



## THE HEMISPHERES NEWSLETTER

OCTOBER 2016  
VOLUME 9 • ISSUE 10

### MESSAGE FROM THE BOARD

#### *The fine art of* SUCCESSFUL COLLABORATION

Dear Friends and Neighbors,

Collaboration is defined as a joint effort combining the best skills of two or more individuals for the greater good of the enterprise. One of the top priorities of this board has been to build savings for the association via the strict and sound financial management of our income to provide a financial cushion for our community. This will further help to pay for non-routine repairs or special expenditures such as replacement of roof, elevators and carpets.

After six months of work around the clock, we are proud and pleased to announce that we have reached the first phase of our objective. A surplus of more than one million dollars has been saved so far. This amazing result was achieved by careful review of our expenses: there is no such thing as a small saving. Every contract negotiated, every elimination of unnecessary expenditures, and every partnership formed with a cooperative vendor counts. No economy is too small. Every dollar saved transforms into hundreds and thousands of dollars totaling \$1,196,000 to date. The success of this project lies in the cooperation of everyone.

There is an opportunity to cut back on office expenses through the use of emails. By this simple action we will reduce on printing, folding, stamps, and the associated labor cost. Last month, we asked you for your contribution and if every owner agrees, in

five years, we would have saved almost \$400,000. Owners have started responding positively by sending their authorization for receiving official notices by email instead of regular mail. We wish to extend our most sincere gratitude to every one of you who participated so far. Please send your authorization and note that even though the Association already has your email address and emails you from time to time, the specific authorization mentioned below is an extra legal requirement for official notices of meetings.

The fine art of successful collaboration lies within every owner of our community. Please kindly put your shoulder to the wheel and invest five minutes of your time in order to help build our financial security by proceeding in the following manner:

**Send an Email to:** [residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com)  
**Subject:** Email Authorization  
**Message:** I authorize The Hemispheres Association to use my email address as a formal method of communication.

Many thanks for your attention and participation.

Louise Lachance, *President*  
Lubomira Nentcheva, *Vice-President*  
Nabih Mangoubi, *Treasurer*  
Gerlando Chiara, *Secretary*  
Peter Kozo, *Director*



# NEW YEAR'S EVE 2017

## Your Privileged Ticket Pre-sale to the Event of the Year!

(Please see details on page 3)

## SUCCESSFUL RESULTS OF GREAT TEAMWORK



Dear Neighbors,

Over the last six months, I have been presenting profitable cost reports for our Newsletter. The President of Sav-Quick Printing, the printing company we use for the Newsletter and all the Association's printing needs, has been our collaborator and an important artisan of this achievement. Not only has he contributed to the teamwork on the Newsletter, he has also taken the time to sit down with us and bring a remarkably flexible and creative plan of action forward in order to meet our budgetary goals. He is instrumental in making the Newsletter a current cost efficient endeavor.

In the first months, we had to compromise on the color costs to reach our goal and the Newsletter format was reduced to eight black & white pages and eight color pages. However, thanks to his flexible cooperation, he provided us with the tools we needed to reach our goal so we can now present you with a twenty pages Newsletter, including sixteen pages in color!

Thanks to this effort and some careful planning, the Newsletter is even better than ever and no longer loses \$12,000 a year as it did in 2015. The employees of our printer have been extremely competent and reliable in their services and always deliver the products on time, even when the deadline is tight. As if it wouldn't be enough, every time we contact Sav-Quick Printing,

without exception, we always receive a prompt and courteous response within minutes. We could not be favored with a better printing partner. We value and share their simple but focused philosophy, "Produce the highest quality product in the least amount of time at the most economical price". We are deeply appreciative and grateful for their very personalized and effective services with the Hemispheres and we felt it was worthy of public recognition.

*"Great things in business are never done by one person, they're done by a team of people"*

**-Steve Jobs**

Finally, our printer has graciously offered to all our residents of benefit from their personal quality services. Sav-Quick Printing will be giving a welcome promotion to all Hemispheres residents with a 25% discount on all their first orders. You are invited to contact them at **954-458-0405** or **orders@savquickprinting.com**. This generous offer is valid during the month of October with all first orders.

A warm thank you to the President and entire staff of Sav-Quick Printing.

Cordially,



**Gerlando Chiara**  
Secretary



NEWSLETTER FINANCIAL RECAP	
2016 NEWSLETTER ACCOUNTING	
September 2016 Ad Revenue	\$1,715.00
September 2016 Printing Costs	\$1,205.25
September Surplus	\$ 509.75
May to August 2016 Surplus	\$1,572.75
Total surplus Since May 2016	\$2,082.50
2015 NEWSLETTER ACCOUNTING	
2015 Advertising Revenue	\$13,134.00
2015 Printing Cost	\$24,660.00
2015 Newsletter Deficit	-\$11,526.00



**Dear Hemispheres Residents,**

For the past two years, our New Year's Eve celebrations have been a huge success here at the Hemispheres. I am thrilled and pleased to announce to you that, for a third consecutive year, I will have the pleasure to organize for you the biggest event of the year!

Not only will I serve you with four courses of my most delicious gourmet food, paired with unlimited premium beverages of your choice, but you will be entertained by your favorites from "Levine Entertainment" with a new upgraded show and special lighting, all carefully tailored just for you. The magnificent Hemispheres ballroom will be specially decorated in its most festive design, and of course, we will ring in the New Year together at midnight with champagne and balloons!

This event has been specially planned for the Hemispheres Residents and can festively accommodate only 250 guests in total. For Hemispheres Residents only, an exclusive time

window for pre-sale tickets has been set for the first two weeks of October at a discounted price of \$110 per guest. (Regular price is \$130).

Ticket sales will start on Saturday October 1<sup>st</sup> at noon, and you have two ways to obtain them: you may buy your tickets in person at the restaurant, or you may make your purchase with a credit card over the phone. Please note that the tables in the ballroom will be set in groups of 10 and 12 people. Ticket sales are on a first come first serve basis. This celebration event has sold out quickly in the past, so be sure to get your tickets early!

Your Gourmet Chef at your service !

**Anthony Raggiri**



**4 COURSE DELUXE MENU**

*Hors d'Oeuvres*

*Meli-Melo Appetizer Sampler*

*Maine Lobster & Crabmeat  
Roasted Canadian Salmon  
Duck Confit & Foie Gras  
Angus Beef Prime Rib*

*Assorted Desserts*

*Full Open Bar, unlimited champagne, premium liquors, beers and a great selection of wines included*

Facebook, Instagram, Twitter, and other social media icons followed by [www.bluebargrill.com](http://www.bluebargrill.com)

**BLUE BAR & GRILL**  
1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009  
Reservation (954) 251 2658 Located in the Hemispheres Condo - Ocean Side



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.

Not only does our security staff ensure the residents security and safety, they are also responsible for enforcing the Association's policies in conjunction with management staff. In this regard, I would like to clarify some information pertaining to « illegal rentals ». While it is permitted at other properties, the rules of your association do not allow for short term rentals, which is any rental less than three months. In addition to your

## YOUR SECURITY & SAFETY; OUR PRIORITY.

« no short term rentals allowed » policy, owners may only rent their unit one time per year. The recent emergence of internet websites such as Airbnb, and its growth in popularity, specially to popular destinations such as Florida, has resulted in short term illegal rentals in many residential properties throughout South Florida. This practice is not allowed at the Hemispheres.

I am happy to report that during the last six months we have received complete cooperation from both the board and management. This team effort has helped us to enforce your current rules, regulations, and policies. Recently, we have been given permission to research the access control data records and conduct thorough investigations to help identify any possible unauthorized comings and goings in and around the property. Over the last month, our investigations were able to expose some illegal short term rentals. We were able to study the access control system and found some irregular information that helped us expose those rentals. We wish to thank both the new board and management staff for their cooperation.

This investigation was lead by Mr Roy Bromley and I would like to take this opportunity to introduce him to you. Mr Bromley is the 24/7 Security Supervisor whom I have assigned specifically to your Hemispheres property. He has been in the security field for the past twenty-three years and during this time, he has also worked with agencies such as the F.B.I, the Doral Police Department, the Miami Dade Police Department and the Hallandale Police Department.

Mr Bromley has served on the Board of Directors safety committee for OSHA (Occupational Safety and Health



Organization of the United States Department of Labor) as well as served as a mediator for security and housing development for new housing. He currently holds the following certifications: First Responder and First Aid Certified, Adult and Juvenile CPR certified, Security D & G Certified, MB Certified, Mace and Pepper Spray Certified, PR-24 /Baton Certified, Handcuff Certified, and CW Certified.

Mr Bromley is highly resourceful, and proficient in driving efficiencies, devising safety, security, and enhancing existing Association's assets. He is skilled in converting conflict

*“Field Force Security is proud to say that during our six years of service within your community, there has been only minor infractions reported, acted upon, and resolved.”*

scenarios into positive outcomes through effective problem-solving and complaint handling skills. His experience in handling emergency situations is above expectations and additionally, the training that he has received has provided him with the knowledge to cope with unforeseen situations. He is responsible for supervising the security staff to make sure they monitor and ensure the safety and security of the Hemispheres' Residents and property.

He is also in charge of facilitating in-service trainings and during the past month, Mr Bromley has organized CPR certification classes held at the Bay North card room. Mr Joe Tocci, the Chief of Construction Projects, Mr Hector Franco, the Chief of Maintenance and Mr Dennis Valentin, the Pool supervisor, attended the classes in addition to many security



Mr. Roy Bromley  
Security Supervisor

and housekeeping staff members. This was arranged to ensure continuous training for Hemispheres employees in order to offer Residents first aid assistance in case of emergency situations.

Field Force Security is proud to say that during our six years of service within your community, there has been only minor infractions reported, acted upon, and resolved. We are always working to improve our record and to make your community one of the safest in the State of Florida.

Cordially,

**Anthony Rodriguez**  
CEO/ Field Force Protective Services



# Condominium Association Insurance Team



Allow us the opportunity to review and provide the association with several options for the next insurance renewal.

Wells Fargo Insurance is owned by Wells Fargo Bank, and is one of the largest insurance brokers in Florida, servicing more than 1,500 condominium associations.

Our team has the capability to provide quality insurance consultation for association members and the board of directors.

Our services include:

- Local office and bank branches across the state
- Dedicated service team
- Coverage analysis
- Cost analysis
- In-house claims management
- Loss control
- Free online access to certificates of insurance through *CyberSure*,<sup>®</sup> our web-based portal, at [www.mycybersure.com](http://www.mycybersure.com)
- 24-hour maximum response to property manager's requests
- Financial analysis for insurance budgeting (three months before renewal)
- Assistance at condominium monthly meetings (if requested)
- Access to more than 100 AM Best "A"-rated insurance companies
- Unit owners informational presentations (if requested)
- Competitive premium financing terms
- Personal insurance advisors for unit owners (furniture, art, jewelry, automobiles, yachts, and international exposure)

## How can we help?

Please contact us to set up a visit to your property.

### Wells Fargo Insurance

2601 South Bayshore Drive, Suite 1600  
Coconut Grove, FL 33133  
305-443-4886  
1-888-746-7673

Together we'll go far



Products and services are offered through Wells Fargo Insurance Services USA, Inc., a non-bank insurance agency affiliate of Wells Fargo & Company, and are underwritten by unaffiliated insurance companies. Some services require additional fees and may be offered directly through third-party providers. Banking and insurance decisions are made independently and do not influence each other.

© 2016 Wells Fargo Insurance Services USA, Inc. WCS-3208911

Ken Lawson, Secretary

Rick Scott, Governor

VIA US Mail

September 15, 2016

Hemisphere  
ATTN: Louise Lachance  
1980 S. Ocean Dr.  
Hallandale, FL 33009

RE: RETROFITTING REPORT FOR FIRE SAFETY SYSTEM

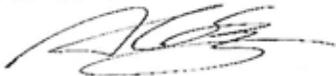
Dear Ms. Lachance:

The Department of Business and Professional Regulation, Division of Condominiums, Timeshares, and Mobile Homes, acknowledges receipt of the Retrofitting Report for Hemisphere. Upon review of the documents, it has been determined that the organization has met the requirement for the requested waivers.

Therefore, the waiver of the fire sprinkler system requirement will be included on the annual report to the Division of State Fire Marshal of the Department of Financial Services, as required by sections 718.1085(2) or 719.1055(5)(2)(c), Florida Statutes.

Please feel free to contact me at 850.487.9832 if you have additional questions or concerns.

Sincerely,  
BUREAU OF STANDARDS AND REGISTRATION



Amelia Galván Shekitka, Chief  
Voice: 850.487.9832  
E-mail: [Amelia.Shekitka@myfloridalicense.com](mailto:Amelia.Shekitka@myfloridalicense.com)  
Web: [www.myfloridalicense.com/dbpr/lsc](http://www.myfloridalicense.com/dbpr/lsc)



# BUDGETDRUGS™

A HealthMart® Pharmacy

- Free Local RX (prescription) delivery
- Family owned for over 40 years
- Always talk to a person, not a machine

Our Health Mart pharmacy specializes in serving our community with fast, friendly, professional service and the highest-quality medicines and health products. You'll always work with somebody at our pharmacy who greets you by name, and our pharmacists take the time to counsel you and answer your questions.

**Mon-Fri: 830am-530pm | Sat: 830am-2pm | Sun: Closed**

2500 East Hallandale Beach Blvd, FL 33009

Phone: 954-457-8011 | Fax: 954-457-7164

BudgetDrugs@gmail.com

www.budgetdrugs.com

www.facebook.com/budgetdrugs

**FREE**

Medicare Plan Consultation

Ask us how to save you \$\$\$ on Medicare...



**FREE\***

tooth whitening

**FREE TOOTH WHITENING**

with regular \$75.00 Cleaning



**WE WANT ALL YOUR TEETH WHITER AND HEALTHIER**

Hallandale Beach Blvd.



**All dental treatments available including implants, crowns, and cleanings.**

Same location since 1981

Dr. Stephen Rothenberg, DDS

Dr. Carlos Garcia, Periodontist and Prosthodontist

416 E. Hallandale Beach Blvd, Hallandale Beach, Florida

## Connect to the Hemispheres Residents And Beyond MONTHLY NEWSLETTER ADVERTISING

Prices Effective September 2016

### BLACK AND WHITE ADS

PRICE

Full page inside	\$150
1/2 page inside	\$95
1/4 page inside	\$70
Business card ad	\$45
Classified ad for 3 lines	\$10
+ additional line(s)	\$2/line

### COLOR ADS

PRICE

Full page inside	\$250
Full back cover page	\$350
1/2 back cover page	\$175
1/2 page inside	\$135
1/4 front cover page	\$300
1/4 page inside	\$95
Business card ad	\$55

To place an ad, please send an email to :

**residentservices@thehemispheres.com**

or call the Administration office : **954-457-9732** ext. **559**  
or drop by Monday through Friday · 8:00 am to 4:00 pm

The deadline for your advertisement to be placed in the next month's Newsletter is the 18th of each month.

— THE HEMISPHERES —

# MARINA

ONLY **3** SPACES LEFT!

NEED TO  
ANCHOR  
YOUR BOAT?  
NO PROBLEM!

EACH SLIP IS  
EQUIPPED WITH  
A BOAT LIFT  
AND LOCKER.

For hemispheres' resident only.

# JOIN US!

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

## HEMISPHERES ADMINISTRATION OFFICE

1980 South Ocean Drive, Hallandale Beach FL 33009

Office opening Hours:  
Monday through Friday  
8:00am to 4:00pm

### DEPARTEMENTS :

- Resident Services **954-457-9732 ext. 559**  
[residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com)
- Gabby/Maintenance/Contractor **954-456-1257**  
[maintenance@thehemispheres.com](mailto:maintenance@thehemispheres.com)
- Luz/Access Control **954-457-9732 ext. 305**  
[accesscontrol@thehemispheres.com](mailto:accesscontrol@thehemispheres.com)
- Office Manager **954-457-9732 ext. 304**  
[officemanager@thehemispheres.com](mailto:officemanager@thehemispheres.com)
- Receptionist **954-457-9732 ext. 301**  
[reception@thehemispheres.com](mailto:reception@thehemispheres.com)
- Joe Tocci/Chief of Construction Projects **954-457-9732 ext. 317**  
[jtocci@thehemispheres.com](mailto:jtocci@thehemispheres.com)
- Hector Franco/Chief of Maintenance **954-457-9732 ext. 314**
- Dennis Valentin/Pool Supervisor **954-457-9732 ext. 321**

### GENERAL :

- FPL **954-797-5000**
- AT&T Repairs **877-353-5963**
- AT&T UverseCustomer Service **866-299-6824**

## PLACES TO EAT

- Blue Bar and Grill (OClub)  
**954-251-2658**
- Juniper (Bay side)  
**954-544-3370**
- Roman's Snack Bar (OPool)  
**954-454-1111**
- Snowy Mini-Mart (OS)  
**954-458-2930**

## COMMERCIAL UNITS

- Beach Front Collectibles (ON)  
**1-800-532-3269**
- Beauty Salon (OS)  
**954-457-8428**
- Halprin Realty (OS)  
**954-458-2227**
- L. Karlitz, CPA (ON)  
**954-458-6735**
- Neil I. Lechtner, Attorney (BS)  
**954-457-4357**
- Nohmis Construction (BS)  
**954-591-8361**
- Seaside Int'l Realty (ON)  
**305-219-2297**
- Stone Services Group (ON)  
**786-326-7185**

## EMERGENCY PHONE NUMBERS

- |                      |                     |
|----------------------|---------------------|
| <b>Security</b>      | <b>954-456-1626</b> |
| <b>BN Front Desk</b> | <b>954-456-1965</b> |
| <b>BS Front Desk</b> | <b>954-456-1985</b> |
| <b>ON Front Desk</b> | <b>954-456-1950</b> |
| <b>OS Front Desk</b> | <b>954-456-1980</b> |

**Roy Bromley** **954-457-9732 ext. 551**  
(Security Supervisor) [roybromley.ffps@gmail.com](mailto:roybromley.ffps@gmail.com)

### Board of Directors :

- Louise Lachance, President
- Lubomina Nentcheva, Vice President
- Gerlando Chiara, Secretary
- Nabih Mangoubi, Treasurer
- Peter Kozo, Director
- Gibert Rich, Director
- Tom Gleeson, Director

### Contracted Services:

- Castle Group - Management
- Dynamic Accountinf - Accounting
- Field Force Protective - Security
- Park One, Inc. - Valet
- Greenway USA - Lawn Maintenance
- American Services Industries - Housekeeping

[thehemispherescondo.vertilinc.com](http://thehemispherescondo.vertilinc.com)

## THE HEMISPHERES CONDOMINIUM ASSOCIATION TREASURER'S REPORT

As of August 31, 2016

### Checkbook Balances

Operating	1,733,021.33
Capital Projects	1,066,453.35
Security Deposit/Clocker/Marina Deposit	507,915.14
<b>Total Checkbook Balances as of August 31, 2016</b>	<b>3,307,389.82</b>

### Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>912,217.09 \$</b>	<b>7,267,489.46 \$</b>	<b>7,227,909.33 \$</b>
<b>Expenses</b>			
Salaries and Benefits	113,087.68	914,479.79	966,837.33
Administrative	26,469.37	256,004.06	282,140.00
Insurance	115,048.98	949,535.38	1,107,200.00
Utilities	217,625.32	1,824,433.97	1,874,528.00
Contracts	189,125.71	1,797,212.82	1,890,786.67
Rep & Maint - Building	8,292.64	90,509.92	132,282.08
Rep & Maint - Equipment	18,621.27	119,180.18	114,310.24
Rep & Maint - Grounds	3,422.30	28,786.28	31,000.00
Rep & Maint - Special Projects	300.00	88,562.82	778,826.00
Bad Debt	0.00	2,159.30	50,000.00
<b>Total Expenses</b>	<b>691,993.27</b>	<b>6,070,864.52</b>	<b>7,227,910.32</b>
<b>Surplus/(Deficit)</b>	<b>220,223.82 \$</b>	<b>1,196,624.94 \$</b>	<b>-0.99 \$</b>

## TREASURER'S REPORT: The Association's Insurance Contract

Dear Owners,

As the Treasurer for the Association, my duties include studying the financial statements for accuracy, assessing any possible savings, and making the proper recommendations when needed. Everyday I carefully study the Association's financial documents to try and identify some possible budget savings.

During this past month, the Association's expiring insurance packages were reviewed and rebid and I am pleased to report that the new policies have been renewed with a net savings of \$94,834, along with increases in coverage.

Wells Fargo Insurance Agency, our agent for close to 20 years, went out and secured many bids from multiple carriers in order to ensure the association get the best possible coverage at the best prices. They have obtained quotes for "properties" coverage from sixty different companies, for "general liability" coverage from forty eight different companies, "directors and officers" liability coverage from fourteen different companies, for "umbrella" coverage from nine different companies, for "boiler and machinery" coverage from four different companies and one quote for "flood" coverage, which rate is set by the Federal agency, FEMA, and therefore, may not be competitively shopped.

Our insurance coverage starts on September 17th of every year. The best premium we received for "properties" coverage for the year 2016-2017 is \$950,828 compared to \$1,062,043 for the 2015-2016 period, which represents a saving of \$111,215. However, this saving was offset by the Flood insurance Policy premium which rate may not be competitively shopped as mentioned previously since it is set by the Federal agency FEMA. That rate for the last period premium was \$349,570, but was increased by \$28,181 at \$377,751.

The Flood insurance premium increase reduced the property saving by \$28,181, but still we are making a net tremendous saving of \$83,034 in premium.

In the past 5 years, the entire premium was financed every year with one exception in 2014. This new premium due for 2016-2017 is, \$950,828 property coverage + \$377,751 flood insurance = \$ 1,328,579 and it was paid in full instead of financing it in order to save \$11,805.64 in finance charges and service fees. Our advantageous ability to pay for it in full, without financing, was due to the careful financial planning of the first six months of this board's mandate.

If we add the \$11,805.64 savings to the net savings on the premium of \$83,000, the total saving on this year's insurance renewal is \$94,834. In the past, these finance charges and fees were never reported separately but were kept as part of the insurance cost in addition to the premium quoted above.

Our cash flow will now increase by \$132,857.86 in September financial statements, followed every month by \$120,752.64 for the following ten (10) months since there won't be anymore monthly insurance payment.

The Hemispheres' financial condition continues to improve daily with efficient control and monitoring. Another case in point is our accounts payable. Starting the month of January, the Association owed \$867,875. With the new implemented accounting practices, the accounts payable have steadily decreased by \$748,233.77 as of August 31st, 2016 because the debts are now being paid off in a timely manner. Indeed, when each invoice is received, it is reviewed promptly for accuracy and then approved and paid without unnecessary delay.

Month after month, this amount has been reduced from \$867,875 to a mere \$119,641, which is highly advantageous because it improves our relationship with our vendors instead of straining it. In addition to enhancing our reputation the vendors are keener at working with us by providing more for less while avoiding costly late charges. That is one more way we created a win-win situation for everyone.

Respectfully,



**Nabih Mangoubi**  
*Treasurer*



Trusted **Licensed & Insured** Designers & Contractors  
Offering **Quality** and **Reliable** Remodeling Services in the Hemispheres for **Over 10 Years!**

**NOHMIS**  
DESIGN & CONSTRUCTION

Office Located in **Bay South Bldg** Unit **GL-3**  
When **EXITING** the Elevators office is to the **LEFT**  
**Lower Lobby, East** Side of Building

**Full Service Firm!**

**Professional Design Services:**

*Interior Design, Architectural & Engineering*

**Full Time Staff:** *We are always available with staff ready to serve you in our office! Come Visit!*

**Full Service Contracting:** *We hire exceptional contractors to provide Plumbing, Electric, AC, & Impact Window services.*

**Trusted:** *References and in person tours of our work are available! Ask around about us.*



**(954) 591-8361 | [www.NOHMIS.com](http://www.NOHMIS.com) | [Services@NOHMIS.com](mailto:Services@NOHMIS.com)**

Registered Architect: AR0002750 | Certified General Contractor: CGC1520177

 **Seaside**  
*International Realty*

**Miriam Ayala** Broker  
[miriamayalarealtor@gmail.com](mailto:miriamayalarealtor@gmail.com)  
[www.miriamayalaselisflorida.com](http://www.miriamayalaselisflorida.com)

**1950 S. Ocean Dr. GL-4**  
**Hallandale Beach, FL 33009**  
**Direct: 305-219-2297**  
**Office: 954-613-7396**



*My business is growing through referrals.  
Word of mouth is the best advertisement.  
Thank you for referring your friends and relatives!*

Located in the lower lobby Hemispheres, Ocean North Building.



# MAC PAPERS

Geoffrey Colton  
Sales Manager

O: 305.362.9699 / C: 305.773.1145  
E: gcolton@macpapers.com

5900 NW 176th Street  
Hialeah, FL 33015 / macpapers.com



**The Magical Hands**  
DETAILERS  
www.themagichands-sfl.com

Call For  
Scheduling

1

2

3

4  
FREE

Ask  
for special  
of the  
week

Nelson  
954.914.9274

305.345.7671  
themagichands@aol.com

SCHEDULE: MONDAYS AT THE BAY SIDE and FRIDAYS AT THE OCEAN SIDE  
START TIME: 10:30AM  
Please visit our website.



## SANDY

### CLEANING SERVICE

Many years experience,  
with references.

786-663 9414

## 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

## CLASSIFIED ADS

CAN, HHA, very caring and experienced.  
Part Time, Full Time. Please Call Cheryl.  
954-667-4786 • Joy 954-448-0605

### 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

### EXPERT ALTERATION

Ladies, men, children. I make house calls,  
pick up delivery. 9:00 am to 6:00 pm  
Contact MaryAnn • 954-439-5739

## REPAIRS AND REMODELING

Your Neighborhood of the Hemispheres

Professional Service & Affordable Prices



Antonio Esposito

with  STONE  
  
 SERVICES  
 GROUP, INC.

State License and Insured # CGC061794

Call us. No job is too small.

20 Years of Experience.  
Working at the Hemispheres  
for over 3 Years.

"All Work Guaranteed"



Call now for a Free Written Estimate

786-326-7105

aeremodeling1@hotmail.com

Come Visit us at:

B.S. SHOWROOM

1985 South Ocean Dr # GL1  
Hallandale Beach, FL 33009



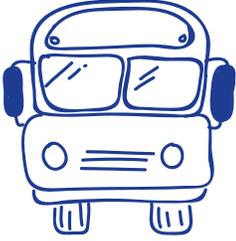
## We Care Program.

If you live alone, or have special medical needs and  
would like Security to check on your well being on  
a daily basis please pick up a "We Care" form at  
the Lobby front desk of your building and have it  
filled out. Leave the form filled out with your front  
desk of your building and Security will turn in the  
form to have the "We Care" list updated.

# OCTOBER 2016

SUN	MON	TUES	WED	THURS	FRI	SAT
Tennis Round Robin 8:30am - 10:30am (Every Day @ Bayside Courts)		Table Tennis Round Robin 6:00pm - 7:30pm (Tues. & Thurs. @ OS Game Room)				1
2	3 Zumba Class 7pm - BR 	4 Bingo 7pm - OT 	5 Trip or 	6 	7 	8 OFFICE OPEN 9AM - 1PM
9	10 Zumba Class 7pm - BR 	11 Bingo 7pm - OT 	12 Trip or  Art class 1pm - OT Yoga class 6pm - BR	13 	14 	15
16	17 Zumba Class 7pm - BR 	18 Bingo 7pm - OT 	19 Trip or  Art class 1pm - OT Yoga class 6pm - BR	20 	21 	22 OFFICE OPEN 9AM - 1PM
23	24 Zumba Class 7pm - BR 	25 Bingo 7pm - OT 	26 Trip or  Art class 1pm - OT Yoga class 6pm - BR	27 	28 	29
30	31  HAPPY Halloween	 Local Bus Service      OT Ocean terrace      BR Ball Room				

## THE HEMISPHERES COURTESY BUS • WINTER SCHEDULE



The Hemispheres courtesy bus runs Monday, Tuesday, Thursday and Friday. Every Wednesday, there is a special trip; the destination will be announced in the monthly newsletter.

	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

# COMMERCIAL SPACE AVAILABLE!

The Hemispheres has  
**2 GREAT COMMERCIAL SPACES**  
available located in Bay South  
and Ocean North.

To learn more about these spaces please call  
or visit the management office.

# 954-457-9732

**RETAIL SPACE AVAILABLE FOR LEASE**

## OFFSET PRINTING

Graphic Design /Layouts  
Blueprints  
Custom Calendars  
Posters  
Carbonless Forms  
Newsletters  
Bulletins  
Flyers  
Postcards  
Business Cards  
Letterheads  
Envelopes  
Invitations  
Booklets  
Folding & Binding  
Service Manuals  
Bills & Statements  
Laminating  
Fax Service  
& much more...

ALSO...

- HIGH SPEED DIGITAL
- BLACK AND COLOR COPYING

**25% Discount**  
on all Hemispheres Residence first orders

Offer valid through October 31, 2016



**sav-quick**  
**PRINTING**

HIGH SPEED DIGITAL | FULL COLOR | OFFSET | COPIES | BLUEPRINTS

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)

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



American-Mediterranean Cuisine Restaurant | Intracoastal Waterviews | Sunset & Dinner Menu | Sunday Brunch | Live Music & Events

[www.juniperonthewater.com](http://www.juniperonthewater.com) | (954)544-3370 | 1975 S Ocean Dr, Hallandale FL 33009

DISCLOSURE STATEMENT: The Hemispheres is not responsible for any products or items advertised in our monthly Newsletter.

# HEMISPHERE TEAM

## tasks completed in September 2016

Dear Residents,

During the month of September, Castle has been layering its best practices onto your existing operations in order to fully realize the Hemispheres' potential, enhance your quality of life and the value of your property. We are consistently inspecting the property and focusing on creating an environment where each resident feels important and cared for and we are working to do our best to fulfill your needs as well as anticipate them.

On the Hemispheres' website, each week, we are posting a report called "Resident Weekly Report" which is showing the membership the tasks that are getting accomplished. Below are highlights of the reports for the month of September:

- Management conducted interviews with prospective committee members during the whole months of September.
- Landscaper has replaced dead flowers in office flowerbed.



before



after

• The old maintenance assistants' room, which was cluttered for years with non-functional equipment and all sorts of useless items, was emptied, cleaned, painted, organized and converted into a new volunteer committee office. Special thanks to Mr. Joe Tocci for leading the whole project successfully.

• Construction has begun on the adjacent property located to the south side of the ocean garage. Vehicles parking on the South side of the property should exercise caution and/or cover their vehicles for the duration of this construction. Please note that the Association is NOT responsible for any debris or damages caused as a result of neighboring construction. A notice has been sent via the website, notices have been posted in the OS building bulletin board and placed under all doors informing residents of the aforementioned in addition to making them aware that noise and vibration will most likely take place due to the construction. Extra notices have been given to Security to hand out to visitors.

- Greenway Landscaping trimmed all bushes throughout the perimeter of the property as per city code.



before

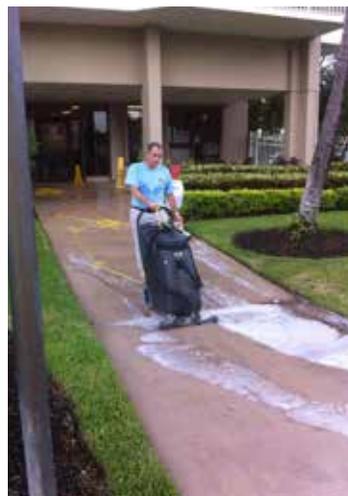


after

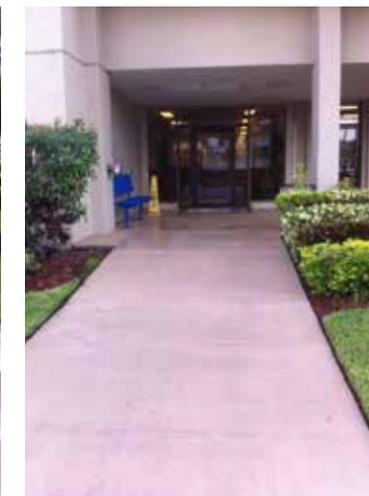
- Notices were posted and an e-blast was sent informing residents that weather permitting, the OS pool pavers would be pressure cleaned on Monday 9/19 to Wednesday 9/21 by the pool staff. As the work would be done in sections, the OS pool would remain open.

• The Association's Insurance was bound effective 9/20/2016-2017 with Wells Fargo. Maria Castillo, with Well Fargo was contacted regarding updating information so owners can request COI's. However during this transition period, anyone requesting a COI or insurance summary is asked to contact [maig\\_certs@wellsfargo.com](mailto:maig_certs@wellsfargo.com) to obtain certificates of insurance or summary.

- Residents have been informed via website to please wash and empty all glass and plastic bottles left in the recycling baskets.
- Housekeeping buffed the floor in front of the Management office.



before



after

- BN trash area column painted.



*before*                      *during*                      *after*

- Housekeeping shampooed carpets and waxed floors according to schedule.
- Landscaper has agreed to provide the Association with new landscaping for the waterfall area at no additional cost.
- Bayside Juniper Restaurant: the housekeeping staff washed the pavers at the main entrance.
- Marina weeds- we requested removal and clean up. Conducted 9/19/2016 by Greenway.
- Oceanside pool deck pavers were pressure washer by the pool staff. All the dirt was removed from pavers making them look nice and clean.
- Doors throughout the property were sanded, scraped, treated against corrosion, primed and painted by maintenance staff to maintain a fresh appearance and add more life.
- Bayside ladies' pool bathroom ceilings have been painted. Residents have complained the air conditioning is not working in the bathrooms and Housekeeping is leaving the doors open. After further research, Hector advised that the Bayside bathrooms never had air conditioning and instead required cleaning by Housekeeping as there is a lot of moisture.
- Management met with the Pool Supervisor and staff to review their job description in detail instructing them on our expectations of the pool environment.



- Quality assurance inspection and report were completed.
- Cracks were found at Bayside pool. The pool is under warranty and the contractor has been called to conduct repairs.
- BN garage handicap ramp railings were scraped, treated against corrosion and painted by the new painting staff.
- Maintenance performed general maintenance on roof exhaust fans, unit owners an coil cleaning, common area air handle cleaning and filter replacement, rising of stop signs, installation of the delineator post, changing broken wheel stops, vinyl floor repairs at the service elevator area landings and repaired one of the basketball back boards. Mr. Joe Tocci performed a physical inspection of the ocean garage columns beams and joist for concrete damage providing Management with a list.
- Ecolo professionally cleaned the trash chutes on all buildings on Monday August 29th & Tuesday August 30th.
- New gym mats were purchased for the Ocean side gym.



*old*



*new*



- New showerheads were installed in the Oceanside women's shower stalls.
- The OS pool equipment room was painted.
- The weeds on the bocci ball court were removed and the sand was evened out. The pool staff is expected to keep this area spic and span clean.
- Maintenance has begun cleaning the lint inside all ocean north dryers at the rate of 2 driers per day per floor.
- BN trash area column painted.

# The fine art of SUCCESSFUL COLLABORATION

- The OS pool pump room door was painted.



before



after

- Ocean Terrace Floors at the entrance to Blue were maintained by housekeeping.

- ON: Social Room floor and carpet were buffed and cleaned by the housekeeping staff. Carpet is now clean and tiles have a polished look.

- Additional security was added at the Ocean Pool to accommodate the Labor Day holiday crowd. Security checked ID's and conducted inspections in a respectful and courteous manner. The pool attendants enforced the rules as well in a courteous and polite manner. The weekend was eventless.

- Security found that the smoke detector was sounding off in a residential unit and could be heard from the hallway. Security could not access the unit as only one of the three front door keys to the unit worked. Management sent an email to the absentee owner whom was out of town advising him that we would need access to his unit within 48 hours to replace the battery. Note that we cannot disconnect the smoke detector due to fire safety codes. The owner's realtor provided keys to Security within the 48-hour time frame provided allowing maintenance to replace the battery.

- The OS pool equipment room was painted.



before



after

- Ocean Gym Bathroom showers and Steam room deep cleaning.



The new Resident Services department is very busy and takes the time to courteously and effectively takes care of Residents' issues.

We invite and welcome everyone of you to contact the Resident Services Specialists at:

[residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com),  
or call the Administration office at  
954-457-9732 ext 559,  
or drop by  
Monday through Friday  
8:00am to 4:00pm

and the Resident Service Specialist will respond to your questions and inquiries with great pleasure, and greet you with a smile as well.

Cordially,



**Cathy Grimaldo**  
Director of Quality Assurance | Castle Group



*Unparalleled Property Services*



Castle is *proud* to have been selected as  
your management partner.

Castle Group is Florida's Choice for Community Management, specializing in luxury associations. We manage more than 250 Associations. Our references are undeniable and our services are visionary.



844-815-5321 | [info@castlegroup.com](mailto:info@castlegroup.com)

12270 SW 3<sup>rd</sup> Street, Suite 200

Plantation, Florida 33325

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



## ONSITE OFFICE AT THE HEMISPHERES

NEXT DOOR TO THE ADMINISTRATIVE OFFICE  
LIKE US ON FACEBOOK:  
HALPRINREALTY.COM  
Call: Lisa Halprin  
(954)817-4919



Hemisphere BN 10K 2/2 gorgeous s vu!! Completely renovated open kitchen & furnished \$399,000



Hemispheres ON 4G 2/2 south view of pool & ocean! Furn \$380,000



Hemispheres OS-16L 1/1.5 gorgeous s. view \$258,000.00



Hemisphere S 7C 1/1.5 Tile Flrs With or without tenant \$240K



Hemispheres ON Q 3/2.5 South East corner Tile Flr updated \$700's



Hemispheres ON 10F 2/2 NW corner . Beautifully updated completely furn \$380,000



Hemispheres BN 17C 1/1 south view of ocn and intra! \$250,000



Hemispheres ON 9N 1-1.5 south view tiled floors!! OCEAN OCEAN OCEAN!!! \$350,000

# HEMISPHERE SPECIALISTS!

LIST WITH US, PRICE IT RIGHT, SELL IT QUICK!

JOIN OUR EMAIL LIST FOR MONTHLY MARKET REPORTS & UPDATES

FIND YOUR CONDO VALUE [WWW.HEMISPHEREVALUES.COM](http://WWW.HEMISPHEREVALUES.COM)

## Denise & John Bracco

Decorus Realty

Denise: 954.931.4416  
E-Mail: dbhwd@aol.com

John: 954.931.4415  
E-Mail: jbhwd113@aol.com

[www.BraccoBeachTeam.com](http://www.BraccoBeachTeam.com)  
[www.DeniseandJohnBracco.com](http://www.DeniseandJohnBracco.com)

[www.facebook.com/HemispheresCondoOwnersandResidents](http://www.facebook.com/HemispheresCondoOwnersandResidents)



BRACCO BEACH TEAM

