

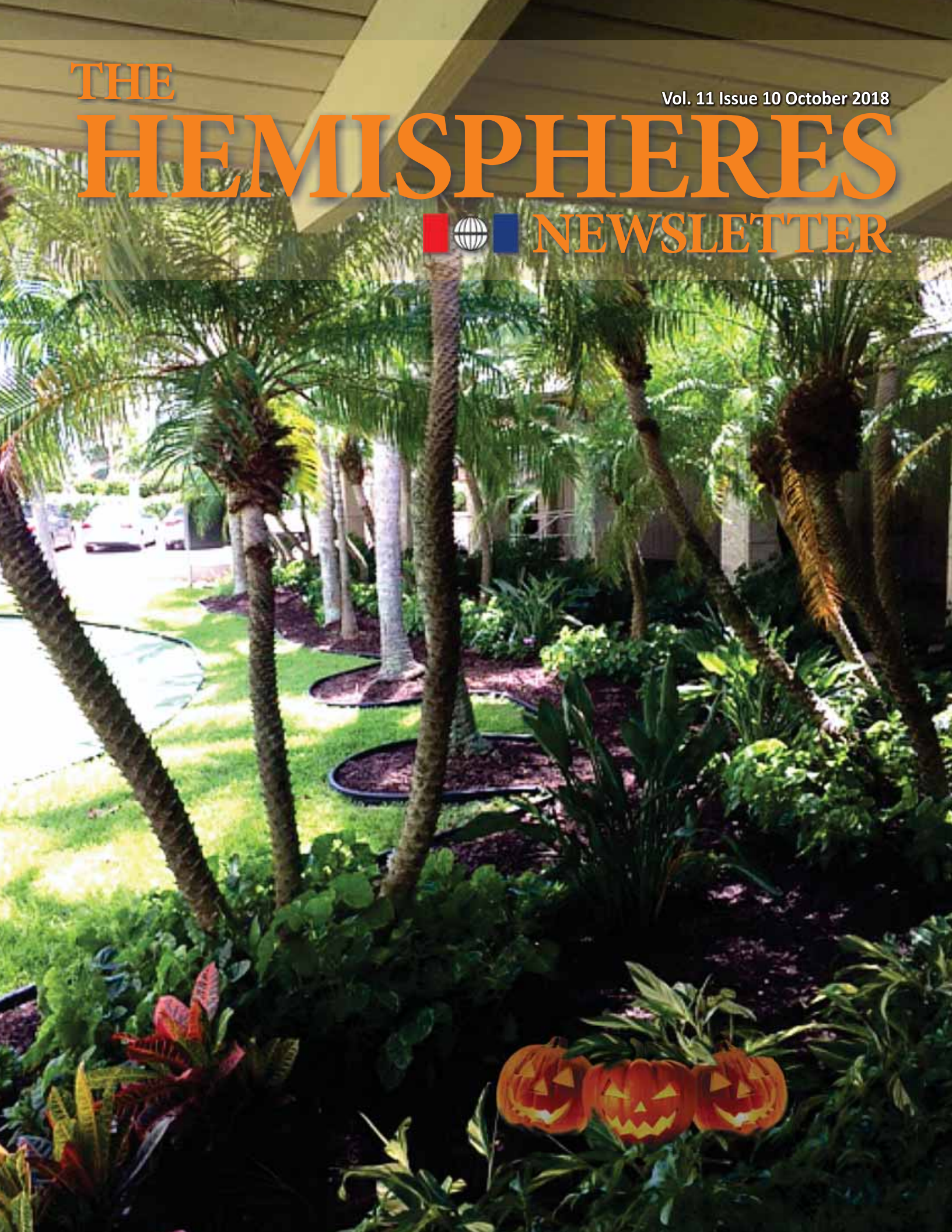
THE

Vol. 11 Issue 10 October 2018

HEMISPHERES



NEWSLETTER



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MESSAGE FROM THE PRESIDENT



Lawrence A. Doczy
President

Dear Friends and Neighbors,
We have just completed our first 6 months as your Board. During this period, we have worked diligently to improve the conditions for all residents at the Hemispheres and reinvest in our community. We have listened to your suggestions carefully and have collaborated on implementing many ideas that had been left unattended.

While many things needed attention, many of these were internal and not visible. Some of the actions taken are:

- As a result of talks with our Security company, Field Force, it was decided to make a change at the top in order to generate a fresh approach to the management of security personnel at the Hemispheres. This new approach emphasizes proper selection, proper training, motivation and effective supervision of personnel. Our new Director of Security, Mauricio Perez, and his deputy, Christopher Gray, have been dedicated to the challenge and have already produced some tangible benefits. We are confident that this change will benefit us all at the Hemispheres. We do thank Roy Bromley and Patrick Garrett for their service and wish them much success in the future.
- Security has tightened up on parking violations and with illegally parked cars being towed without exception, the results are encouraging.
- We have tightened up on housekeeping to ensure improved cleanliness in and around the property. ASI, our cleaning vendor, has also initiated several projects in the lobby and trash areas.
- We have made urgent repairs to numerous leaks that had developed over the last year.
- We have completed all of the repairs that were needed following the passage of Hurricane Irma, including the gate at the south side of the Bay side.
- We have contracted a new Access Control provider to ensure better operation of the access gates around the property.
- We have hired an elevator consulting firm to conduct a survey of our elevators in terms of condition, safety and eventual replacement. The report has been submitted and indicated no safety issues although replacement in the near future is needed.
- We identified and contracted Premier Elevator which has translated into a substantial improvement in quality

as well as savings on elevator maintenance service and repairs while extending their useful life.

- The flooding after heavy rains in the Ocean Side lower garage has decreased substantially after the injection wells were cleaned for the first time in many years. One in particular had accumulated 45 feet of debris while the others were over 20 feet.
- We have extended the useful life of the Boiler with proper maintenance and timely, necessary repairs.
- We have signed a contract for the long overdue overhaul of our 3 chillers, which will improve their efficiency, ensure trouble free performance and extend their useful life.
- Currently our gym strength and cardio equipment are fully functional and being properly serviced.
- We have tightened up on illegal short-term renting and some individuals have been identified. This is an effort that is continuing.
- As illustrated in our newsletter the landscaping and lighting improvements have given us a much-needed low cost upgrade in curb appeal. Hopefully you have noticed that we are very conscious of the importance of the appearance of the grounds.
- As required with our Blanket Permit we submitted our first quarterly report to the City of Hallandale, which was received with praise and will be the standard for other communities to follow.

The construction work is underway! Thornton Tomasetti, our Engineers, have launched the bidding process for Phase 0, which encompasses the urgent works in the Ocean side garage, the porte-cochere at Ocean South and the roof at Bay South. The bids will be due on October 10 and will be opened on October 11 at a venue to be announced. It is expected that actual construction work will begin before the end of October. Funding for this part of the project has been secured with no additional financial burden on residents.

We have been working diligently on the preparation of the 2019 budget along with a plan to finance the upcoming restoration project over the next 5 years. We will endeavor to present the financing plan for the restoration project within the framework of a town hall meeting this month.

Overall, we are constantly listening to you, the residents, as you are our eyes and ears and a large part of the Hemispheres Team. Much of the information obtained from you is translated into action and improvements for all.

Please keep it up; we are listening and thank you for your input and continued support.



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

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

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

THE HEMISPHERES DOG RULES

According to the current Hemispheres Blue Book rules and regulations, dogs of any variety are prohibited.



Over the years as customs and laws changed succeeding boards and managers have, under special circumstances, allowed some residents to keep dogs.

Presently, service and small emotional support dogs are allowed if they are certified as such and a medical need is officially authorized.



These are the rules that will be incorporated into the official Hemispheres Rules and Regulations at the next board meeting.

Approved dogs shall be less than 20 pounds and must be registered at the Administration office and have an official Hemispheres ID.

Dogs are not permitted in the passenger elevators, main lobbies, or on the main decks.



Dog owners shall prevent loud and continuous barking.

Residents walking their dogs are required to use the lower level service entrances, and clean up all droppings.

Any accidents are the responsibility of the registered owner. Clean-up fees and fines will be levied against all violators.

If you now have a dog that is not registered with the office please do so as soon as possible. Everything possible will be done by our staff to accommodate you.

Let's all work together to keep The Hemispheres a great place to live.

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

- Hank Rosenblum, Director





WINTER PARKING

Winter is coming!

Returning snowbirds, friends, guests and relatives will soon have The Hemispheres buzzing with activity. They will also put our parking facilities under great stress.

We are currently discussing ways to minimize problems and avoid conflict but for now, here are some guidelines to follow and pitfalls to avoid.

Exercise caution and consideration in the garages

- Always drive slowly with lights on and obey stop signs.
- Be aware of other moving vehicles and pedestrians.
- Always park your car head in and between lines.

Violations will be issued for:

- Vehicles left locked in driveways or under porte-cocheres
- Any commercial vehicle
- Vehicles interfering with normal and safe traffic flow
- Vehicles blocking fire lanes or standpipes
- Vehicles with expired or improperly placed identification
- Vehicles with old valet tags
- Vehicles with flat tires (for more than two days) or in undriveable condition
- Vehicles parked in an assigned space other than their own
- Vehicles where permit does not match tags
- Vehicles with assigned spaces parked in RCA for prolonged periods.

Upon a third warning violators WILL be subject to fines and towing.

Vehicles parked anywhere on Hemispheres property with no permit, valet ticket or hanging pass can be immediately towed without warning.

Vehicles parked in an assigned spot belonging to another resident can be immediately towed without warning.



Please watch here in the coming months for new information on some new procedures we hope to institute to alleviate seasonal parking difficulties.

Send your suggestions to the feedback email: hemispheresresidents@gmail.com



In the meantime let's cooperate, be considerate of each other and make The Hemispheres a great place to live.

Hank Rosenblum, Director



NEIGHBOR TO NEIGHBOR

A few months ago, we discussed conservation of our community's natural resources including water, the cost of which has increased by many thousands of dollars since last year. As a follow up to that article, I would like to share the importance of securing your property against accidental water leaks. Water damage created from leaks can not only impact your unit, but also to other units as well as common areas, all of which can expose you to potential financial liabilities.

For example, one day this month, we had the following incident. In one apartment the connection to the toilet fill-up tank came loose, which caused the water to overflow from the tank and leak into the bathroom to many other bathrooms below. Many of these apartments were not occupied at the time and the leak went undetected for a while. When security was notified, damage was already done and many units were flooded. Our on-site team located the unit where the leak originated and were able to shut off the toilet water valves. They also entered all impacted units below to check for damages but, were delayed because they did not have the keys for more than one apartment and they had to call the lock smith for entry.

Our maintenance staff and assistant manager were on site to address the situation and a water remediation company was called to assist in saving our properties. In spite of all the challenges faced, our staff performed superbly. It was a group effort that required a coordination of security personnel as a first responder, management to direct the efforts, our maintenance team complete damage control, and finally housekeeping and the water remediation company to minimize any damage.

Looking back at this event, we as unit owners must be conscious of precautionary measures that need to be taken to protect our properties from accidental damage, especially when we are away for a period of time and many unexpected incidents can happen. To prevent such situation, owners who are going away for an extended period of time should shut off the water valves. Owners can also place a water alarm on the floor of the kitchen and bathroom, which will warn security or neighbors of a water leak and expedite response time. Please also do not forget that you need to provide a key to your apartment to the security desk. Like in the example provided, this key can be crucial in many emergency situations and prove to be priceless in case of a lockout. It saves time and money. Rest assure that your keys and property are safe with our security personnel where they are kept in a secured area.

In addition to water damage, safety also includes fire prevention. As owners we should be aware of fire protection by not leaving open fire, such as stove or oven, when we leave our units. We need to emphasize the need to check our unit's fire and smoke alarms.

Most units have electric smoke alarms and if they are taken out during a renovation, you need to have at least a battery operated one. We also recommend that you test them regularly, at least twice a year.

Other fire safety issues involve the laundry and storage rooms. Fire department regulations and warnings posted in the laundry rooms require keeping the doors closed. However, many of our residents open the doors with ropes or wire hangers, which



can put our residents and properties in harm's way. There is a possibility that any of the washer or dryer can catch fire and a locked door is a must to contain the spread of fire. For safety in our storage rooms, any item left outside your storage bin is considered a fire hazard by the fire department and must be removed. Make sure that you do not

leave any item outside your bin and because the association is required to move any of these items.

Another precautionary action is for your air conditioning system to be operational at all times. If you are going away for a period



Alfred Marzouk,
Vice President

of time please setup the A/C to 78 degrees in order to circulate the air. With the high humidity in Florida, you are risking for an increased level of mold, which will cost you thousands of dollars to remediate.

We all live in a community that we should always be conscious about our safety and neighbors. The Hemispheres is a great community and, all of these items are just a reminder for us to keep it great and the way we want it to be. Thank you all for listening .

- Alfred Marzouk, Vice President

WI-FI UPDATE

The Hemispheres has completed the installation of the WIFI on most of The Hemispheres campus. The WIFI has been installed in the 4-card room lounges in the four buildings, the Ocean pool, and finally, we just completed the WIFI installation on the bay pool area. This WIFI service is initiated from our computer room, which means that there are no additional monthly expenses past the initial installation. There are very few active WIFI connections that are part of the AT&T network that are located in some lounges and exercise rooms.

If you have any comments or we missed an area, you may notify us by email resident services.



Hemispheres Treasurer's Report as of August 2018 Financial Statements

The long term financial vision that our team has implemented is to continue the strategy of reinvesting in the Hemispheres. It is our commitment to continue to minimize expenditures while maintaining a focus that maximizes resident services and professionally maintains our association's valued infrastructure. If you have still not done so please feel free to stop by our office and pick up a copy of the current Financial Statements. We are pleased to share our financial information with ALL our residents.

As far as Accounts Receivables go, we currently have gone from a bit over \$390K in 2017 during the same time period, to \$131K as of August 2018 for the 90-day aging. We are proud of this 60% reduction and improved collections. Association finances are strong and our team continues to provide required checks and balances and keeping our accounting records and practices in place as required by statute and GAAP.

We are also meeting with local financial institutions to discuss the many creative funding options for the upcoming construction costs. These experienced lenders are developing different options to present all the unit owners in order to minimize the impact of the potential assesment.

As required by new state laws intended to improve transparency, the Monthly Financial Statements are now being posted to the web site. Please take time to view them on line as we look forward to further improving financial record keeping and monitoring.

Finally, regarding ON 22Q, the unit is now listed in the open market on the MLS and available to any potential buyer. Will keep you posted as we move forward in the process.

Hemispheres Condominium Association Financial's Report

As of August 31, 2018

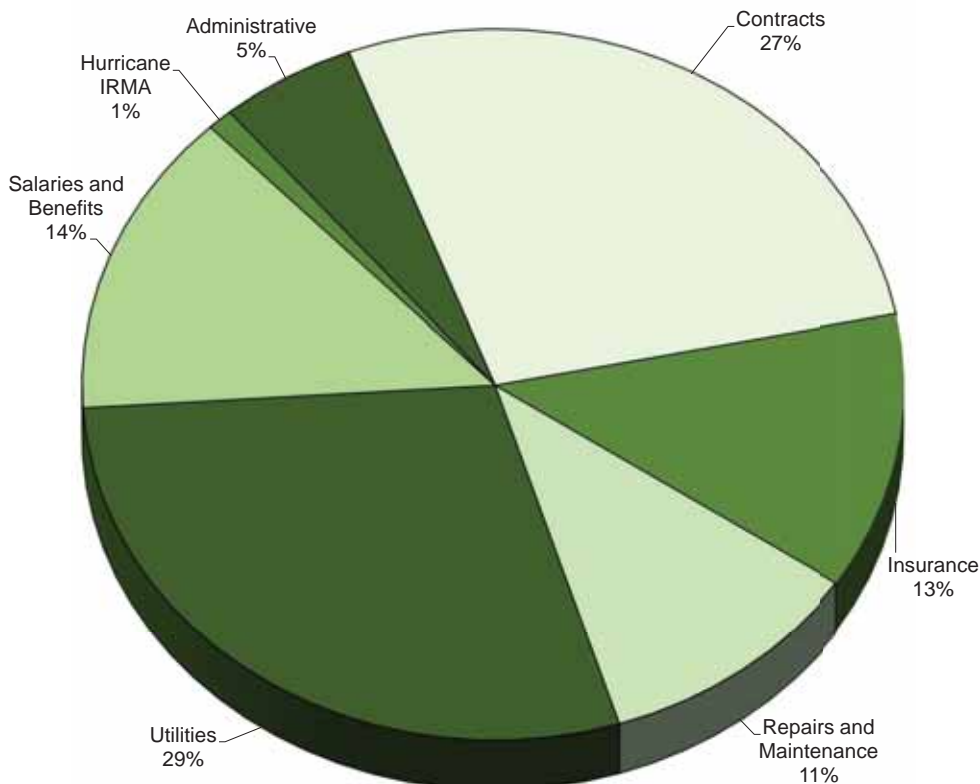
Checkbook Balances:

Operating	\$	2,983,744.81
Capital Projects		1,006,726.65
Security Deposit/Clicker/Marina Deposit	\$	553,939.75
Total Checkbook Balances as of August 31, 2018	\$	4,544,411.21

Account Receivable Delinquencies	\$	200,833.69
Accrued balance of prepayment of our Insurance Premium		1,063,870.04
Accounts payable to the trade		205,204.32

Revenue and Expenses:

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 888,411.15	\$ 7,327,189.50	\$ 6,321,824.81
Expenses:			
Salaries and Benefits	\$ 137,075.25	\$ 965,257.99	\$ 909,945.12
Administrative	42,296.81	371,512.05	239,548.19
Insurance	94,480.67	875,202.59	821,116.17
Utilities	239,468.91	2,003,854.01	1,671,967.22
Contracts	249,468.98	1,914,090.64	1,636,332.60
Repairs, Maint, Supplies	64,859.36	459,496.38	224,359.45
Rep & Maint - Special Projects	21,962.50	285,555.93	774,806.06
Bad Debt	3,337.62	30,505.24	43,750.00
Hurricane Irma	0.00	39,036.00	0.00
Total Expenses	\$ 852,950.10	\$ 6,944,510.83	\$ 6,321,824.81
Surplus/(Deficit)	\$ 35,461.05	\$ 382,678.67	\$ -



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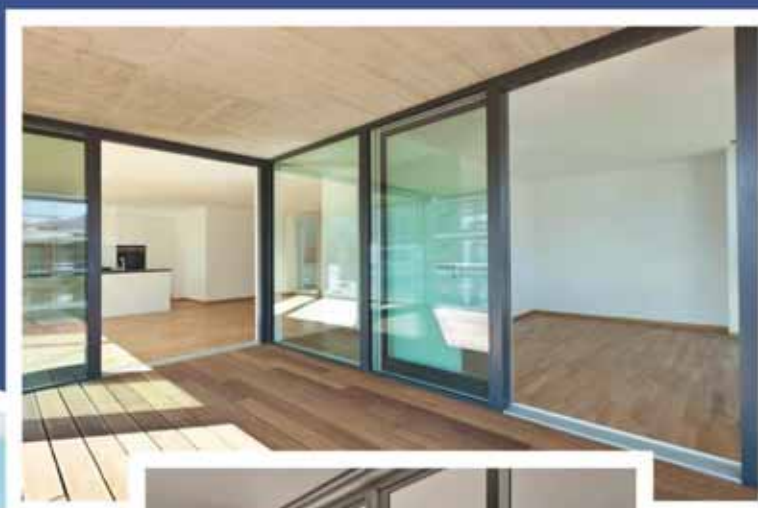
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		Ocean North Front Desk	954-458-1950
	Roman's Snack Bar (Opool)	Ocean South Front Desk	954-458-1980
- Resident Services 954-457-9732 ext. 559 residentservices@thehemispheres.com	954-454-1111	Roy Bromley (Security) 954-457-9732 ext. 551 roy.bromley.ffps@gmail.com	
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- 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			
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HELLO & GOOD-BYE



*Patrick Garrett, lieutenant
Roy Bromley, Security Director*



FIELD FORCE
PROTECTIVE SERVICES

We would like to thank Roy Bromley and Patrick Garrett for their years of dedicated service. Field Force Security has decided to reassign the Security Director and the Assistant Director with Mauricio Perez and Christopher Gray. We are excited to have them aboard and we wish them the best of success in their new positions.



Mauricio Perez, Security Director

Mauricio J. Perez (Director of Security) - This is my 2nd time that I have been lucky enough to have been selected to be The Hemispheres Director of Security. I was the Director of Security of The Hemispheres back in 2014. I have been in the security industry since 1996. My career has taken me from California to Florida during my tenure. Since then I have gained experience on managing Commercial, Residential & Hospital properties. I am glad to be back.

Christopher Gray (Assistant of Director) - I come from 3 years' experience in Security and I have learned a lot and grown to even be supervisor and now assistant to the director of Field Force Security. I am proud to be in this position and honored to be a part of this property and team. I am from Lima, Peru but I grew up here in the USA since 1985. I worked in Retail, Call centers, hospitality, and now security. I wouldn't change any of this for nothing. I am still growing!



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NEW
THIS MONTH AT
THE HEMISPHERES?

Stephanie
Sicard
Newsletter Manager

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



PLEASE TURN ON
HEADLIGHTS AND **USE CAUTION**
WHEN DRIVING IN GARAGE AND
THE PROPERTY.

SECURITY NOTICE



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ELECTRONIC SURVEILLANCE



NO DUMPING OF RUBBISH



THE HEMISPHERES

Dear Residents,

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

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

THE HEMISPHERES
MARINA

Only A Few Spaces Left!

**NEED TO ANCHOR YOUR BOAT?
NO PROBLEM!**

**EACH SLIP IS EQUIPPED WITH A
BOAT LIFT AND LOCKER.**

For Hemisphere Residents Only.

JOIN US! residentservices@thehemispheres.com
954-457-9732 ext. 559

October 2018 - Event Calendar

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

HEMISPHERES SHUTTLE BUS | *Summer 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

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Dr. Nathalie Vera
and Dr. Eric Schuetz

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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 Jaime Castano, 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



Mario Calle
On-Site Supervisor



Dario Acosta
Operations Manager
dacosta@asiflorida.com

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COLOR ADS

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

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



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Our Signature homemade tomato sauce, marinated
mustard chicken breast, roasted garlic, spinach,
mozzarella, and freshly grated Parmesan - \$12

All pizzas are approximately 11 inches, serves 1-2
* 10% Discount on pick ups

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Our Signature homemade tomato sauce,
fresh mozzarella and fresh basil - \$10

(addition of pepperoni for \$2 more)

VEGETARIAN PIZZA

Packed with flavor!

Our Signature homemade tomato sauce,
fresh mozzarella, mushrooms, roasted red peppers,
onions, topped with fresh basil
and a sprinkle of dried oregano - \$11

HEMISPHERES MEDITERRANEAN PIZZA

A must try!

Our Signature homemade tomato sauce,
sun-dried tomatoes, fresh mozzarella,
red Spanish onion, black olives, bell peppers
and crumbled feta cheese...Yummy! - \$12



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