

# THE HEMISPHERES

Vol. 11 Issue 12 December 2018



## NEWSLETTER

### Reserves Vote Reminder

Dear Hemispheres Owners,

The Reserves Special Membership Meeting has been set and your input is very important. The Meeting package has been mailed to all unit owners and it is time to cast your much-needed vote. The Meeting will be held on December 6, 2018 in the ballroom at 7 pm.

Owners must now decide if they want to vote FOR **PARTIAL** RESERVES or **FULL** RESERVES. Owners do not have to attend the Meeting in person and they may cast their vote at any time until the deadline of December 6th by simply sending their proxy to the administrative office. You may send this proxy by mail, by fax at 954-456-8376, via emails at [residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com) or by bringing it in person to the office. Proxies are also available at the front desk.

There is a lot at stake for the owners. Be aware that having reserves involves having an increase in your maintenance fees. Indeed, if a minimum of 518 owners do not cast their vote via proxy or in person by December 6th, and 50% plus one owner, out of those 518 owners, do not vote for partial reserves, your monthly maintenance fees will increase by an average of fifty two percent (52%).

Here are a few examples of the increases you would have if enough owners do not vote against reserves.



Condo size	Maintenance fee <b>WITH PARTIAL</b> Reserves	Maintenance fee <b>WITH FULL</b> Reserves
Studio	\$372	\$540
1 bedroom	\$550	\$799
2 bedrooms	\$764	\$1,111
3 bedrooms	\$1,064	\$1,546

Once again, please be aware that if you do not cast your vote by December 6, 2018, and we do not meet the two above requirements, your monthly maintenance fees will go up. After December 6th, it will be too late. We recommend for owners not to wait until the last minute to cast their vote.

Many thanks for your attention and usual participation.

Lawrence Doczy, President  
Alfred Marzouk, Vice-President  
Yvette Serluco, Treasurer  
Hank Rosenblum, Secretary  
Barbara Drabkin, Director  
David Simhon, Director





# DECEMBER BLUE LIVE



**VAL  
DOLGIN**

One of the world's top guitar players  
a composer and song writer



**THURSDAY  
13<sup>TH</sup> & 27<sup>TH</sup>**

**EVERY  
FRIDAY**

**LIVE**  
*Salsa*  
*night*

WITH  
**PURO SABOR & DJ MUSIC**



**the MOTOWNERS**  
"THE ULTIMATE  
MOTOWN TRIBUTE"

**SATURDAY  
8<sup>TH</sup> & 22<sup>TH</sup>**

**SATURDAY  
10<sup>TH</sup>**  
**CHRISTMAS EVE  
MONDAY 24<sup>TH</sup>**



*Jazmin Sabyna*



**Soul  
STREET**

CLASSIC MOTOWN • R&B • DISCO • SOUL

**SATURDAY  
29<sup>TH</sup>**



[www.bluebargrill.com](http://www.bluebargrill.com)

RESERVATION **(954) 251-2658**

1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009  
Located in the Hemispheres Condo - Ocean Side



## MESSAGE FROM THE PRESIDENT



Lawrence A. Doczy  
President

On behalf of the entire Board and the Hemispheres Team, I wish you a very happy and prosperous Holiday Season and a Happy and prosperous New Year!

As you are aware, Gerry Fojo, our Treasurer, has resigned his position on the Board for health and personal reasons. The Board, in the framework of an organizational meeting, has voted in Yvette Serluco as Treasurer and Hank Rosenblum as Secretary. We wish them much success in their new functions.

On the operational side we have signed a contract with Bengoa Construction for the urgent concrete repairs at the South-East end of the Ocean garage and the reconstruction of the porte-cochere at Ocean South. We have been expediting the permitting process and work will start shortly after the New Year.

The bidding process for the Bay South roof will start very soon.

Once again, please be reminded of the importance of **voting "YES" on your Limited PROXY** and submitting it to the Administration as soon as possible to approve the partial reserve, which does not alter the budget in any way. Voting NO or NOT voting will increase the monthly maintenance substantially.

---

## BAYSIDE PARKING EXPANSION

### 38 ADDITIONAL SPACES NOW AVAILABLE

We are pleased to announce the addition of 56 new nighttime only parking spaces on the Bayside. Effective immediately, specially marked parking spots in the Restaurant, Valet and Contractor areas will be available to RCA tagged vehicles from 11:00PM to 10:00AM.



Hank Rosenblum,  
Director

In these designated areas, spaces with green bumpers are available for limited hours and only to residents without assigned parking (RCA).

Please be aware that vehicles are subject to fines and towing if not moved by posted times.

We hope this measure will help to alleviate some of the Bayside parking shortages that have troubled us in the past.

Again, please remember, these are nighttime only spaces. Avoid fines and towing, move your car before 10:00AM



## MESSAGE FROM THE TREASURER

I wish everyone a happy and healthy holiday season. I want to thank Gerry Fojo for his tenure as the



**Yvette Serlucio**  
Treasurer

Treasurer during which he prepared the 2019 budget and resigned due to personal reasons. We all know that the Treasurer position is one of the most important officer positions due to the heavy responsibility of properly managing an \$11 million budget and making every penny count. I thank the board for entrusting me with the treasurer position by a unanimous vote at the November 8th Reorganizational Meeting of the Board of Directors.

Many of you naturally have had questions as to the increase in maintenance fees and reserves. While I did not prepare the 2019 budget, I will answer some of the questions that many of you have asked.

Q: Why do we have an increase in the maintenance fees when we did not for 10 years?

A: For over the last 10 years, inflation ran from a low of 0.1% to a high of 4.3% for a total of 15.4%. So, in terms of dollars purchasing powers, it takes 15.4% more to buy the same goods or provide the same services.

Q: How were we able to do without an increase for that long?

A: The Hemispheres addressed immediate needs and many items were pushed down the road. There is a limit to how long this can be done.

Q: How much of an increase am I paying more for 2019 than for my current maintenance?

A: Only a 5% increase in maintenance if the membership passes the proposed partial reserves funding.

Q: What do you mean by 17% reserves?

A: In the past, the budget had a line item called "capital projects" in which we had allocated about \$1,000,000 per year. Management computed the required reserve from our existing reserve study. With the proposed recommended vote for partial reserve, we are in essence renaming the budget line known as "capital

projects" to "reserve contributions", which happen to be 17% of the computed required full "reserve contributions" for 2019.

Q: How did we accumulate the surplus of \$4.6 million in the last 2.5 years?

A: The past budget had a line item called capital projects which had allocations of about \$1,000,000 per year starting in 2016. The funds accumulated to \$2,500,000 in anticipation of the engineering report and for the use of the construction projects. The rest of the amount came as a result of the efforts of the treasurer at the time, Nabih Mangoubi, through better management of our money, paying attention to every purchase, negotiating better contracts from vendors, eliminating waste and reducing certain unwarranted expenses.

Our board continues to judiciously manage the expenses as we negotiated the Thornton Tomasetti phase 0 contract and the engineering labor rates for the term of the construction projects. Phase 0 is estimated at about \$2 million with no additional funds needed.

Q: If we had a million dollars in the budget for capital projects, why didn't we use it during the last 2.5 years? What is this board doing about the capital projects?

A: In order to answer this question properly, background information is required to provide context.

The 2016-2017 Board inherited several lawsuits and a court order from the City of Hallandale Beach due to a large number of construction projects that were done in prior years in violation of the Florida Building Code and without the required building permits. All of these violations were resolved with the guidance of the Vice President at the time, Lubomira Nentcheva, who also helped the Administration create a plan to professionally prioritize and handle several new construction projects reported by the Management as overdue.

Despite all obstacles related to fixing many building code violations, dealing with court orders, settling lawsuits due to mishandled construction, and the



required repairs of the damages caused by the two powerful hurricanes - Matthew in 2016 and Irma in 2017, the prior board was able to manage these critical issues professionally without any loans or additional charges to the owners and were able to save money for the planned capital construction project.

Our board is currently executing the next stages of our capital construction project plan, working hard to build on this foundation. The guidance of the Critical Path report of our Engineer of Record, Thornton Tomasetti, has allowed us to prioritize and approach our construction projects safely based on their importance for the structural integrity of our property and to properly plan the use of our funds.

The engineers at Thornton Tomasetti have completed the specifications and the blueprints for the repair of the southeast corner of the Ocean North garage, part of the Phase 0 project and have administered the professional contractors' bidding. The winning bidder for this Phase 0 part is Bengoa Construction. The Hemispheres' construction attorney did already finalize the terms of the contract and Bengoa Construction is ready to start right after the City approves their building permit application.

In closing, we urge you to vote "YES" for the partial reserves for the 2019 budget.



## FOR SALE BY OWNER



### OCEAN NORTH "K" LINE APARTMENT

**NO NEW HIGH-RISE PROJECTS TO  
BLOCK GORGEOUS OCEAN VIEWS!**

**ASKING ONLY \$295,000**

**CALL OR EMAIL OWNER:**

954-546-2987 / 7rem8rem9rem@gmail.com

(Realtors with qualified buyers are also welcome and protected)

## CLASSIFIED ADS

### EXPERT ALTERATION

Ladies, Men, Children. I make house calls,  
pick up, delivery. 9:00am to 6:00pm

Contact MaryAnn:

954-439-5739

### ADVERTISE WITH US - GET EXPOSURE

Contact us to place your ad in the  
January issue!

Several sizes and placements available.  
CALL Stephanie - 954-457-9732 EXT. 304



## Reserves, Don't Forget and Vote!

By now you have received your 2019 Budget package. By statute the Board must adopt a budget that includes fully funded reserves. Owners are then permitted to vote to partially fund reserves at a duly called membership meeting. This year the board is presenting unit owners with a partially funded option that will begin the process of building reserves for the future.

*As a reminder please be aware that if you vote "Yes" the reserves will be partially funded. If you vote "No" or do not respond full funding of your reserves will be included in your monthly maintenance, which will significantly increase. Once again, please be reminded that if we do not get a successful vote to partially fund reserves at the December 6, 2018 the maintenance fees will go up significantly.*

If you need any assistance, please contact Stephanie in the Management Office at 954 457-9732, email her at [adminassistant@thehemispheres.com](mailto:adminassistant@thehemispheres.com) or drop by the office Monday through Friday 8:00AM to 4:00PM.

***Don't forget to Vote!***



# Hemispheres Condominium Association Financial's Report

## As of October 31, 2018

### Checkbook Balances:

Operating	\$	2,970,411.28
Capital Projects		1,007,642.12
Security Deposit/Clicker/Marina Deposit	\$	598,818.25
<b>Total Checkbook Balances as of October 31, 2018</b>	<b>\$</b>	<b>4,576,871.65</b>

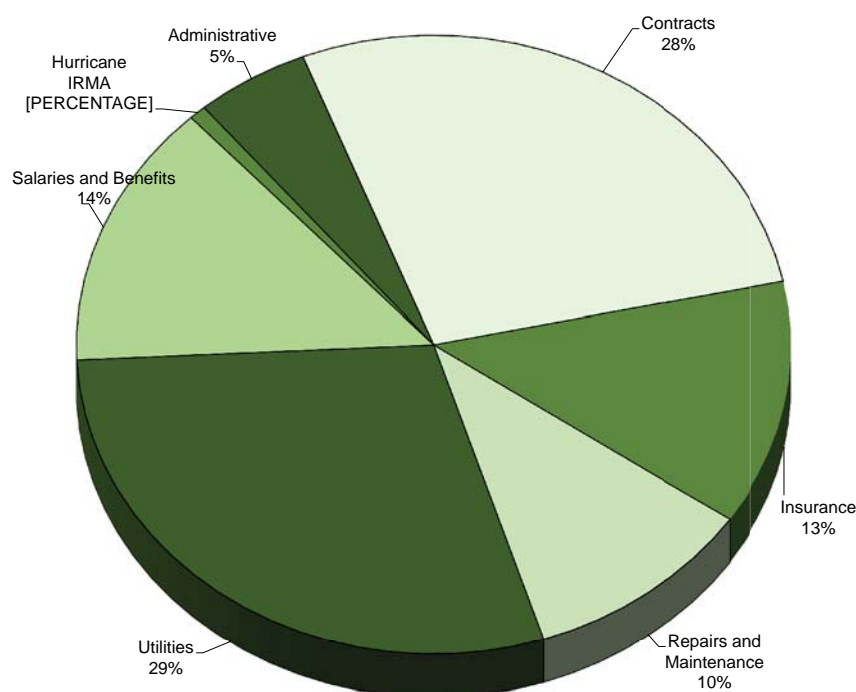
  

Account Receivable Delinquencies	\$	192,011.01
Accrued balance of prepayment of our Insurance Premium		547,143.98
Accounts payable to the trade		203,030.43

### Revenue and Expenses:

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>\$ 893,238.48</b>	<b>\$ 9,105,451.18</b>	<b>\$ 9,031,178.30</b>
<b>Expenses:</b>			
Salaries and Benefits	\$ 123,589.40	\$ 1,194,544.13	\$ 1,299,921.60
Administrative	42,227.95	442,731.16	342,211.70
Insurance	116,442.73	1,102,996.18	1,173,023.10
Utilities	256,625.85	2,514,484.00	2,388,524.60
Contracts	232,416.22	2,380,461.66	2,337,618.00
Repairs, Maint, Supplies	47,083.30	562,880.31	320,513.50
Rep & Maint - Special Projects	45,955.00	342,560.93	1,106,865.80
Bad Debt	0.00	28,163.56	62,500.00
Hurricane Irma	0.00	39,036.00	0.00
<b>Total Expenses</b>	<b>\$ 864,340.45</b>	<b>\$ 8,607,857.93</b>	<b>\$ 9,031,178.30</b>
<b>Surplus/(Deficit)</b>	<b>\$ 28,898.03</b>	<b>\$ 497,593.25</b>	<b>\$ -</b>

*Hemispheres Condominium Association*  
2018 Expenses Breakdown



## Where does the money go?



**Yvette Serluco**  
Treasurer



## MANAGEMENT REPORT

November 29<sup>th</sup>, 2018

Dear residents,

I am pleased to share with you the second published management report. As stated in the prior report, the goal of this document is to share with the community the current and recently completed projects around the community in an effort to keep you the reader up to date. I will continue to express my gratitude to the residents of the Hemispheres for their cooperation as we move forward working on enhancing the structure, functionality and curb appeal of the community.

### Annual Election

- The first notice of the annual meeting has been sent with a set date of Sunday January 27<sup>th</sup> 2019 at 10:00 am in the ballroom.

### Election Monitoring

- Reliance management & consulting will be used as our election monitor as done in previous years.

### Bengoa

- The restoration phase 0 contract with Bengoa Construction has been signed and work is tentively scheduled for the second week of January 2019. We will do our best to keep you updated on the progress and we appreciate your cooperation in this matter.



### House Keeping

- Our House keeping team has completed the first go at the deep cleaning of the hallway carpets in the Bay South and Bay North buildings using their new encapsulation method which traps the dirt on the surface of the carpet and helps avoid agitation or futher damaging the carpet. They will continue to the onto the Ocean South building and Ocean North buildings before any resurfacing stains will be re-touched.



### Welcome New Owners

- The Hemispheres administration would like to welcome the following new owners to the association.
- ON-7L – Igor and Alla Aminov

### Coral cleaning

- Our maintenance team has recently completed cleansing the decorative upper wall on the ocean club house to maintain the curb appeal.



### Elevators

- The annual elevator inspections have been re-scheduled for December 11<sup>th</sup> and 18<sup>th</sup>.



### Security Arms

- Illuminating LED strips have been added to the security arms to improve visibility at night and enhance curb appeal.



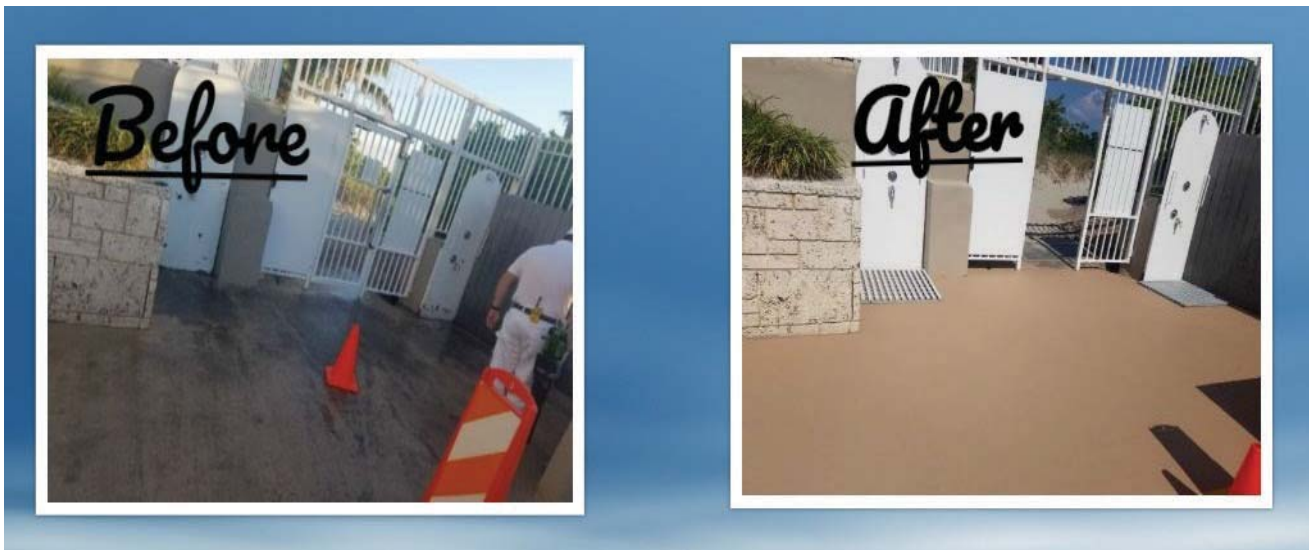
### Beach Access Walkway

- The pool staff has worked on removing and maintaining the sand around the beach access gate to provide a more comfortable walk to and from the beach. The erosion process creates a hill of compacted sand that narrows down the walking area thus making it difficult to walk and access the pedestrian gate.



### Beach Access Gate

- The maintenance team has completed cleaning the access gate floor.





### Activity Areas

- The Bocci court has been cleaned and a few new activities have been added for your enjoyment. Please see the pool staff for game accessories.

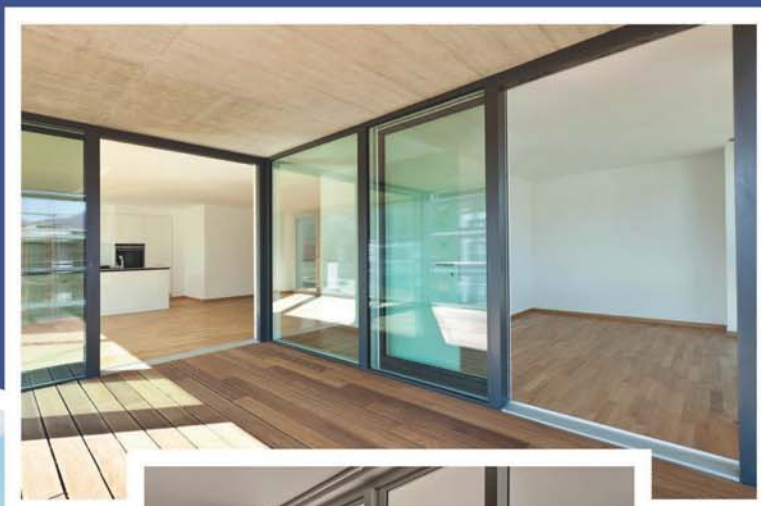


### Tennis Court

- The Tennis court cleaning has been completed. A preventive maintenance plan has been out in place to protect the textures life span.



**WE HAVE OVER 10 YEARS OF EXPERIENCE IN THE REPLACEMENT  
OF HIGH-RISE IMPACT RESISTANT WINDOWS AND DOORS**



## **COMPLETE HURRICANE PROTECTION**

- **ENERGY EFFICIENT WINDOWS**  
Lower your utility bill by installing impact windows in your property.
- **NOISE REDUCTION:** Our windows help reduce outdoor sound compared to non-hurricane proof windows.
- **INSURANCE DISCOUNT:** Our Windows are all MIAMI-DADE and florida approved and meet the requirements for insurance rate discounts.

**Our product line provide safety  
and security for your family from  
both storms and intruders.**

## **OUR WINDOWS AND DOORS WILL IMPROVE THE BEAUTY AND INCREASE THE VALUE OF YOUR HOME**

**Call for your free estimate!**

**305.888.5718**

W W W . O C E A N D W . C O M

**PGT WinGuard**  
CERTIFIED DIAMOND DEALER

7875 NW 77 Ave. MEDLEY, FL 33166



@OCEANDOORS





# Happy Holidays

WISHING YOU AND YOUR FAMILY A HAPPY HOLIDAY SEASON  
AND BEST WISHES FOR A PROSPEROUS NEW YEAR!



Thinking of Buying, Selling and/or Renting...  
Call me, I always answer 305-219-2297.

Miriam Ayala, Lic. Broker

Miriamayalasellsflorida.com

Miriamayalarealtor@gmail.com



## Snowy Mini-Mart



Groceries, sundries, snacks,  
beer, wine, fresh sandwiches and  
much more.

**ONE STOP for all your needs.**

Ocean South Lower Lobby  
**954-458-2930**

## TOTAL FITNESS TRAINING

Programs, instruction, nutrition

**Mark Paul**

Private Trainer

**412-628 1848**



TRAINING IN YOUR HOME, OFFICE OR GYM  
markjayspaul85@gmail.com

# YOUR AD could be here



**ADVERTISE WITH US!  
GET EXPOSURE!**

**CALL STEPHANIE 954-457-9732 ext. 304**

### COLOR ADS

PRICE

Full page inside	\$250
Full back cover page	\$450
1/2 back cover page	\$275
1/2 page inside	\$135
1/4 front cover page	\$300
1/4 page inside	\$95
Business card ad	\$55
Classified Ad	\$20 for 4 lines (5\$ each add. line)
Reserved page placement additional charge	\$100

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





**ATLANTIC | PACIFIC MANAGEMENT**  
IS COMMITTED TO EXCELLENCE  
AND **"NEXT LEVEL SERVICE"**

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  
OUR **VAST COMMUNITY.**

[www.apcompanies.com](http://www.apcompanies.com)



AtlanticPacificCompanies



#apcompanies



apcompanies

**MIAMI** | 1025 KANE CONCOURSE | SUITE 215 | BAY HARBOR ISLANDS FL 33154 | T: 305 867 2245 | F: 305 867 2246

**BOCA RATON** | 622 BANYAN TRAIL | SUITE 150 | BOCA RATON FL 33431 | T: 561 819 5433 | F: 561 819 5553





























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	<b>Board of Directors</b>  Lawrence Doczy, President Alfred Marzouk, Vice President Yvette Serluco, Treasurer Hank Rosenblum, Secretary Barbara Drabkin, Director David Simhon, 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	<b>Commercial Units</b>		
- 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	<b>Contracted Services</b>  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		<b>thehemispherescondo.vertilinc.com</b>	
- AT&T Uverse (Customer Service) 866-299-6824			
- Hemispheres Office Fax 954-456-8376			





## December 2018 - Event Calendar

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

## 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



## Appreciation & Recognition



Congratulations to  
*Michael Barwick*

for being awarded  
Security Employee of the Month

Thank you for your dedication as a team player with positive attitude in giving helpful ideas, good training, and in consistently enforcing parking rules in overnight shift.



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](mailto:adminassistant@thehemispheres.com) and I will insert the question and answer on the following months column.

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

I am so excited to hear from you guys!

Till next time,

*Stephanie*

## NEW HEMISPHERE TOWELS ARE HERE



And are available for rent  
by residents and their  
guests.

Why do laundry when you  
can get a clean sanitized  
towel for \$3.

See Walter and the Pool  
Staff to rent a full length  
fitted towel for pool  
lounge.

# Happy Holidays!



# 15%

OFF DENTURES



## Experience The New Generation in Dentistry at Smile Design Dental of Hallandale Beach



SMILE DESIGN  
DENTAL  
HALLANDALE BEACH

### NEW PATIENT OFFER

## \$99<sup>00</sup>

EXAM, CLEANING & X-RAYS

ADA Codes D0150, D1110, D0272

Unless perio disease present. For non-insured patients only.

## 15% OFF

ALL IMPLANT PROCEDURES

Must present coupon

### Routine and Specialty Dental Services all rendered in one convenient location:

- ✓ General and Family Dentistry
- ✓ Dental implants
- ✓ Cosmetic Dentistry (porcelain crowns and porcelain veneers)
- ✓ Root Canals
- ✓ Dentures and Partial Dentures
- ✓ Orthodontics (traditional metal braces, ceramic braces, Six Month Smiles & Invisalign)
- ✓ Extractions
- ✓ Periodontal Therapy
- ✓ Sedation is available
- ✓ Emergency and Walk-Ins welcome
- ✓ Financing Available

 **10% OFF**  
TREATMENT FOR ALL VETERANS

**Se Habla Español**

HOURS AVAILABLE

Monday - Friday: 9:00am 5:00pm • Saturday by Appointment Only

## 954.388.2894

2100 East Hallandale Beach Blvd. #305 • Hallandale, FL 33009

[WWW.SmileDesignDentalFL.com](http://WWW.SmileDesignDentalFL.com)



Dr. Nathalie Vera  
and Dr. Eric Schuetz

THE PATIENT AND ANY OTHER PERSON RESPONSIBLE FOR PAYMENT HAS A RIGHT TO REFUSE TO PAY, CANCEL PAYMENT, OR BE REIMBURSED FOR PAYMENT FOR ANY OTHER SERVICE, EXAMINATION, OR TREATMENT THAT IS PERFORMED AS A RESULT OF AND WITHIN 72 HOURS OF RESPONDING TO THE ADVERTISEMENT FOR THE FREE, DISCOUNTED FEE, OR REDUCED FEE SERVICE, EXAMINATION, OR TREATMENT.



### MOST INSURANCES COVERED



# Embracing All Your Homecare Needs!

Miami-Dade NR #302-11301  
Broward NR #302-11508

## We are a one stop shop!

- ✓ Personalized customer service
- ✓ Always live person on the phone
- ✓ Long-term care insurance attorney
- ✓ We go to hospital & nursing homes
- ✓ Alzheimer's care specialist
- ✓ Geriatric care managers
- ✓ Serving Tri-County area
- ✓ Elder care attorneys
- ✓ State guardians

*Quality care at a reasonable cost, no hidden charges.*



### Always Classic Care

NURSE REGISTRY

2390 NE 186th St, Unit 3 - Miami, FL 33180

Complete Personal Care  
Meal Preparation  
Housekeeping & Laundry  
Companionship  
Errands & Shopping  
Transportation Services

Medication Management  
No Minimum Hours  
Home Health Aides  
Certified Nursing Aides  
Licensed Practical Nurses  
Registered Nurses

*Call now for a free care assesment!*

**305.403.2622** or **[www.AlwaysClassicCare.com](http://www.AlwaysClassicCare.com)**

**Special  
Offer**

**\$150 OFF**

Towards insurance deductible  
or hourly services

MIN. 4 HOURS DAILY SERVICE.  
VALID ON SECOND MONTH.

**We do all the paperwork**

# YOUR HEALTH IS OUR PRIORITY



**HALLANDALE  
MEDICAL CENTER**



**We are fully  
JCAHO Accredited**

**HABLAMOS ESPAÑOL  
VORBIM ROMANESTE**



Stuart G. Gold, PsyD, PhD

Catherine Funes, PsyD, LMHC

Juan Borja, DO

Luis A. Moya, MD

Sadie Abboud, MSN., FNP-BC

Oana Clurea, PA-C

## COMPREHENSIVE PRIMARY CARE & BEHAVIORAL HEALTH

**HALLANDALE BEACH**  
200 E. Hallandale Beach Blvd  
Hallandale Beach, FL 33009

**MAJOR  
INSURANCES  
ACCEPTED**

**HOURS OF OPERATION**  
MONDAY - FRIDAY  
FROM 7:30AM TO 7:00PM

**We Accept Medicare & MA Plans**  
**[www.hallandalemedicalcenter.com](http://www.hallandalemedicalcenter.com)**

**954.DOCTORS**  
3 6 2 8 6 7 7





Dear Hemisphere Residents,

ASI would like to thank you for the opportunity to serve the community over the years and appreciates your involvement in the process of our success.

Our philosophy is simple: to ensure that the Hemisphere residents are completely satisfied with the cleaning of the community. We involve everyone in your cleaning needs: the VP of ASI Operations Janie Guirola, the Area Manager Alberto Jimenez, the On-Site Manager Mario Calle, and the most important asset, our dedicated cleaning team. We are always here to ensure that we get it right, each and every time.

In closing, please know that ASI is in constant contact with all the Hemisphere managers to ensure that the lines of communication remain intact thereby, making sure all requests are handled immediately!

Sincerely,

Lewis Rossi  
ASI CEO



**Please feel free to contact America Service Industries  
OUR LINES OF COMMUNICATION ARE ALWAYS OPEN**

***Congratulations to our New On-Site Supervisor!***



**Janie Guirola**  
ASI VP of Operations  
[jguirola@asiflorida.com](mailto:jguirola@asiflorida.com)



**Mario Calle**  
On-Site Supervisor



**Dario Acosta**  
Operations Manager  
[dacosta@asiflorida.com](mailto:dacosta@asiflorida.com)







OCEAN DREAMS  
REALTY LLC.

"We want to make  
your Real Estate  
Dreams come true."

Seasonal Rentals Available (min 3 months)



**Martha Peña- Broker Owner**

T: 305-905-4392

E: mpena428@aol.com

**Pepe Peña**

T: 305-261-1945

E: pepepena@aol.com

### *Featured Properties for Sale and.....*



**ON-12D | 1/1.5 | \$309,000**



**BN-9D | 1/1 | \$183,000**



**OS-22A | 1/1.5 | \$1,750**

### *For Rent*

## **SAV-QUICK PRINTING**

722 S. DIXIE HIGHWAY UNIT 1 • HALLANDALE BEACH, FL 33009

PH: 954-458-0405 • FAX: 954-458-0426

[orders@savquickprinting.com](mailto:orders@savquickprinting.com) • [www.savquickprinting.com](http://www.savquickprinting.com)

### **OFFSET PRINTING**

GRAPHIC DESIGN	ENVELOPES
LAYOUT	INVITATIONS
CARBONLESS FORMS	BOOKLETS
NEWSLETTERS	COLLATE - FOLD
BULLETINS	STAPLE - BIND
FLYERS	SERVICE MANUALS
POSTCARDS	BILLS & STATEMENTS
BUSINESS CARDS	LAMINATING
LETTERHEADS	FAX SERVICE

ALSO...

- HIGH SPEED DIGITAL
- BLACK AND COLOR COPYING

*December  
Happy  
Holidays  
from our family*

The Print Shop for those who care about saving time and money!





# 2019

## NYE PARTY

IN THE HEMISPHERES BALLROOM



*Lisett  
Morales  
&  
Reiner  
Bonachea*

8 PCS ORCHESTRA

performing  
THEIR  
NEW AMERICAN &  
LATIN TOP HIT  
SHOW

### MENU

#### APPETIZER

Salmon Lox, tomato-mozzarella,  
Crunchy vegetable salad  
& Shrimp pineapple skewer

#### MAIN COURSES

Served with potato gratin & haricots vert

Crab crusted lobster  
& Lemon-sage sauce

Duck leg confit  
& mushroom sauce

Herb Crusted Atlantic salmon  
& Dijonaise sauce

Angus beef Bourguignon  
& Red wine sauce

#### ASSORTED DESSERTS

### FULL OPEN BAR!

\$150 / pers.  
all inclusive

\$130 for the  
Hemispheres' residents



[www.bluebargrill.com](http://www.bluebargrill.com)

RESERVATION (954) 251-2658

1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009  
Located in the Hemispheres Condo - Ocean Side





# 2019 NYE PARTY

AT BLUE BAR GRILL

## MENU

### APPETIZERS SERVED FAMILY STYLE

Salmon caviar & crepes  
Tuna tartar  
Duck foie gras  
Salmon Lox & smoked fish platter  
tomato-cucumber salad  
pickled herrings  
Cold cuts & cheese platter

### MAIN COURSES

Served with potato gratin & haricots vert

Crab crusted lobster  
& Lemon-sage sauce  
Duck leg confit  
& mushroom sauce  
Herb Crusted Atlantic salmon  
& Dijonaise sauce  
Angus beef Bourguignon  
& Red wine sauce

### ASSORTED DESSERTS

**FULL PREMIUM OPEN BAR!**

**\$200 / pers.**  
all inclusive



FEATURING

# Soul STREET

&  
**VAL  
DOLGIN**

One of the world's top guitar players  
a composer and song writer

PLAYING  
THE BEST OF  
JAZZ, SOUL,  
FUNK, DISCO,  
MOTOWN &  
RNB MUSIC



[www.bluebargrill.com](http://www.bluebargrill.com)

RESERVATION **(954) 251-2658**

1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009  
Located in the Hemispheres Condo - Ocean Side



**BUYING, SELLING, RENTING & FINANCING**

*Merry Christmas Happy New Year Happy Hanukkah*

*At The Hemispheres  
Everyday is a Holiday*

**OS-14M**  
**\$329,500**

**ON-12Q**  
**\$1,090,000**

**OS-12N**  
**\$279,000**

**OS-18F**  
**\$679,000**

**ON-8F**  
**\$499,000**

**OS-11L**  
**\$245,000**

**BS-8E**  
**\$489,900**

**ON-8K**  
**\$335,000**

**ON-9K**  
**\$297,500**

**ON-8P**  
**\$624,900**

**BS-16F**  
**\$390,000**

**OS-20F**  
**\$659,900**

**BS-15K**  
**\$275,000**

**ON-2J**  
**\$385,000**

**BN-14G**  
**\$450,000**

*Season's Greetings*

*Gladys Martinez*

CERTIFIED LUXURY HOME MARKET SPECIALIST  
ELITE PROPERTIES & INVESTMENTS LLC

**305.321.7889**

**GMREALTOR7@gmail.com**

**OCEAN NORTH  
LOWER LOBBY**

**OCEAN NORTH  
LOWER LOBBY**