charge is \$25 per half hour for any number of items.

Any item over 15 pounds will be charged at \$25 per half hour.

(Bulk item disposal service cost is not included in your maintenance fees because not all residents need this service.)

PLEASE BE RESPONSIBLE :
dispose of your bulk in the proper manner!

**YOUR NEIGHBORS
WILL THANK YOU!**

AUGUST 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
Table Tennis Round Robin 6:00pm - 7:30pm (Tues. & Thurs. @ OS Game Room)		1 Fees due 	2 	3	4 	5
6	7 	8	9 	10	11 	12
13	14 	15	16 	17	18 	19 MANAGEMENT OFFICE OPEN 9AM - 1PM
20	21 	22	23 TOWN HALL MANAGEMENT 7pm - BR 	24	25 	26
27	28 	29 Bingo returns on September 5 th 	30 	31	Tennis Round Robin 8:30am - 10:30am (Every Day @ Bayside Courts)	

OS May 24, 2017 - Ocean South Card Room
1:00pm-5:00pm - CPR Training

OT Ocean terrace
BR Ball Room

 Local Bus Service

THE HEMISPHERES COURTESY BUS • SUMMER SCHEDULE



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

	BAY NORTH	BAY SOUTH	OCEAN NORTH	OCEAN SOUTH	PUBLIX
AM	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
PM	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.



THE HEMISPHERES

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EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT OUR GENERATORS, but hesitated to ask....

Questions by Barbara Drabkin

Answers by Joe Tocci and Hector Franco

Now that Hurricane Season is here, it is time to take a moment to get to know the facts about the Generators at The Hemispheres. There is a common misconception that having a generator means that in a power failure we will have complete electrical power on the property. This is not the case. The supply of electricity will be limited as noted in the questions below. The most important fact that you need to remember is that our Generators **DO NOT SUPPLY ANY ELECTRICAL POWER TO INDIVIDUAL UNITS AT THE HEMISPHERES.**



Questions and Answers about our Generators:

1. What is a "Generator"?

A generator is a mechanical device that produces electricity.

2. What triggers the use of the generator?

When there is a complete loss of electrical power from FPL, the generator will automatically begin supplying electrical power.

3. What fuels The Hemispheres' generators?

Natural gas fuels our generators. We have a contract with a natural gas company that fills this need.

4. Does each building have a generator?

Each of the 4 Residential Towers plus the Mechanical Building have their own generators. The Ocean Terrace and Bayside Yacht Club buildings do not have generators, but receive a small amount of power from adjacent building generators.

5. Where are the generators located?

On the ground level in each residential building.

6. How often are the generators tested?

All of our generators are tested every week. The natural gas flow automatically refills the fuel used during the testing.

7. When there is a power failure from FPL and the generator begins supplying electricity will there be FULL electrical power to The Hemispheres?

NO.

8. What areas will be supplied by the electrical power from the generators? The generators will supply electrical energy to:

A. One elevator can be supplied, but only if the elevator has not been shut off For other reasons.

For example, in a hurricane there may be danger of flooding of the elevator shafts. If this is a danger, the elevator will be shut off completely and not powered at all.

B. Emergency stairwell lighting

C. Fire Alarm System

D. Domestic water pumps

E. Access control system

F. Limited hallway lighting – about every 3rd or 4th light, no electrical outlets

G. Minimal lighting in Ocean Terrace and Yacht Club

H. Minimal garage lighting

9. Will the Air Conditioning function under generator power?

NO.

There will be no air-conditioning while we are on emergency generator power, because there will be no power supply to the chillers and cooling tower. Also, there will be no hot water as the boilers are not powered by the generator.

10. When the building is on generator power, will there be electrical power in any individual units at The Hemispheres?

NO.

The generator does not supply any electrical power to any individual residential unit at The Hemispheres.

11. How long will the generator supply electrical power?

As long as there is no power coming from FPL, the building will be on generator power. The generators will function as long as there is a supply of natural gas to fuel them coming through our gas lines and there is no mechanical failure.

12. Is there a backup generator?

Yes, The Hemispheres has one portable generator available if one of the permanent generators should fail. However, it takes time and manpower to put it into service.



Barbara Drabkin
Director

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
DEPARTEMENTS :	Juniper (Bay side) 954-544-3370	BN Front Desk 954-456-1965
• 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
• Office Manager 954-457-9732 ext. 304 officemanager@thehemispheres.com		Roy Bromley 954-457-9732 ext. 551 (Security Supervisor) roybromley.ffps@gmail.com
• Receptionist 954-457-9732 ext. 301 reception@thehemispheres.com		Board of Directors : Louise Lachance, President Lubomina Nentcheva, Vice-President Gerlando Chiara, Secretary Nabih Mangoubi, Treasurer Peter Kozo, Director Barbara Drabkin, Director Yvette Serluco, Director Gibert Rich, Director Tom Gleeson, Director
• Joe Tocci/Chief of Construction Projects jtocci@thehemispheres.com		Contracted Services: Atlantic Pacific – Management Dynamic Accounting – Accounting Field Force Protective – Security Park One, Inc. – Valet Greenway USA – Lawn Maintenance American Services Industries – Housekeeping Beach Resort Services – Pool
• Hector Franco/ Chief of Maintenance 954-457-9732 ext. 314		
GENERAL :		
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AT&T Repairs 877-353-5963	Halprin Realty (OS) 954-458-2227	
AT&T Uverse Customer Service 866-299-6824	L. Karlitz, CPA (ON) 954-458-6735	
Hemispheres Office Fax 954-456-8376	Neil I. Lechtner, Attorney (BS) 954-457-4357	
	Nohmis Construction (BS) 954-591-8361	
	thehemispherescondo.vertilinc.com	

THE HEMISPHERES CONDOMINIUM ASSOCIATION TREASURER'S REPORT

As of June 30th, 2017

Checkbook Balances

Operating	\$ 2,162,125.32
Capital Projects	\$ 1,070,800.41
Security Deposit/Clicker/Marina Deposit	\$ 534,138.17
Total Checkbook Balances as of June 30th, 2017	\$ 3,767,063.90
Accrued balance of prepayment of our Insurance Premium	\$ 330,274.10
Accounts payable to the trade	\$ 75,900.57

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 899,510.87	\$ 5,487,475.08	\$ 5,443,248.12
Expenses			
Salaries and Benefits	132,690.17	706,267.54	727,474.80
Administrative	27,360.76	267,746.81	205,581.00
Insurance	110,714.89	664,289.34	702,238.50
Utilities	254,130.20	1,408,516.63	1,412,610.96
Contracts	216,353.63	1,342,123.19	1,327,519.20
Rep & Maint – Building	16,326.02	92,245.33	81,194.04
Rep & Maint – Equipment	1,884.50	70,100.46	84,058.08
Rep & Maint – Grounds	160.00	29,348.08	59,750.04
Rep & Maint – Special Projects	900.00	57,779.00	805,321.50
Bad Debt	778.37	114,570.18	37,500.00
Total Expenses	\$ 761,298.54	\$ 4,752,986.56	\$ 5,443,248.12
Surplus/(Deficit)	\$ 138,212.33	\$ 734,488.52	\$ 0,00



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HEMISPHERE OS-PHG

2/2-Upgraded



HEMISPHERE ON

22nd flr south exp 1bd 1.5ba Spectacular ocean views!! \$318k



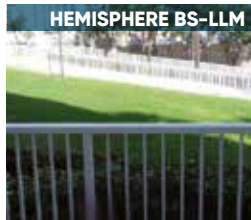
HEMISPHERE OS-7C

Beautiful 1bd 1.5 bath



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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

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HEMISPHERE OS-16L

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