



## Message from the President...

Dear Friends and Neighbors,

We are just over one month into our mandate and I sincerely hope that you have perceived some positive changes in terms of our physical hands-on presence, visibility and accessibility. I hope also that you have seen that we have made some visible improvements such as repairs to the roof in the breezeway to the Juniper, mulching and improvements/cleanup at the building entrances.

As a team we have been working diligently to familiarize ourselves with the current situation. In terms of management, we are in the process of identifying what has not worked in the past, the reasons why and we are examining the corrective measures to be applied to make things work as they should. As we are present every day, we have the facility to speak to everyone in the office, act on matters as they occur and move things along without delay.

Our team has completed a garage walk-around with the Engineers to inspect the structural work that needs to be completed. Their report will be submitted within a few days and it will allow us to evaluate the impact, examine priorities and see how far various interventions can be stretched out to allow us to better manage the financial impact to residents. We have also revived the incomplete elevator consultancy matter and conducted a meeting with the selected consultant. The intent is to sign a contract with the firm and allow us to include elevator needs in the financial impact calculations.

We have managed to conclude a blanket annual permit arrangement with the city which will allow us to perform regular maintenance activities in and around the property as required and thereby greatly speeding up response time for repairs.

As you are probably aware, we have inherited the unresolved issue with DBPR relating to the 2017 elections which put the Hemispheres at risk to be sued by DBPR. I am happy to report that we have managed to convince the DBPR to accept our plea to waive the necessity of a special election for the 2 current Board members elected in 2017 and by agreeing to pay the imposed \$10,000 civil penalty and to move the 2019 elections up to January. The DBPR has agreed to waive any cause for action against any board member elected in 2017. The Consent Order has been duly executed and posted as required. This matter is now closed.



Lawrence A. Doczy  
President

Currently the board is reviewing existing service contracts, and commercial and marina leases. Because of lack of consistency in lease conditions, we are in the process of developing agreements with standardized General Conditions and Special Conditions that may apply to individual leases. This will greatly facilitate their negotiation and management going forward. Another priority is on tightening resident adherence to the rules in all areas, such as cleanliness, parking, pools and are asking for your understanding and cooperation for the benefit of everyone.

***Finally, I believe that we are on the right track, but need your continued indulgence and patience to allow us to get things done in an orderly manner with minimum delay.***

Thank you.



# HAPPY Mother's Day

SUNDAY MAY 13<sup>TH</sup>

DINNER MENU  
\$ 42,95

## APPETIZERS

- Thai Shrimp Cocktail
- Baby Spinach & Goat Cheese Salad
- Salmon Tartar Teriyaki

## ENTRÉES

- Beef Short Ribs Bourguignon
- Honey-Rosemary Lamb Shank
- Duck Confit Risotto
- Seafood Linguini
- Lemon Glazed Atlantic Salmon

## DESSERT

- Choc Lava Cake, Thin Apple Tart,  
Key Lime Pie

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To Residents of  
the Hemispheres.....

# Happy Mother's Day

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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
- Resident Services 954-457-9732 ext. 559 residentservices@thehemispheres.com	Juniper (Bayside) 954-544-3370	Bay North Front Desk 954-456-1965
- Gabby/Maintenance/Contractor 954-456-1257 maintenance@thehemispheres.com	Roman's Snack Bar (Opool) 954-454-1111	Bay South Front Desk 954-458-1985
- Luz/Access Control 954-457-9732 ext. 305 accesscontrol@thehemispheres.com	Snowy Mini-Mart (OS) 954-458-2930	Ocean North Front Desk 954-458-1950
- Stephanie/Admin Assistant 954-457-9732 ext. 304 adminassistant@thehemispheres.com	<b>Commercial Units</b>	Ocean South Front Desk 954-458-1980
- Ali/Receptionist 954-457-9732 ext. 301 reception@thehemispheres.com	Beauty Salon (OS) 954-457-8428	Roy Bromley (Security) 954-457-9732 ext. 551 roy.bromley.ffps@gmail.com
- Mercy/Oceanside Manager 954-457-9732 ext. 306 oceanmanager@thehemispheres.com	Halprin Realty (OS) 954-458-2227	<b>Board of Directors</b>
- Allan/Bayside Manager 954-457-9732 ext. 310 baymanager@thehemispheres.com	Neil Lechtner, Attorney (BS) 954-457-4357	Lawrence Doczy, President
- Accounting 954-457-9732 ext. 550 accounting@thehemispheres.com	Nohmis Construction (BS) 954-591-8361	Alfred Marzouk, Vice President
- Carole/General Manager 954-457-9732 ext. 308 generalmanager@thehemispheres.com	<b>Contracted Services</b>	Gerry Fojo, Treasurer
- Joe Tocci/Chief of Construction 954-457-9732 ext. 317 jtocci@thehemispheres.com	Atlantic Pacific - Management	Yvette Serluco, Secretary
- Hector Franco/Chief of Maintenance 954-457-9732 ext. 314	Atlantic Pacific - Accounting	Barbara Drabkin, Director
- FPL 954-797-5000	Field Force Protective - Security	David Simhon, Director
- AT&T Uverse Community (Customer Se 866-299-6824	Park One, Inc - Valet	Hank Rosenblum, Director
- Hemispheres Office Fax 954-456-8376	Luke's Landscaping - Lawn Maintenance	<b>Contracted Services</b>
	Amercian Services Industries - Housekeeping	Atlantic Pacific - Management
	<b>thehemispherescondo.vertilinc.com</b>	Atlantic Pacific - Accounting

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# We are Listening!

## **Congratulations and Good Luck Joe!**

After close to 36 years as part of the Hemispheres family, Joseph Tocci will be leaving this month to pursue other interests. Joe was hired June 25th, 1982 after answering an ad for a position in the Maintenance Department. Within a few months Joe had become the assistant to the Chief Engineer and when the Chief Engineer resigned in 1983, he was promoted to this position. During his tenure Joe ran the maintenance department, supervised the painting department and even supervised an in-house exterminating service.

## **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!**

Over the years Joe has felt that the Hemispheres is his home away from home and has enjoyed meeting our many residents. During the next few weeks Joe will provide staff transitional support for the continued success of the maintenance team going forward. We would like to wish him the best and a big thank you for his dedication to the Hemispheres community.

## **Welcome to the Board Hank!**



Congratulations to Hank Rosenblum on his appointment to the Board. Hank will be adding his extensive hospitality and managerial experiences to the daily Hemispheres operation. Focus will be on improving the resident pool and beach experiences. Thank you for your dedication and welcome!

## **Windows & Sliding Doors Replacement Survey**

The Board is continuing to explore replacement of the original windows and sliding doors. At the completion of the structural evaluation of our property, the contracting engineers will advise us about the feasibility and structural parameters of such a group project.

Replacing the 45-year-old original windows and sliding doors would improve the safety of our buildings, save money for participating owners by taking advantage of substantial group discounts, lower the Association's energy consumption bill, may get better insurance rates, and certainly will guarantee an aesthetic uniform look to our property. If you are interested in participating in this project please send an email to Resident Services with your unit(s) that you would like to include.

[residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com)

## **Meet our new Bookkeeper!**

There is an important addition to the management team, Bookkeeper Selassie Bailey. Selassie has extensive condominium accounting experience as well as a Bachelors' degree in Accounting. With her outstanding organizational skills and positive attitude, Selassie will be an excellent fit with the team. Good luck Selassie!!!



## **Around the Hemispheres – Your Team**

The challenges that our team faces are an opportunity to develop creative and innovative approaches to better our community. Management's emphasis is on improving the appearance of our grounds and common areas which included meetings with our contract vendors. Input from meetings with ASI Cleaning determined that a more hands on supervisor was needed to facilitate basic responsibilities. ASI has also been assigned additional tasks fueled by resident suggestions.

Service improvement meetings also took place with both Luke's Landscape and Field Force Security. The emphasis for both is to provide a better appearance and more consistent services that our residents will notice. Luke's has begun to spruce up the grounds by additional plantings, mulch and trimming.

Everyone, thank you for making this a very successful winter season and we look forward to the future!!!



Carole Lasker, LCAM  
General Manager

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## What is Memorial Day?



Memorial Day or Decoration Day is a federal holiday in the United States intended for remembrance of those who died while serving in the country's armed forces. At this time, many people visit cemeteries and memorials to honor those who have died in military service. In national cemeteries many volunteers place an American flag on each grave.



The U.S. National Park Service and numerous scholars date the beginning of Memorial Day traditions to April 25, 1866, when women in Columbus, Mississippi laid flowers on the graves of both Union and Confederate dead buried in the city's cemetery. The early southern Memorial Day celebrations were simple, somber occasions for veterans and their families to honor the dead and tend to local cemeteries. The tradition was expanded to northern states on May 5, 1868 when General John A. Logan, commander-in-chief of the Grand Army of the Republic, the veterans' organization for Union Civil War veterans, issued a proclamation calling for "Decoration Day" to be observed annually and nationwide. The first official Memorial Day was observed on May 30, 1868 and according to a White House address in 2010, the date was chosen as the optimal date for flowers to be in bloom in the North.

The northern states quickly adopted the holiday and in 1869 events were held in 183 cemeteries across 27 states. In 1871, Michigan made "Decoration Day" an official state holiday and by 1890, every northern state had followed suit. The ceremonies were sponsored by the 100,000 members of the Women's Relief Corps, the women's auxiliary of the Grand Army of the Republic (GAR). By 1870, the remains of nearly 300,000 Union dead had been reinterred in 73 national cemeteries, located near major battlefields. The most famous are Gettysburg National Cemetery in Pennsylvania and Arlington National Cemetery, near Washington, DC.

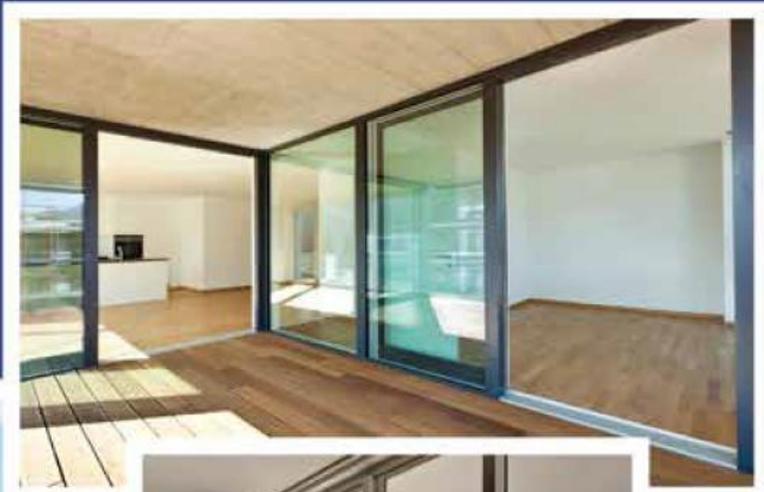
Memorial Day speeches became an occasion for veterans, politicians, and ministers to commemorate the Civil War and, at first, to rehash the "atrocities" of the enemy. They mixed religion and celebratory nationalism for the people to make sense of their history in terms of sacrifice for a better nation.

Since 1868 Doylestown, Pennsylvania has run annual Memorial Day parades which it claims to be the nation's oldest. However, the Memorial Day parade in Rochester, Wisconsin predates Doylestown's by one year

and is considered the original parade.

The name for the holiday gradually changed from "Decoration Day" to "Memorial Day," which was first used in 1882. Memorial Day did not become the more common name until after World War II, and was not declared the official name by Federal law until 1967. On June 28, 1968, Congress passed the Uniform Monday Holiday Act, which moved four holidays, including Memorial Day, from their traditional dates to a specified Monday intending to create a convenient three-day weekend. The change moved Memorial Day from its traditional May 30 date to the last Monday in May. The law took effect at the federal level in 1971. After some initial confusion and unwillingness to comply, all 50 states adopted Congress' change of date within a few years.

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## NEIGHBOR TO NEIGHBOR General Etiquette

Condominiums can offer the benefits of home ownership without many of the headaches associated with owning a house. However, condo ownership can come with its own set of challenges, including living in close proximity to other Hemispheres owners. Remember that you are living with other people and your activities affect them. Cooperate, communicate and be considerate to keep the peace with your neighbors, especially when sharing common areas. Never infringe on space other people expect to use.

You can make the most of Hemispheres living by understanding your rights, managing your expectations, and knowing how to approach potential problems. Some rules to live by include:

- Understand Your Rights as a Condo Owner
- Read your ownership agreement
- Be understanding of neighbors
- Consider how your behaviors affect others
- Live peacefully by overlooking minor issues
- Talk to the manager

Put yourself in the other person's shoes and think about your common pet peeves. Chances are, whatever annoys you, gets somebody else's goat as well. Building relationships with your fellow condo dwellers will open more doors than you realize. We want the owners to reclaim their rights to enjoy their property without intrusion. Being a good neighbor can alleviate many of these issues.

## Junk in the Trunk is Ending

The objective of the Junk in the Trunk pilot program was to accommodate easy removal of resident furniture during our busy time of year. With the change of season, the program is now ending. The Board will evaluate the success of the program to determine if it will be re-implemented next year.

## Towing Reminder

As a reminder from last month's newsletter, the Board will continue to prioritize enforcement of existing rules and regulations related to the towing of vehicles. In the Hemispheres documents, the "Rules and Regulations" section defines the authority to tow vehicles from the common elements for various reasons



including parking violations. Most of these issues are for infractions such as improper parking, parking in the wrong space, and expired permits. When a violation is discovered security will attempt to contact the vehicle owner. However, if contact is not possible a first warning is issued by placing a sticker on the vehicle's window. Security will usually wait 24 hours before issuing the second warning. If the vehicle is still in violation after 48 hours, a third and final warning will be issued before engaging the towing company.

***However, be informed that your Hemispheres Blue Book allows us to tow without any warning for any car parked in violation of the rules.***

The current service provider is Executive Towing and Recovery. Vehicles are towed to 5900 Dewey Street #200, Hollywood, Florida 33023.

Referring to the tow charge, the cost you are facing if the vehicle is towed from the property is approximately \$120 plus storage if the vehicle is not picked up within 24 hours. The storage fee is \$24 per day and after the first 24 hours there is a one-time fee of \$30. On the 5th day, there is a one-time \$250 lien fee. If you have any questions regarding towing fees, you may call the towing company directly at (954) 444-0054.



Alfred Marzouk,  
Director

Please remember it is better to be safe rather than sorry. Please be sure that your vehicles and your guests and visitors' vehicles are parked in accordance with the rules to avoid the inconvenience and cost to everyone involved.

Thank you everyone for making the Hemispheres the best association in Hallandale!!!

# Chairs & Umbrellas Policy

WEATHER PERMITTING

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& UMBRELLAS



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CHAIRS  
& UMBRELLAS



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required



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.



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 shelves

WALK ON THE BEACH read a book PLAY GAMES

laugh <sup>Ha!</sup> <sup>ah!</sup> <sup>ah!</sup> ENJOY A SUNRISE

TAKE PICTURES make memories  
DON'T WORRY ABOUT ANYTHING

HAVE FUN!

# The Hemispheres Scrapbook

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# We are Listening!



Atlantic Pacific is a fourth-generation real estate company with expertise in acquisitions, development, property management, and investments. With offices in Florida, Georgia, Texas, and California, our team utilizes decades of experience and thorough marketplace knowledge to develop and manage a wide array of properties across the country. We treat every investment

with a disciplined approach that creates significant and sustainable value for our clients. The corporate management team has expertise in construction, operations and accounting and includes:

Tom Smith, CPA and LCAM, Senior Managing Director of Atlantic | Pacific Management (APM), oversees all of the day-to-day operations of the management company, including the development and implementation of Best Practices for our clients. His unique blend of quality accounting and excellent operational experience developed the finest back-office operation in the property management field and sets APM apart as a world-class operation.

Mr. Smith obtained his degree from Hofstra University and began his career with the public accounting firm Touché Ross & Company, specializing in the areas of real estate and banking. For the next 18 years, Mr. Smith served as Controller and Chief Financial Officer for several top property management firms in New York City. He is a member of the Community Association Institute.



Tom Smith,  
Senior Managing Director



William Coleman,  
Director of Operations

Billy Coleman joined the Atlantic | Pacific family in 2015 as a Regional Director and his contribution to our mission of "Growing Bigger, Growing Better" resulted in his promotion to Director of Condominium Operations in 2017. He currently oversees Broward, Palm Beach, Orlando and Tampa clientele. He is focused on enhancing the daily services provided to our clients by streamlining and improving our operating procedures, creating better support and development opportunities for our onsite teams, and continuing our focus on relationship and reputation.

Mr. Coleman began in the community association industry in 2001 and for most of his career served as Senior Vice President of a large, publicly traded community association management company. Responsibilities included oversight of nearly 700 employees extending over 300 condominiums. His experience includes working with communities ranging from five-star condominium resorts with extensive food and beverage components, 5,550 unit planned urban communities, luxury new construction communities, and communities requiring massive restoration projects.

Broward native Charles Smith, MBA, MS, and LCAM, recently joined Atlantic | Pacific as a Regional Manager for the South Broward area. His diverse background includes operations, budget, accounting, psychology, and community administration, as well as close interaction with board and council members. Before joining Atlantic | Pacific Management, Mr. Smith was a long time Director of Operations at Marquis Management, coordinating 5-star services for over 30 high valued associations located on Fisher Island, South Beach, Sunny Isles, Bal Harbor, and Brickell.

The first part of Mr. Smith's career was in the Broward School Board's Budget Department, and as a local Municipal Finance Director. He has Masters Degrees in Psychology and Business. Operational milestones include the development of association annual reports, improving profitability/net income, using benchmarking analysis to improve resident service levels, producing long term infrastructure studies that directly impacted building maintenance, creating monthly financial statements, and coordinating budget and audit formulation. In addition to his LCAM, affiliations include CAI and CAMP membership.



Charles Smith,  
Regional Manager

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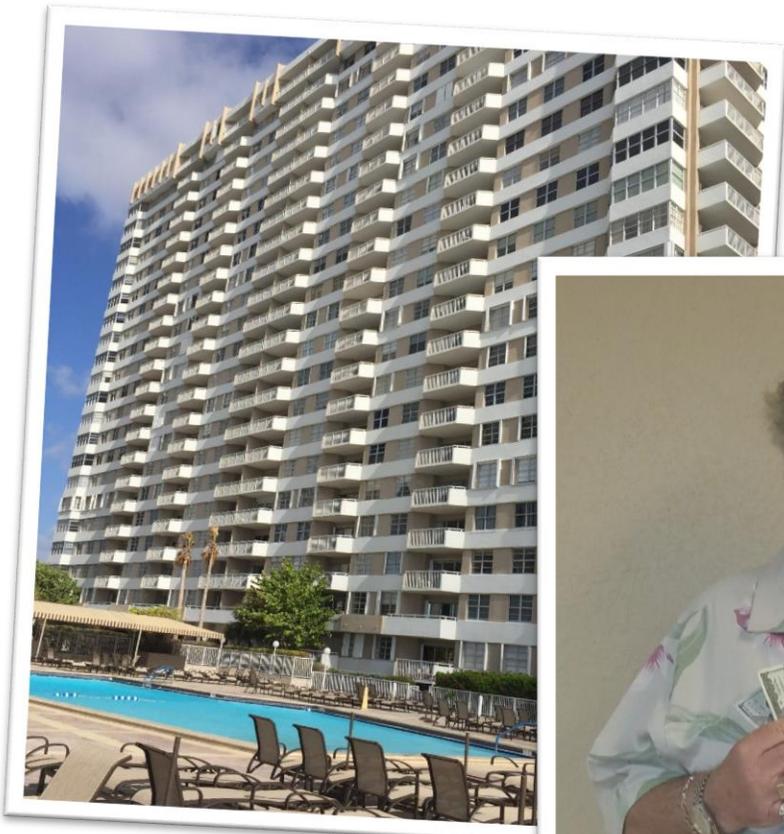
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# The Hemispheres Scrapbook



# WHAT'S NEW THIS MONTH AT THE HEMISPHERES?

## Stephanie's Corner



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

# INVITATION

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

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Dear Residents,

Another season has come and gone and we have had to say goodbye to our snowbird friends. With the election of a new board we are beginning to make significant changes and when residents return in the fall we anticipate these changes will make a noticeable difference. We wish to continue working as a team to ensure The Hemispheres is at its best.

As a reminder Hurricane season will be here soon. We advise all snowbirds to remove any furniture from the balconies. It is also a good idea to leave a copy of your keys with security in case of an emergency. We will provide updates to all residents if there are issues with an approaching storm.

During a crisis always remember I am only a phone call away. Please feel free to call at any time. Until next month, be well!

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- ✓ Elder care attorneys
- ✓ State guardians



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Sadié Abboud, MSN, FNP-BC

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MONDAY - FRIDAY  
FROM 7:30AM TO 7:00PM

We Accept Medicare & MA Plans  
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**954.DOCTORS**  
3 6 2 8 6 7 7

# Hemispheres Condominium Association Financial's Report As of March 31, 2018

## Checkbook Balances:

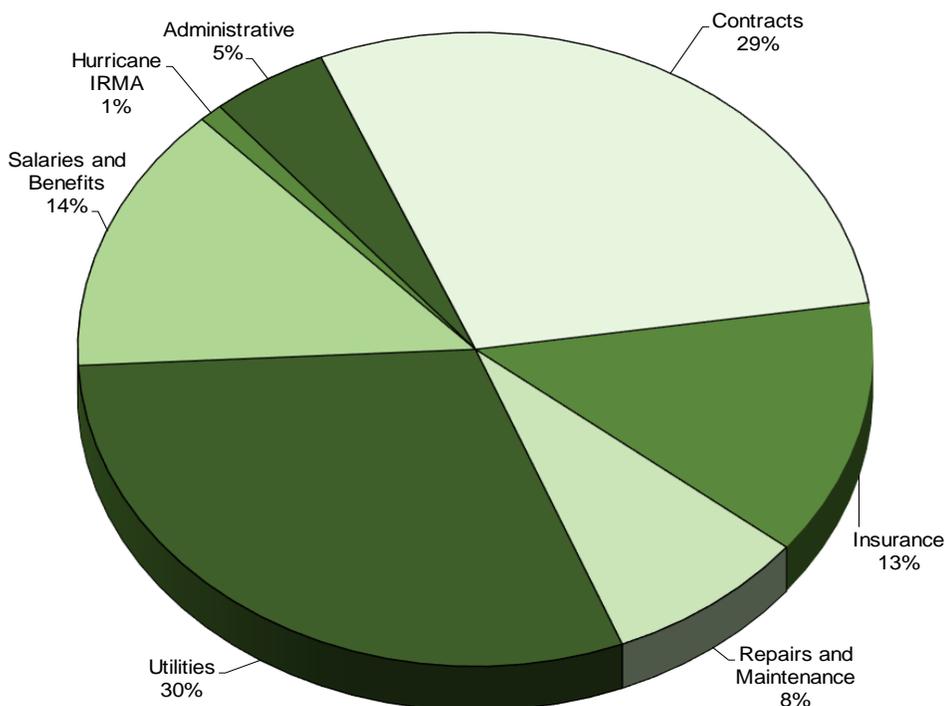
Operating	\$	2,809,619.10
Capital Projects		1,004,419.16
Security Deposit/Clicker/Marina Deposit	\$	640,072.17
<b>Total Checkbook Balances as of March 31, 2018</b>	<b>\$</b>	<b>4,454,110.43</b>

Account Receivable Delinquencies	\$	359,369.84
Accrued balance of prepayment of our Insurance Premium		499,640.16
Accounts payable to the trade		204,261.03

## Revenue and Expenses:

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>\$ 894,224.88</b>	<b>\$ 2,817,658.91</b>	<b>\$ 2,709,353.49</b>
<b>Expenses:</b>			
Salaries and Benefits	\$ 116,468.27	\$ 343,963.67	\$ 389,976.48
Administrative	41,726.26	119,217.65	102,663.51
Insurance	112,800.40	327,485.04	351,906.93
Utilities	252,989.12	756,212.82	716,557.38
Contracts	232,871.24	725,791.39	701,285.40
Repairs, Maint, Supplies	80,268.45	155,361.13	96,154.05
Rep & Maint - Special Projects	1,785.00	51,503.15	332,059.74
Bad Debt	0.00	0.00	18,750.00
Hurricane Irma	0.00	24,116.00	0.00
<b>Total Expenses</b>	<b>\$ 838,908.74</b>	<b>\$ 2,503,650.85</b>	<b>\$ 2,709,353.49</b>
<b>Surplus/(Deficit)</b>	<b>\$ 55,316.14</b>	<b>\$ 314,008.06</b>	<b>\$ -</b>



## Where does the Money Go?



Gerardo Fojo,  
Treasurer

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INVITATIONS  
BOOKLETS  
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FRIDAYS at the ocean side



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## CLASSIFIED ADS

### EXPERT ALTERATION

Ladies, men, children. I make house calls, pickup 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

May 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30 Local Bus Service Zumba 4:30 PM	1 Bingo 7:00 PM  Fees Due 	2 Local Bus Service Art Class 1:00 PM Yoga 6:00 PM	3	4 Local Bus Service	5
6	7 Local Bus Service Zumba 4:30 PM	8 Bingo 7:00 PM	9 Local Bus Service Art Class 1:00 PM Yoga 6:00 PM	10	11 Local Bus Service	12 <b>Management Office Open 9am to 1pm</b>
13 <b>HAPPY MOTHER'S DAY!</b>	14 Local Bus Service Zumba 4:30 PM	15 Bingo 7:00 PM	16 Local Bus Service Art Class 1:00 PM Yoga 6:00 PM	17	18 Local Bus Service	19 <b>Management Office Open 9am to 1pm</b>
20	21 Local Bus Service Zumba 4:30 PM	22 Bingo 7:00 PM	23 Local Bus Service Art Class 1:00 PM Yoga 6:00 PM	24	25 Local Bus Service	26
27 		29 Bingo 7:00 PM	30 Local Bus Service Art Class 1:00 PM Yoga 6:00 PM	31		

# BUS SCHEDULE



## Summer Hours

The Hemispheres Courtesy Bus will be running a limited schedule for the summer months. The bus will be running on Monday and Friday on the normal schedule. Wednesday will be for the Special Trips. There will be **NO bus service on Tuesday or Thursday.**

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

# MAY BLUE LIVE



## LIVE Salsa night

WITH PURO SABOR & DJ MUSIC



EVERY FRIDAY

SATURDAY 5<sup>TH</sup> & 19<sup>TH</sup>

## the MOTOWNERS "THE ULTIMATE MOTOWN TRIBUTE"



## Jazmin Sabyna

SATURDAY 12<sup>TH</sup>

SUNDAY 13<sup>TH</sup>

## HAPPY Mother's Day

LIVE MUSIC WITH the MOTOWNERS  
"THE ULTIMATE MOTOWN TRIBUTE"

## RUSSIAN NIGHT



SATURDAY 26<sup>TH</sup>



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RESERVATION (954) 251-2658

1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009

Located in the Hemispheres Condo - Ocean Side



LIVE

# Salsa night

EVERY

friday

WITH

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Located in the Hemispheres Condo - Ocean Side

HEMISPHERE BN-14K



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

HEMISPHERE BS-MZJ



2bdrm 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



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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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