

# THE HEMISPHERES



## NEWSLETTER

Vol. 11 Issue 9 September 2018







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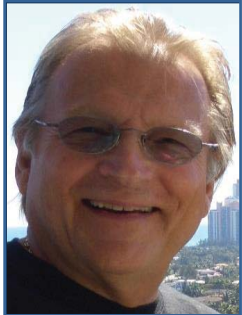


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## MESSAGE FROM THE PRESIDENT



Lawrence A. Doczy  
President

Friends and Neighbors,

We have just completed our 5th month since the elections. I believe that in this period we have accomplished a lot and even though only some of it has been visible, I can assure you that much has been done to improve the operations of the Hemispheres.

I am sure that you have seen improvements around the property, such as in landscaping, cleanup, fixing remaining damage caused by Hurricane Irma and exterior LED lighting, such as at the waterfall and the marina.

You are aware that we have a new General Manager, Gilbert Martinez and a new Operations Manager, Jose Rubio. They are both very dedicated to make the Hemispheres a better place for all.

We have worked diligently with the Engineering company to develop a workable program of much needed concrete and roof repairs at the Hemispheres and design work and the preparation of the bid packages for the most urgent works – known as Phase 0 - is currently being done. We expect construction work to begin in October. We are already working on the contracting issues of the next phase, Phase 1, which will start in early 2019. According to the Engineers' report, the cost of Phases 0 and 1 is estimated at \$10 million and the balance of the work spread out over the following 4 years is estimated at another \$12 million. The full engineering report has been made available to you.

We are also diligently working on meeting the financial needs by working out various financing schemes over the next 5 years to ease the financial burden on Unit Owners. The assessment of the condition of the elevators has been completed and the specifications and bid packages are being prepared by our elevator consultants.

Our new elevator maintenance company, Premier, replacing Kone, has been actively at work bringing our elevators up to speed in all respects. The elevators are in

good shape and they have not reported any safety issues. We will launch the bidding for their replacement so as to have full awareness of the implications both financial as well as in terms of timing. The replacement cost of the elevators is estimated at \$5-6 million.

We have endeavored to keep you all abreast of our activities, achievements and financial situation through the Newsletter as well as Town Hall meetings. As all of us on the Board are physically here most of the time, we are very accessible and hands-on, working closely with Management to get things done.

We have also instituted security measures to improve the well-being of all residents, such as the respect of the parking rules, with towing of unauthorized vehicles enforced. We have also brought in mandatory wristbands for pool access on weekends and special holidays. While this practice is an excellent tool to prevent people who do not belong to the Hemispheres from accessing and using our precious amenities, for this to work, everyone must adhere to it for the benefit of all.

The board continues to look forward to a collaborative effort and resident input that will help overcome the challenges we are facing.







**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 recent newsletters we've reviewed several different sections of the Hemispheres' rules and regulations and will continue to do so in the future.

This month's issue will be dedicated to the legal CONSEQUENCES for ignoring or violating our most important rules and regulations.

## CONSEQUENCES FOR IGNORING OR VIOLATING OUR MOST IMPORTANT RULES AND REGULATIONS

Accordingly, we have reestablished our violations procedures in conjunction with revisions to Florida Statute 718. Details are below.

In order to better provide our residents a peaceful and secure environment, the board of directors of The Hemispheres Condominium Association has decided to **reinstate the former Violations Committee under the new title "The Grievance Committee"**.

This committee will be composed of three volunteers each of whom shall serve a two-month rotation chosen from a pool of qualified owners.

The first three members are: Maria Penela, Chairperson: Helayne Gordon: and Howard LeVine.

### HERE'S HOW IT WORKS

1. Violations of Hemispheres rules and regulations documented by the Security Department will be presented to Management and The Board of Directors.
2. A fine may be levied by the board with each day the violation continues considered a separate violation with a single notice and opportunity for a hearing before the committee. However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate if the violation is not rectified.
3. The fine notice shall go out to the unit owner, giving fourteen (14) days to demand a hearing before the Grievance Committee.
4. If no demand is made, then the fines are due as set forth in the notice.
5. If the demand is made, the unit owner shall meet before the committee at the date and time specified by management.
6. The Committee will hear the appeal and examine

evidence in a public setting.

7. The unit owner will either get notice at the meeting of the committee's decision or within 24 hours thereafter.
8. All decisions of the Committee are final.
9. All fines upheld by the Grievance Committee must be paid within five (5) days from the meeting, per the Florida Statutes, or the Board may choose to suspend the resident's access to common areas, including pools, gyms, tennis courts, lounges and card rooms. Parking and main entrance to the resident's unit will be available as if they are a guest.

Posted below is the relevant section of Florida Statute 718.303 provided by our attorney.

### 718.303 Obligations of owners and occupants; remedies Effective: July 1, 2018

(1) Each unit owner, each tenant and other invitee, and each association is governed by, and must comply with the provisions of, this chapter, the declaration, the documents creating the association, and the association bylaws which shall be deemed expressly incorporated into any lease of a unit. Actions for damages or for injunctive relief, or both, for failure to comply with these provisions may be brought by the association ... against:

(b) A unit owner.

(e) Any tenant leasing a unit, and any other invitee occupying a unit.

*continued*



## CONSEQUENCES FOR IGNORING OR VIOLATING OUR MOST IMPORTANT RULES AND REGULATIONS

**We have reestablished our violations procedures in conjunction with revisions to Florida Statute 718 - Continued**

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(3) The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied by the board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee as provided in paragraph (b). However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

(a) An association may suspend, for a reasonable period of time, the right of a unit owner, or a unit owner's tenant, guest, or invitee, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. This paragraph does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators.

(b) A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days' written notice to the unit owner and, if applicable, any occupant, licensee, or invitee of the unit owner sought to be fined or suspended, and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.

The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board.

If the committee does not approve the proposed fine or suspension by majority vote, the fine or suspension may not be imposed. If the proposed fine or suspension is approved by the committee, the fine payment is due 5 days after the date of the committee meeting at which

the fine is approved. The association must provide written notice of such fine or suspension by mail or hand delivery to the unit owner and, if applicable, to any tenant, licensee, or invitee of the unit owner.

(7) The suspensions permitted by paragraph (3)(a) .... apply to a member and, when appropriate, the member's tenants, guests, or invitees, even if the delinquency or failure that resulted in the suspension arose from less than all of the multiple units owned by a member.



*Hank Rosenblum – Director*







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## TIPPING



A word about tipping and gratuities....

Many of our friends from north and south of the border may not be aware of the American custom of tipping.

In the United States it is customary to give a gratuity to someone (other than a business owner) who provides you with a service. This is especially true in areas where the provider of the service is in an entry level or low wage position.

These are usually young people, college students, or recent immigrants who are just embarking on their careers in America.

So, if someone here at The Hemispheres smilingly brings you a towel or an umbrella, parks your car, carries your groceries, delivers your packages or provides any such service please be generous.

Remember, ten years from now any one of them could be your doctor or lawyer, or perhaps our General Manager.

*Hank Rosenblum*

Comments and feedback: [hemispheresresidents@gmail.com](mailto:hemispheresresidents@gmail.com)





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## PHOTO SUBMISSIONS BY HEMISPHERES RESIDENTS

The Hemispheres in the '70s | Maria Penela



The Hemispheres Post Card | Rodolfo Cano



Submit any old Hemispheres pictures and articles  
 to: **hemispheresresidents@gmail.com**



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Johnnie M. 2018



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## **NEIGHBOR TO NEIGHBOR**

I have been writing my 'We are listening – Neighbor to neighbor' article on a monthly basis. Most of my articles come from you because we are listening. We listen to your complaints, we listen to your comments and we also listen to your praises when we receive them from all of you. We are on the board not because of us but because of you and your trust in us to represent you. We respond to a lot of your emails and letters with the intention to do the best for the Hemispheres and its owners driven by the existing bylaws and our rules and regulations.

We received comments on our operations on how things are currently viewed by residents, indicating improvements or lack of it which drive us to review and improve. Security and housekeeping are two of the major operations at the Hemispheres. Security is run by Field Force and Housekeeping by ASI. We are currently working hard in conjunction with their leadership to improve our services in these two areas. This is a very large property and has its challenges; it requires diligent maintenance, security and efforts from both ASI and Field Force.

Field Force is responsible to maintain the law and order in our community, they are "our Policemen" on site and we are authorizing them to enforce our rules and regulations. One of the major complaints is that we are allowing outsiders free pass to our facilities. There is currently a lot of improvement in this area. The board and the security directors meet on a weekly basis and as necessary to address all issues that face our challenges.

We are attacking the illegal entries to our facilities from many directions but there is no one magic solution that resolves this issue. It all starts with some residents violating the residency rule by giving their access pass to others to use or by subletting their unit to temporary renters. We are now requiring a wrist band to use our facilities on Holidays and weekends. A wrist band is provided to the residents after showing their ID. "No ID No Band". We are stationing a security guard at entry points and we are tightening access to our parking lots to unauthorized vehicles. To guard our residents' safety, we are also randomly checking identification cards for illegal access to our facilities.

We are engaging an external service to scan online websites such as Airbnb and VRBO for short term rentals at the Hemispheres. Unfortunately we might have occasional breach but we are achieving success. Our security personnel are facing a lot of challenges, but they are tirelessly trying to keep law and order for our community.

As to ASI, we are requiring more and we are getting more, we are getting scheduled service by floor and areas to hold them responsible. Keep in mind that housekeeping for 4 buildings, 2 pools, 2 restaurant areas, 2 large front and service areas, to everybody's satisfaction is a complex task and requires a lot of effort, dedication and professionalism, and we are now requiring it from ASI.

Beautification and cleanliness of the Hemispheres should not just be the responsibility of the cleaning staff. Our residents and visitors need to do their part by caring about our surroundings by cleaning after themselves and avoiding littering. This is our home so let us treat it as such with TLC. I personally witnessed pet owners let their dogs urinate in the lobby, carpets or our courtyard and just walk away. Others discard their cigarette butts on the ground or balcony. Contractors or residents make track marks on the floor after it has been waxed. Please do your part to keep our environment clean.

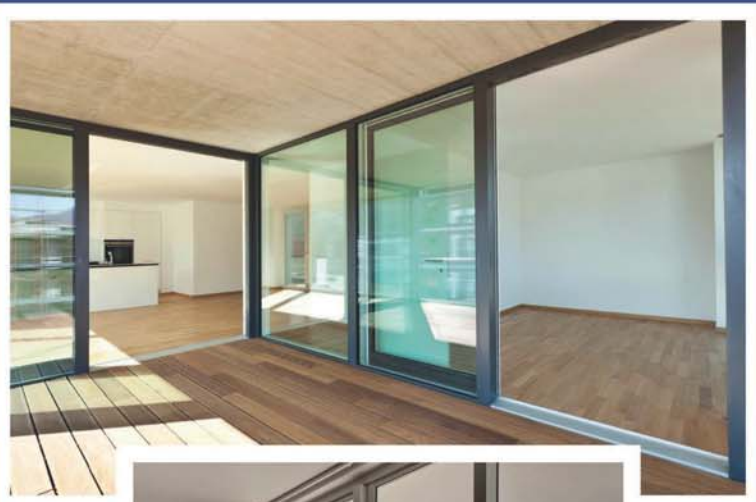
Cooperation between the residents and the staff will achieve best results for us all. We will not have and can not afford to have a cleaning personnel stationed on every floor waiting for something to happen to clean, but we expect better supervision and daily activity by ASI employees and that is what we are pursuing.



**Alfred Marzouk,  
Vice President**

The Hemispheres is one of the best and largest communities in Hallandale Beach, and comes with its challenges but we all decided to invest in it and make it our home. As a large community, it takes us all to make the Hemispheres best of the best.

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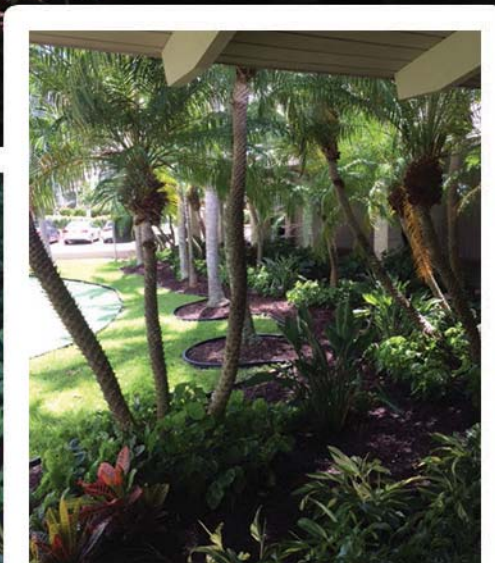


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# THE HEMISPHERES

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## Hemispheres Administration Office

1980 South Ocean Drive, Hallandale Beach, FL 33009

Office Hours:

Monday through Friday - 8:00am to 4:00pm

### DEPARTMENTS:

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

- Gabby/Maintenance/Contractor 954-456-1257  
maintenance@thehemispheres.com

- 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

- Ali/Receptionist 954-457-9732 ext. 301  
reception@thehemispheres.com

- Selassie/Accounting 954-457-9732 ext. 550  
accounting@thehemispheres.com

- Gilbert/General Manager 954-457-9732 ext. 308  
generalmanager@thehemispheres.com

- Jose/Operations Manager 954-457-9732 ext. 310  
operations@thehemispheres.com

- Hector Franco/Chief of Maintenance 954-457-9732 ext. 314

- AT&T Uverse (Customer Service) 866-299-6824

## Places to Eat

Blue Bar and Grill (Oclub)  
954-251-2658

Juniper (Bayside)  
954-544-3370

Roman's Snack Bar (Opool)  
954-454-1111

Snowy Mini-Mart (OS)  
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Gladys Martinez  
Elite Properties &  
Investments LLC (OS)  
305-321-7889

Neil Lechtner, Attorney (BS)  
954-457-4357

Nohmis Construction (BS)  
954-591-8361

- FPL 954-797-5000

- Hemispheres Office Fax  
954-456-8376

## Emergency Phone Numbers

Security 954-456-1626

Bay North Front Desk 954-456-1965

Bay South Front Desk 954-458-1985

Ocean North Front Desk 954-458-1950

Ocean South Front Desk 954-458-1980

Roy Bromley (Security) 954-457-9732 ext. 551  
roy.bromley.ffps@gmail.com

### Board of Directors

Lawrence Doczy, President

Alfred Marzouk, Vice President

Gerry Fojo, Treasurer

Yvette Serluco, Secretary

Barbara Drabkin, Director

David Simhon, Director

Hank Rosenblum, Director

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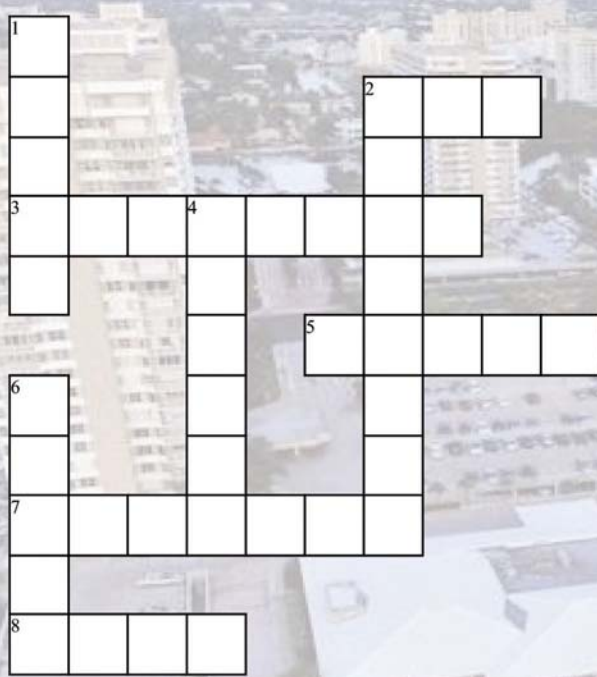
## ACTION VOLUNTEERS

Mark Keiser • Geoff Colton • Burt Schneck  
 Deg McCracken • Mark Paul

We would like to share a few pictures of our action volunteers that dedicated their time and efforts to cleanup the beach area, remove weeds, and pick up debris on Saturday, August 11. We are proud to have residents who have the initiative to come together and help our community stay beautiful



# THE HEMISPHERES



### Across

2. Light in Spanish, or parking lady
3. current board pres.
5. talks a lot, or maintenance lady
7. Western Hemisphere
8. a skein, or this author

### Down

1. favorite amenity
2. luck in France, or former board pres.
4. ancient conquerors, or a place to eat
6. former money man





# WHAT'S **NEW** THIS MONTH AT THE HEMISPHERES?

Stephanie  
Sicard

Newsletter Manager

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



Please be aware that dogs are not allowed on the beach or in the city park. Violation of the ordinance is \$100.

## Keep Hallandale Beaches Clean

The City of Hallandale Beach is focusing on keeping our city clean. Please help us by remembering the following:

- Dogs are not allowed on the beach or in city parks
- When you do take your dogs out, please don't forget to bring your utensils
- Waste cannot be disposed of in a city receptacle

### City Ordinances:

Sec 6-5 Animals not permitted in public parks or beaches

Sec 6-62 Duty to carry and use utensils for removal and cleanup of waste

Sec 6-63 Disposal of Waste Material



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](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*

# 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.

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# September 2018 - Event Calendar

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

## 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

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	9:15	9:20	9:30	9:25	10:10
AM	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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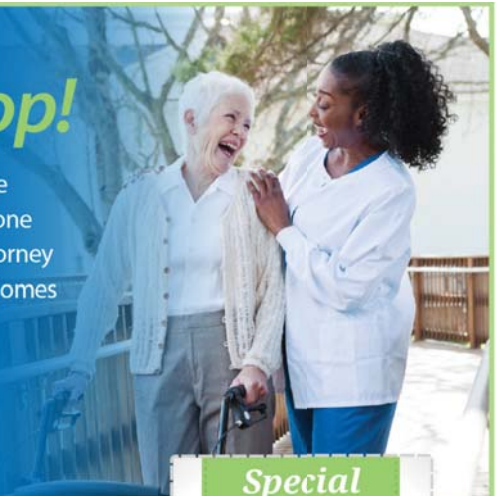
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## Hemispheres Treasurer's Report as of July 2018 Financial Statements

Our Association is in the best financial position ever. If you have still not done so, please feel free to stop by our administration 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 \$156K as of July 2018 for the 90-day ageing. This represents a reduction of 60%!! Because of the Board's strategy of close monitoring of expenses while improving our collections, the current non-obligated cash amount is over \$2.0 million!

With pending infrastructure projects being planned, these funds will greatly assist in payment of these obligations and reducing unit owner financial liability. I am proud to report that we continue to make great progress with our finances, providing appropriate checks and balances and keeping our accounting records and practices in place as required by statute and GAAP.

We have also had our first meeting with a local financial institution in order to discuss the many possible avenues to assist us with the upcoming construction costs and they are working on 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 online as we look forward to further improving financial record keeping and monitoring.

Finally, regarding ON 22Q, we have completed all obligatory renovation work, appraisal and three (3) August open-house events have taken place, however, we only received one bid. Since the bid was below our expectations for the unit, we will now be listing the unit 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 July 31, 2018

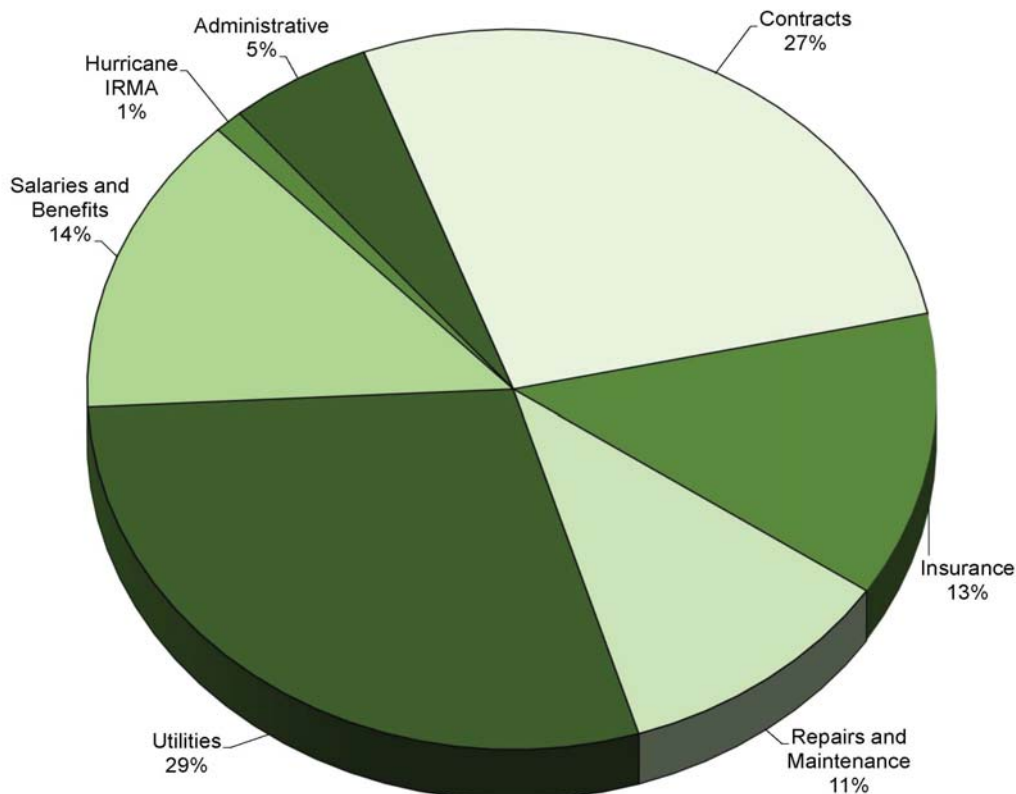
### Checkbook Balances:

Operating	\$	3,264,165.08
Capital Projects		1,006,261.73
Security Deposit/Clicker/Marina Deposit	\$	567,337.75
<b>Total Checkbook Balances as of July 31, 2018</b>	<b>\$</b>	<b>4,837,764.56</b>

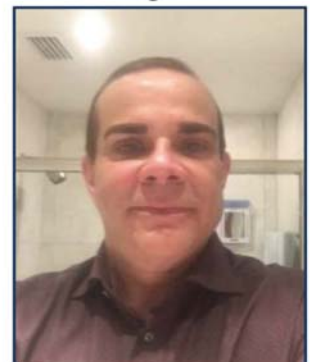
Account Receivable Delinquencies	\$	241,156.07
Accrued balance of prepayment of our Insurance Premium		770,282.71
Accounts payable to the trade		255,495.55

### Revenue and Expenses:

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>\$ 893,758.99</b>	<b>\$ 6,438,778.35</b>	<b>\$ 6,321,824.81</b>
<b>Expenses:</b>			
Salaries and Benefits	\$ 115,108.88	\$ 828,182.74	\$ 909,945.12
Administrative	37,849.24	329,215.24	239,548.19
Insurance	111,322.12	780,721.92	821,116.17
Utilities	264,961.32	1,764,385.10	1,671,967.22
Contracts	223,165.90	1,664,621.66	1,636,332.60
Repairs, Maint, Supplies	59,792.95	394,637.02	224,359.45
Rep & Maint - Special Projects	64,277.64	263,593.43	774,806.06
Bad Debt	1,606.00	27,167.62	43,750.00
Hurricane Irma	0.00	39,039.00	0.00
<b>Total Expenses</b>	<b>\$ 878,084.05</b>	<b>\$ 6,091,563.73</b>	<b>\$ 6,321,824.81</b>
<b>Surplus/(Deficit)</b>	<b>\$ 15,674.94</b>	<b>\$ 347,214.62</b>	<b>\$ -</b>



### Where does the Money Go?



Gerardo Fojo,  
Treasurer



## 90 Day Delinquencies Comparison - 2015 to 2018



### Delinquencies

Fiscal Year	90 Day Delinquent Accounts	Expense change from prior year	% change from prior year
2018 - July 31	\$ 150,868	\$ (100,360)	-66.5%
2017 - July 28	251,228	-168,224	-67.0%
2016 - July 31	419,452	-136,222	-32.5%
2015 - July 24	555,674		





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](mailto:jguirola@asiflorida.com)



**Mario Calle**  
On-Site Supervisor



**Dario Acosta**  
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