

THE

Vol. 12 Issue 3 March 2019

HEMISPHERES



NEWSLETTER





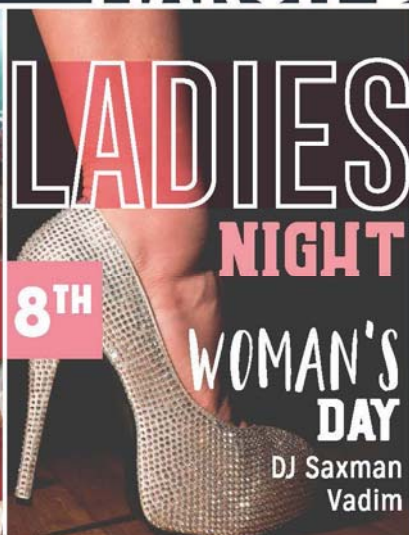
BLUE

MARCH BLUE LIVE



BRAZILIAN
night

1ST



LADIES
NIGHT

8TH

WOMAN'S DAY
DJ Saxman Vadim



TACO
LOCO

15TH & 29TH



LADIES NIGHT

WHITE
party

22TH

EVERY FRIDAY



SATURDAY 9TH

DISCO NIGHT
show by ALEX DEAN



THE MOTOWNERS
"THE ULTIMATE
MOTOWN TRIBUTE"

SATURDAY 2ND & 16TH

SATURDAY 23TH

Jazmin Sabyna




Soul
STREET

CLASSIC
MOTOWN
R&B
DISCO
SOUL

SATURDAY 30TH



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

MESSAGE FROM THE PRESIDENT



Lawrence Doczy,
President

As you have witnessed, the renovation project is progressing according to plan. While the waterproofing of the parking area in the South-East corner of the property is being done, we are doing our utmost to keep the inconvenience caused to the residents to a minimum. Your cooperation in this exercise is much appreciated.

We have received the bids for the replacement of the roofs. The Engineer is currently performing the analysis of the bids which will be followed by interviews of the recommended contractors and contract award to the most responsive bidder.

We are expecting bids for the replacement of the elevators shortly. We are aware that there have been some problems with the elevators recently and Premier, our elevator maintenance company has made great efforts to keep them fully operational. Once the bids will be in, we will be in a better position to estimate the time required for the replacement of the elevators.

We ask for your continued understanding and patience while this large renovation project is implemented. We will endeavor to keep you abreast of all interventions that may inconvenience you.

ASSISTANT ANIMAL PROVISIONS

Those members of the board who proudly serve the Association wish to clarify some statements made in our previous newsletters relating to Assistance Animals and our regulations relating to same. To begin, we referenced Assistance Animals as “pets” which we retract as we understand that the law distinguishes Assistance Animals from “pets.” We meant no derogatory connotation in referring to Assistance Animals in that way.

In fact, we have revoked and instituted new Assistance animal rules so that there is equal opportunity and treatment for all of our residents. The board wishes to make it clear that the new regulations allow assistance animals to be walked in the common areas designated for all residents and any comments made that Assistance animals are relegated to the lower lobby were incorrect. Disabled residents that rely upon Assistance animals are entitled to the same access to the common areas of our community as anyone else.

Our directors and officers are working hard to enhance our living experience at the Hemispheres and insure we have an inclusive and welcoming community, which requires hard work, time, effort and dedication. The reward is seeing improvement throughout our property with absolutely no intention of making any of our members feel as if they are not welcome due to their disability-related need for the help of an Assistance animal. We have instituted rules which would require the Assistance animals to be taken to designated

areas to relieve themselves and for any “accidents” to be promptly cleaned up.

The articles in this newsletter are meant to guide the membership into being good neighbors and that was our former Vice President’s intention in any comments made previously. As such, the suggestions to carry your assistance animals in the elevator are simply a courtesy that is requested so that people with allergies and/or people in fear of dogs are not intimidated. However, in dealing with assistance animals, if a resident is in the elevator with their assistance animal, you can either ask if they will hold their animal and if not, simply take the next elevator if allergies or fear prevents you from sharing the elevator with an Assistance animal.

Similarly, if you are already on the elevator and someone with Assistance animal wishes to enter the elevator, you are welcome to politely ask them if they can wait until the next elevator comes to get on, or you are welcome to get off the elevator and take another one should they not wish to cooperate. There is no law that requires owners with Assistance animals to carry them at all times or only walk them in only in designated areas in the building.

2019 is going to be another busy year for us all and we welcome your assistance in helping us all live in an inclusive and friendly community we can be proud of.

Hemispheres Condominium Association Financial's Report

As of January 31, 2019

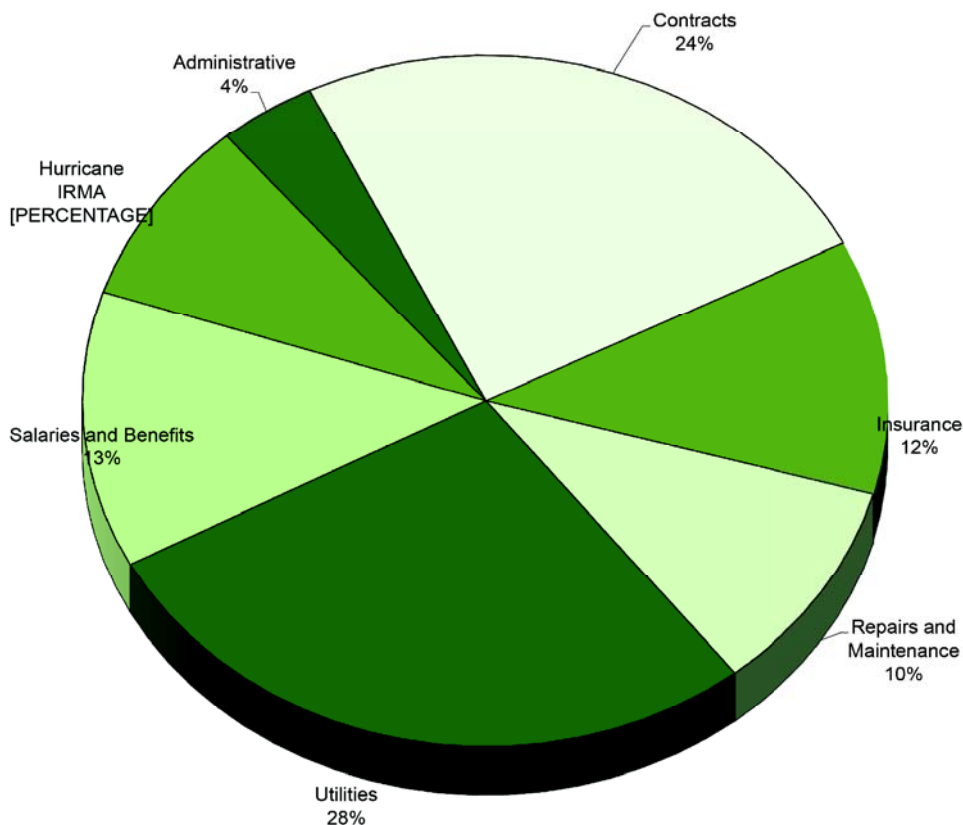
Checkbook Balances:

Operating	\$	4,241,898.60
Capital Projects		1,009,392.90
Security Deposit/Clicker/Marina Deposit	\$	632,073.50
Total Checkbook Balances as of January 31, 2019	\$	5,883,365.00

Account Receivable Delinquencies	\$	260,037.30
Accrued balance of prepayment of our Insurance Premium		441,138.33
Accounts payable to the trade		222,001.22

Revenue and Expenses:

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 952,007.95	\$ 952,007.95	\$ 951,021.71
Expenses:			
Salaries and Benefits	\$ 126,426.89	\$ 126,426.89	\$ 125,561.82
Administrative	38,089.23	38,089.23	41,398.21
Insurance	116,438.41	116,438.41	109,083.33
Utilities	270,459.49	270,459.49	254,860.02
Contracts	240,082.88	240,082.88	242,859.52
Repairs, Maint, Supplies	41,006.40	41,006.40	65,043.04
Rep & Maint - Special Projects	57,223.61	57,223.61	0.00
Bad Debt	1,622.06	1,622.06	6,250.00
Reserve Transfer	83,811.51	83,811.51	83,811.51
Line of Credit Interest	0.00	0.00	22,154.30
Total Expenses	975,160.48	975,160.48	951,021.75
Surplus/(Deficit)	\$ (23,152.53)	\$ (23,152.53)	\$ (0.04)



**Where
does
the money
go?**



**Alfred Marzouk,
Treasurer**



MONTHLY MANAGEMENT REPORT

Dear Residents,

With the construction progressing here in the Hemispheres as well as next door at the 2000 building we are working diligently to put together a plan of action to work effectively. We wish to take this opportunity to thank the residents for their cooperation during this time of construction. I hope you all are as excited to see The Hemispheres restored as we are.

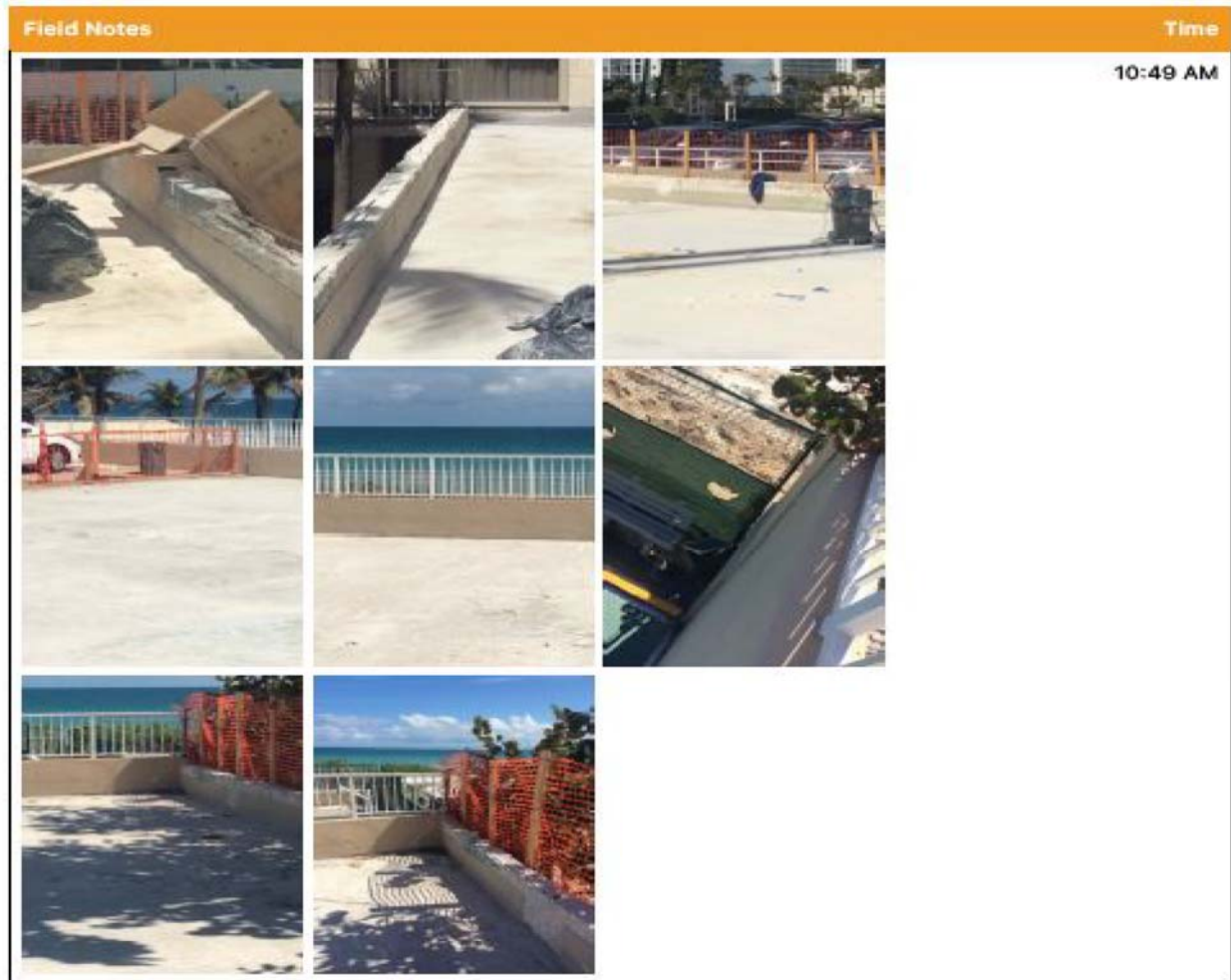
Administrative

- We have made significant progress in uploading documents to the Hemispheres website which are available at this time. The said documents include meeting minutes, vendor contracts and other documents pertaining to the community in an effort to operate with transparency.
- Management has been working with the Association's Auditor, Gladstone and Company, to gather the documents and material needed to complete the report. Materials and documentation requested from our banks, attorneys and other professionals have been received timely and we are proceeding according to schedule.

Bengoa

- The contractor has taken the entire S.E corner of the Ocean RCA to restore the waterproof coating to extend the lifespan of the concrete deck. This portion of the project is expected to last 3 months. We are working diligently to move the process along as fast as possible. Please see additional field notes included.





Ocean Gym Steam Rooms

- The ocean gym steamer's heating elements that were deteriorated have been replaced. The temporary shutdown of the heating unit left both ladies and men's steam rooms un-operational. Both steam rooms are now back in service.



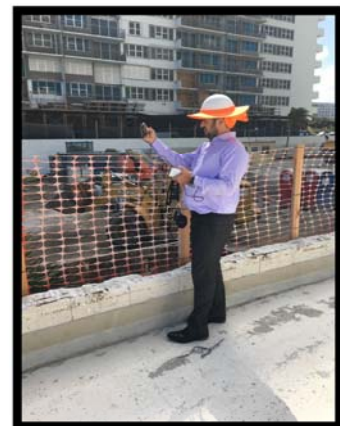
Volatus

- The preconstruction aerial survey of the Ocean South building was done in part to document the existing condition of the building and its foundation prior to the development of the 2000 building. The second part involves the visual and physical documentation of the existing condition to be preformed by a Geotech civil engineer firm.



Langan

- A Professional Boundary Survey has been commissioned in conjunction to the 2000 building construction as the 2nd part to the aerial survey to define our property line and document the existing condition of the property before the development of the 2000 building construction.



Ocean Wi-Fi line

- The Ocean pool WI-FI has been restored. Aside from the outdoor networking devices, a new data line was installed from the ON front desk to the pool office to replace the previously damaged faulty wire enabling the Wi-Fi system to come back online.



Bay Side Snowy Minimart

- The Bay side minimart is now open for business offering a large variety of goods such as coffees, breads, dairy products, wines and cleaning products.



Housekeeping

- Housekeeping has completed the quarterly Lower lobby waxing to maintain an aesthetic feel throughout the community.
- The Housekeeping team has moved on to waxing the card rooms. Please excuse the brief closure of the common areas and the interruption of your activities while we work to enhance the aesthetics of the community.

Employee Luncheon

- An employee luncheon was held on Thursday February 21st, 2019 in the ball room to thank all the Hemispheres employees for their hard work. Our team of employees have put forth tremendous effort to better the quality of service provided to the residents.



TIPPING



Hank Rosenblum,
Secretary

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.



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I'm looking over a Four-Leaf Clover



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Classified Ad	\$20 for 4 lines (5\$ each add. line)
Reserved page placement additional charge	\$100

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March 2019 Event Calendar

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
  = Local Bus Service					1   Fees Due	2
3	4 Zumba Class 4:30PM 	5 BINGO! 6:45PM 	6 ART Class 1:00 PM YOGA Class 5:00PM 	7 	8 	9 Management Office Open 9am to 1pm
10 Daylight Savings Time Starts 2:00AM (1 hour forward)	11 Zumba Class 4:30PM 	12 BINGO! 6:45PM 	13 ART Class 1:00 PM YOGA Class 5:00PM 	14 	15 	16
17 	18 Zumba Class 4:30PM 	19 BINGO! 6:45PM 	20 ART Class 1:00 PM YOGA Class 5:00PM 	21 	22 	23 Management Office Open 9am to 1pm
24 / 31	25 Zumba Class 4:30PM 	26 BINGO! 6:45PM 	27 ART Class 1:00 PM YOGA Class 5:00PM 	28 	29 	30

HEMISPHERES SHUTTLE BUS | Spring Schedule



The Hemispheres Shuttle Bus runs every weekday, local trips only, from October through May.

THE BUS DOES NOT RUN ON:

New Years Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day

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

WHAT'S NEW THIS MONTH AT THE HEMISPHERES?

Stephanie
Sicard

Newsletter Manager

954-457-9732 ext. 304

adminassistant@thehemispheres.com



Invitation To all Hemisphere residents:
come participate in our classes and fun activities!

COME OUT AND ENJOY
A FUN FILLED
**NIGHT OF
BINGO!**



Held every Tuesday in the ocean terrace room.

DOORS OPEN AT 6:15 PM
AND THE GAMES START AT 7 PM.
THERE IS A MINIMUM FEE OF \$10 TO PLAY



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& YOGA**



NANCY BERON
YOGA & ZUMBA TEACHER

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THE HEMISPHERES

Dear Residents,

As a reminder Hurricane season begins June 1 and ends on November 30. Our team is reviewing our past protocols and updating them as needed to ensure our preparedness for any weather event that may occur during hurricane season.

Please be aware that Management and staff are working to ensure the security of our property and safety of our residents during any weather event.

We advise all snowbirds to clear their balconies of ALL items including furniture and plants. The reason for this is that any items remaining on the balcony may become projectile missiles in the event of a wind storm causing damage to the property.

In the event of a storm it may be necessary to enter unit owners' apartments under emergency circumstances. In order to avoid damaging your door and entry, in an emergency situation, it is in your best interest to ensure that your keys have been left with security or with a trusted owner.

We will provide updates to all residents if there are issues with an approaching storm. Please make sure to update all contact information with the Management office so that you can be on our call/email list. This will allow us to communicate with you during a weather event.

If you have any questions, please feel free to call at any time. Let's be safe during this hurricane season!

**DON'T FORGET TO CLEAR YOUR BALCONIES,
LEAVE YOUR KEYS AND UPDATE YOUR CONTACT
INFORMATION!**

Sincerely,

Stephanie

Hemispheres Administration Office	Places to Eat	Emergency Phone Numbers	
1980 South Ocean Drive, Hallandale Beach, FL 33009 Office Hours: Monday through Friday - 8:00am to 4:00pm DEPARTMENTS:	Blue Bar and Grill (Oclub) 954-251-2658	Security	954-456-1626
	Juniper (Bayside) 954-544-3370	Bay North Front Desk	954-456-1965
	Roman's Snack Bar (Opool) 954-454-1111	Bay South Front Desk	954-458-1985
	Snowy Mini-Mart (OS) 954-458-2930	Ocean North Front Desk	954-458-1950
- Resident Services 954-457-9732 ext. 559 residentservices@thehemispheres.com		Ocean South Front Desk	954-458-1980
- Gabby/Maintenance/Contractor 954-456-1257 maintenance@thehemispheres.com		Mauricio Perez (Security)	954-457-9732 ext. 551 mperezfieldforce@aol.com
- Luz/Access Control 954-457-9732 ext. 305 accesscontrol@thehemispheres.com		Board of Directors Lawrence Doczy – President Mark Kiser – Vice President Alfred Marzouk – Treasurer Hank Rosenblum – Secretary Barbara Drabkin – Director David Simhon – Director Geoffrey Colton – Director Ivonne Gonzalez – Director Leonard Davenport – Director	
- Stephanie/Assistant Manager 954-457-9732 ext. 304 adminassistant@thehemispheres.com generalmanager@thehemispheres.com	Commercial Units		
- Ali/Receptionist 954-457-9732 ext. 301 reception@thehemispheres.com	Beauty Salon (OS) 954-457-8428		
- Selassie/Accounting 954-457-9732 ext. 550 accounting@thehemispheres.com	Gladys Martinez Elite Properties & Investments LLC (ON) 305-321-7889		
- Gilbert/General Manager 954-457-9732 ext. 308 generalmanager@thehemispheres.com	Neil Lechtner, Attorney (BS) 954-457-4357	Contracted Services Atlantic Pacific - Management Atlantic Pacific - Accounting Field Force Protective - Security Park One, Inc - Valet Greenway - Lawn Maintenance Amercian Services Industries - Housekeeping	
- Jose/Operations Manager 954-457-9732 ext. 310 operations@thehemispheres.com	Nohmis Construction (BS) 954-591-8361		
- Hector Franco/Chief of Maintenance 954-457-9732 ext. 314			
- FPL 954-797-5000			
- AT&T Uverse (Customer Service) 866-299-6824		thehemispherescondo.vertilinc.com	
- Hemispheres Office Fax 954-456-8376			



Annual Rentals

Alquileres Anuales



OS-22A 1/1.5 Furnished



BS-10A 1/1.5 Unfurnished



BN-8M 1/1 Unfurnished

Featured Properties FOR SALE

Propiedades En Venta



ON-12D 1/1.5



BS-4P 2/2



BN-8M 1/1



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LIVE

LADIES NIGHT WOMAN'S DAY

friday

MARCH 8TH

WITH
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- 2/2 POOL/INTRA VIEW/UPGRADED - \$389,000
- 2/2 CORNER/INTRA VIEW - \$309,000
- 2/2 OCEANSIDE W/ TENANT - \$269,000
- 2/2 INTRA VIEW W/ TENANT - \$234,000
- 1/DEN/2 BA OCEAN/POOL VIEW - \$298,888
- 1/1.5 UPGRADED/OCEAN W/ TENANT - \$274,900
- 1/1.5 UPGRADED/INTRA VIEW - \$249,000
- 1/1.5 UPGRADED/INTRA VIEW - \$235,000
- 1/1 INTRA/POOL VIEW W/ TENANT - \$209,000

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