



## THE HEMISPHERES NEWSLETTER

MARCH 2017  
VOLUME 10 • ISSUE 3

### MESSAGE FROM THE BOARD

Dear Friends and Neighbors,

We would like to thank our residents, employees, generous committee volunteers, and skilled vendors for their dedicated efforts. The commitment to join us in our first year of administration has been most appreciated. Your collaboration with the ongoing betterment of our community has been productively stellar. Not only has the Association benefited from your hard work, but you have also helped us set a new benchmark in financial standards. Our finances are now healthier than they have ever been. Our surplus for the year 2016 was \$1.9 million and we have achieved an unprecedented \$3,623,147 fund balance. We could not have succeeded without your outstanding teamwork. Thank you.

As a continuing improvement to our team of collaborators, on February 15th we hired an experienced and skilled General Manager. Not only does he come with thirty-five plus years of experience in Association, Asset, and Hospitality Management, but in the past (1995-2000), he has worked at the Hemispheres as the General Manager. His name is Mr. Fred Rodriguez and we warmly welcome him back! It is a tremendous asset to have a General Manager who knows the property well. Given the broad base of expertise and knowledge required for success in this key role, his past experiences here will surely give him the jump start needed to achieve his responsibilities. Mr. Rodriguez has accepted to introduce himself to our community by writing an article in this issue of the Newsletter.

And still there is more good news to come. After receiving

many complaints about our AT&T contract (costs, contractual stipulations, service issues), on May 26, 2016 we initiated a dialogue with AT&T to negotiate an upgrade to our services. After months of tenacious negotiations, AT&T has committed to provide all of our units at the Hemispheres with directly fitted fiber optics. Best of all, AT&T will absorb the cost of \$1.2 million dollars without any cost to the Hemispheres, no strings attached! By continuing to improve our services with state of the art technology and by re-negotiating both past and present contracts in order to give us the best bang for our buck, we have instantly raised the property values for all our homes.

March 19th has been set as our Election Day. As with any great democracy, the participation of the entire community is encouraged so as to have the best representation for the majority of owners. We urge you all to vote, to be heard, and to participate in a fair and just election. You may meet those who wish to represent you by joining us for an evening to meet the candidates. Candidates Night will be held on Wednesday March 15, 2017 at 7:00 pm in the Ballroom.

It has been a privilege and an honor to serve the Hemispheres' community over the past year.

Cordially,

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



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(Please see details on page 26 & 27)



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From: "ABDO, JAMAL" <ja2027@att.com>  
To: Hemispheres <22g@nabihs.com>  
Cc:  
Date: Tue, 21 Feb 2017

**Subject: AT&T Fiber at the Hemisphere**

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*Dear Hemispheres Residents,*

*It is with great pleasure that I announce to you that AT&T has agreed to upgrade the infrastructure of the Hemisphere to a fiber optic base infrastructure. Since May 2016, I have been working on this project with the board, thanks to the treasurer Mr. Mangoubi, initiating the demand. Initially AT&T required the board to renew the bulk agreement to a new term and slightly increase the price of video service, however after our last meeting, we have decided to conduct the upgrade at no additional charge to the Hemispheres Association. This is being done as a good faith effort to restore all relationships with you the Hemisphere owners. AT&T will absorb the over 1.2 million dollars worth of fiber and labor. This upgrade will not require an extension of the already existing bulk contract.*

*Not only do you continue to have the bulk contract unaltered, we are now adding an upgrade to every unit at the Hemispheres with directly fitting fiber optics at no charge, a value of over 1.2 million dollars. This upgrade not only future proofs your most precious asset in South Florida "your property", but also makes your community eligible for a variety of new products, and services which will be deployed by AT&T in the near future. I also would like to stipulate that this offer has been ONLY offered to the Hemispheres Association, and I mean The Hemispheres is the ONLY PROPERTY under a bulk agreement receiving this upgrade FREE OF CHARGE. Although AT&T continues to offer fiber optic upgrades in South Florida, this only applies to properties that do not have a contract with AT&T. We assure you that you are the first trial of a property currently under contract, which will receive this upgrade as a good will gesture towards the residents of The Hemispheres. Once again this comes to you without having to create any additional type of commitment. This upgrade comes to you with NO CONTRACTUAL STRINGS attached, and AT&T will only require access in order to conduct the upgrade.*

*We wish to continue to serve the community with our best service and the latest technology.*



Jimmy Abdo, M.A  
AT&T Connected Communities SE  
Regional Executive  
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## MANAGEMENT UPDATE

Dear Hemispheres Owners,

Finding a well suited management company for any condominium community is always a challenge, and finding one for our uniquely styled community is just as challenging if not more so. In a nutshell, the previous management company (Castle Group) was not for us. We had a contract with them and after a short period of time they wanted more money than was originally agreed upon. We felt they were not meeting the criteria and goals we had laid out and we wanted more time and more results before we committed to paying more money and giving them our accounting management. Both parties were not satisfied and so both parties moved on. Atlantic Pacific (AP) is now our new management partner. They are a reputable management company and we are continuing to develop a productive working relationship with them. Among many qualities needed from a new management company, the specific criteria we desired was discovered in the ability of Atlantic Pacific to create and develop a unique working structure and agreement to suit our needs:

1. Atlantic Pacific accepted to act chiefly as a consulting entity by allowing us to keep all of our employees, without penalty, if the contract is ever terminated by either party. This particular criteria was a very important factor when choosing AP. We feel that with any management company, it is better for us not to be at risk to losing our employees if either party ever chooses to use the 45 day termination clause that has been written into our contract.

2. Being that we have both structural and renovation type projects at the forefront of our agenda, it is vital to have as much access as possible to qualified engineers. Atlantic Pacific has an engineer on their corporate staff and he will perform a full and formal property-wide inspection to determine any structural, mechanical, or maintenance work that may be required. Projects that need either immediate or long-term attention will be addressed accordingly. The inspected findings will be presented to the Board in a written report along with specific recommendations for an ongoing Preventive Maintenance Program. With the Board's approval of the program, AP will coordinate its implementation and will monitor adherence to the program through staff supervision and regularly scheduled meetings as well as unscheduled 'surprise' property walk-through's. AP will also compose a comprehensive Five Year Plan of physical, mechanical, and aesthetic property element projects including the assistance with long-term budgeting. This Five Year Plan will be presented within the first eight months of their engagement with us.

3. Lastly, when hiring a new management company, it is a prudent decision to keep the accounting processes separate from the management operations at least until a solid relationship has developed over time and trust based performances. AP as our management consulting partner has agreed to allow us to continue outsourcing our accounting and bookkeeping services to another firm other than their own without any constraints attached to the agreement.

Mr. Tom Smith (CPA, LCAM, and Senior Managing Director of AP) assigned Mr. William J. Coleman and Mr. Sean Fontana (AP Regional Managers) and Mr. Julio Chiroldes (AP Regional Chief Engineer) to our property. Mr. Coleman's experience has allowed him to work with a vast array of communities ranging from five star condominium resorts to urban communities housing as many as 5,550 units. To date, Mr. Coleman has managed almost \$50 million dollars used in major restoration projects during his career. Over the course of the past two months, the AP management team has been working assiduously with your Board, the staff, and the employees. These three professionals have been busy organizing all aspects of the management operations. The Atlantic Pacific Management Human Resources



Department has also worked diligently and quickly to recruit the appropriately experienced and skilled staff we needed to hire in order to serve all of our Hemispheres residents efficiently and professionally.

It is a strong belief that a skilled General Manager is essential to running a smooth and productive operation. We are pleased to introduce you to, and to welcome Mr. Fred Rodriguez to the Hemispheres as our new General Manager. Mr. Rodriguez brings with him a vast wealth of knowledge and experience. Uniquely, he knows the Hemispheres and many of our residents quite well. In the past, Fred has actually been the General Manager here at the Hemispheres from 1995-2000. During that time he worked with our Chief of Maintenance (Hector Franco) and our Chief of Construction Projects (Joe Tocci). We have both high hopes and expectations for this reunited winning team.

Since 2000, Fred went on to build his portfolio by managing many properties and large projects. Now, we were able to lure him back to the place that nurtured his career along with a solid foundation of the skills we desire: managing employees with well defined leadership initiatives, creating managerial structure through teamwork motivations, initiating and completing major projects effectively, and being capable of dealing with the wide range of day to day challenges presented. The people who know him from the past, and there are many still living here, will tell you that he was the only manager we ever had who really knew how to successfully manage this large, diverse, and uniquely complex property.

Along with a large variety of skills, Fred's greatest attribute may be that he is a "people person", and judging from watching him greet some of the people who remember him well and are thrilled to see him here once again, we certainly have high hopes. Fred has returned full circle to help guide us into the future and we are confident that Fred, Sean and Billy and the rest of the Atlantic Pacific team resources will help lead our Association to a continued and collective organizational success.



Cordially,

**Peter Kozo**  
Director



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## MESSAGE FROM THE NEW HEMISPHERES GENERAL MANAGER

Dear Residents –

Hello ! Hola ! Bonjour ! Ciao ! Ola! Zdravstvuyte! Hela! Namaste! Halla'!

Before moving forward with my commentary, I would clarify that I'm not fluent in nine languages as indicated above (albeit fluent in two and conversational in two), but I wanted to extend my greetings to all of you. I would also like to thank those of you who have welcomed me back to this magnificent community. It is indeed comforting to see many familiar faces and a real pleasure to reconnect with Joe and Hector in the Construction and Maintenance Department as if time has stood still. I had the privilege of acting as your General Manager a little more than eighteen years ago, and during my five-plus year tenure here we successfully weathered hurricanes, power outages, floods, fires, four diverse political upheavals, resident passing's, car crashes and even explosions. Our team of 106 employees at the time, collaborated in accomplishing over 18 million dollars' worth of



**Mr. Fred Rodriguez General Manager**

upgrades, restoration, remodeling and rehabilitation for The Hemispheres. This community was touted as the gold standard for excellence, award winning resort property and the envy of all other buildings in Hallandale Beach. Interestingly enough, many of the vestiges of that period are still in place.

Some of you may recall the Peter Allen/Carole Bayer Sager song "Everything Old is New Again" – for those of you who don't – Google it! Please understand that this is not a call or mandate to wind the clock back to the past, but rather it is a call to build upon the advances that have been made in the past (almost two) decades and continue consistent forward motion and improvements in order to enhance the lifestyle quality at The Hemispheres. The greatest challenges facing our community (outside of the physical plant and infrastructure) is the dynamic shifting (or re-shifting) of the fundamental paradigm of our relationships with each other as individuals; we need to return to the pragmatic philosophies and foundations of providing exemplary service to our resident members as well as each other. Our community is a microcosm of our nation, facing many challenges and obstacles. In order for us to achieve our goals in enhancing and improving the lifestyle quality in the community, we need to recognize that we require collaboration at all levels throughout the community in order to be successful. My objective and viewpoint is modeled after the basic principle adopted by Ritz-Carlton: "Ladies and Gentlemen serving Ladies and Gentlemen."

I am confident that all of us in partnership will be able to achieve our desired objectives and I look forward to working with all of you to re-establish the prestige of The Hemispheres and make it the "Best on the Beach!" Our doors are always open to commentary and constructive input.

Let's enjoy each other's company in this wonderful setting!

Thank you All

Fred Rodriguez CAM  
General Manager





## UNDERSTANDING THE CONSTRUCTION PROCESS IS IMPORTANT

Dear Neighbors,

In order to ensure building safety and appropriate budgeting, capital project planning is the key component needed before starting the next major renovation project. Choosing the wrong project can cause long term negative impacts. Compared to the construction phase, the planning phase requires much less resource. Efficient planning develops an organized set of guidelines, procedures, and action goals needed to complete any building project successfully. A well thought out planning phase will ensure achievable goals, predictable costs, proper cost waste management, and sound building practices. In the end, a project executed properly ensures our safety and increases the return on the invested capital and our property values.

The lack of understanding the construction process by the previous administration has resulted in multiple years of building code violations and a court order to the Association to fix them all. Building code violations also risk making our property insurance unenforceable. This unfortunate situation has not only caused additional fees and code violation charges, but also wasted tremendous amounts of time needed for the Management and the Board to investigate each case separately, hire engineers and contractors to create new plans, then go through the process of building permit applications, inspections, and preparing documentation to close the permits with the City and County. Unfortunately, all the time used to resolve past bad decisions could have been used to address more current projects and needs.

The lack of proper planning and understanding the construction process by the previous administration also resulted in a \$427,670.81 increase of the estimated cost for the Bayside concrete deck restoration, waterproofing, and expansion joints repair project completed last year. For the 17 months duration of the project, the previous administration signed for 34 change orders, which averages to two change orders per month. This explains why the estimated \$2,202,750 in 2010 for concrete restoration and expansion joint repairs of the Hemispheres property, expected to be covered with the \$2,500,000 Special Assessment collected from the owners from 2010 to 2012, was insufficient to finish the work. The final cost for the Bayside project alone (\$2,776,176.11) did exceed the initial project estimate for the whole property. As a result, in 2015 the Association had no choice but to vote for a second Special Assessment on the same project in the amount of \$1,253,218, which was covered with the settlement money for the construction of the 38-story condominium next door.

If the current administration had not put an immediate halt on poorly managed projects, the past trend for the wasteful spending of our money would have continued unchecked. A prime example was the 6 million dollars estimated to modernize our elevators as an urgent project, even though



only \$783,238.66 was budgeted for it. Based on the proposed price by Kone Inc., this would allow only two elevators to be modernized per year and the entire project would take 7.5 years; or, a Special Assessment would have been needed in 2016 to fund the proposed 15 months project timeline. This type of scenario has raised many questions, but we found no answers. While there is no doubt that our elevators are aging and that they need to be modernized in the near future, the reserve study from 2014 indicates that in 1995 our elevators did undergo major services and that after this service typical elevator life cycle is 25-30 years, assuming a maintenance program is in place. Our elevators are maintained by the original manufacturer Kone Inc., who the Association pays a monthly fee to keep the elevators in safe working conditions. Why did the past administration consider the modernization of the elevators urgent and at the same time they did ignore the voices of several owners in penthouse units complaining of roof leaks? We found no documentation to support this decision; no independent study of the condition of our elevator equipment, no engineering specifications, no drawings, no formal RFP's or bid packages. We only found two modernization proposals with a substantial difference in price - one by Kone, Inc. for \$5,788,500 and the other by Trinitronics Elevator, Inc. for \$ 3,253,020. Both offers specified that the proposed price does not include electrical upgrades, air conditioning, fire alarms, generator testing, related engineering or permit fees, all of which was estimated roughly to add over \$320,000 to the proposed project



fees. In order to make sure that we were not missing something important, we requested a meeting with Kone Inc., our elevator maintenance vendor. They presented their proposal and assured us that our elevators are aging but that they themselves keep them in good working condition. However, there is a new and more reliable and efficient technology available, which was recommended for upgrade. Without a doubt, new elevator technology is better, but this does not explain the urgency for elevator modernization. Before we modernize we need a study by an independent elevator consulting firm to perform an evaluation of our equipment, compare and advise us on the most cost effective technology option for our property needs. After that, engineers should prepare a project specification and a bid package in order to gather and compare several offers by qualified reputable elevator companies.

Now, just picture a newly renovated apartment: white polished marble tiles throughout, white leather furniture, beautiful artwork on the walls, and ... a big bucket in the middle of the room placed there to collect the water from the leaking roof. This is how one of our neighbors has lived for over a year since January 2015. The roof just above the leak was patched several times and the ceiling in the apartment was subsequently painted over, but this attempt to fix the problem only lasted until the next rainfall. Since there were several penthouse units in a similar condition, we ordered an engineering evaluation and repaired the concrete deck by treating the spalls with epoxy based components, as instructed by the engineer.

Why was this obvious indication for roof problems ignored by the previous administration? The reserve study from 2014 indicates that the four tower roofs are due for replacement in 2017 but the roofs were not even included in the capital project schedule for 2016 and 2017. Apparently, the roofs were showing problems since 2011. A moisture test was performed in February 2012, which indicated that the Bay South building roof at that time contained 27.5% moisture in the membrane. The building code prohibits repairs of roofs with over 25% moisture content and requires full replacement instead. Did anyone read the

results of the moisture survey before \$48,081 was spent on ineffective roof repairs and band-aid type solutions? Wasteful. In only 3 years time the moisture content in the membrane of the Bay South building roof has increased to 98% and several owners in penthouse units were left to suffer the consequences. Why did the Board in 2013 not hire a roof engineer instead of a contractor? Why was a moisture survey ordered and paid for in 2012 then overlooked and completely ignored by repairing the Bay South roof and disregarding the requirements of the building code?

Over the past 11 months this administration has worked very hard to fix the damages caused to our property over a period of time due to the lack of understanding the importance of planning in construction. Can we undo what was mismanaged for years? No, but we did fix several years of building code violations, finalized the expansion joints project for the Bayside, and made several concrete restoration and mechanical improvements and repairs. We were also able to quickly identify the flaws in a multi-million dollar project, which was being prepared to start with insufficient research and funding to potentially cause unpredictable damages to the Association. We have also prepared a formal capital construction project schedule and laid out the framework to be followed for future capital projects to ensure quality, cost efficiency, and return on our investment. We have also started to execute it by planning the much needed replacement of our 4 tower roofs.

Most importantly, the current Board and Administration was able to pave the way for responsible planning and the accountable spending of our money for future construction projects.



Sincerely,

Lubomira Nentcheva  
*Vice-President*



## SAFETY COMMITTEE IN ACTION : THE H.E.A.T IS ON !

Dear Hemispheres Residents,

The Board of Directors created a Safety Committee in 2016 so that resident volunteers could review and make recommendations for updating all of our safety procedures. The Safety Committee contacted the City of Hallandale to see how our residents could help each other and benefit the City at the same time. And so, the Hemispheres Emergency Action Team (H.E.A.T) evolved from these meetings.

We are excited to report to the residents that several unit owners have now completed their emergency certification training! The City of Hallandale Fire Department now includes these residents in their "Community Emergency Response Team" (CERT) roster and they may be called upon to help anywhere in the City should there be a major emergency situation. Of course, the priority of our team members will always be to be available to help with any emergency situation here at the Hemispheres first.

Unit Owners who attended the Fire Department Training include Sheree Nahmias, Sheila Vishnevsky, Benthe Mentalvo, Horatio Montalvo, Shereen Rios, Joy Levien, Fernande Bayda, Mara Smith, Gerry Williams, and Barbara Drabkin. During the past few months, these individuals attended ten sessions lasting over two hours each. They learned and practiced skills such as: proper use of fire extinguishers, how to recognize life threatening medical emergencies and triage victims, how to search and rescue victims wherever they may be, understanding the psychological



impact to victims and rescuers, and how to set up a command center and delegate duties to other rescuers.

On Monday February 13th, Lori Williams, the City of Hallandale Fire Marshall and Lt. Orlando Hurtado were asked to our property in order to update our out of date Emergency Operations Plan. The Hemispheres Emergency Operations Plan had not been updated since 2012. Thanks to Sheree Nahmias, Shereen Rios, and Joe Tocci, all of our files and contact information will be current, documented, and put on file at the Fire Marshall's office. This update was long overdue and vital to the safety of all our residents.

The H.E.A.T and Safety Committee's next goal is to educate our residents by implementing Fire Safety and CPR classes on the premises and providing Hurricane Preparedness presentations for all those who are interested to attend. Stay tuned and please be encouraged to participate in these events when you see them posted. Being prepared for emergencies will help keep you safe and also train you to help others!

### A WARM THANK YOU TO ALL OUR COMMITTEES' VOLUNTEERS WORKING FOR THE BENEFIT OF THE HEMISPHERES CONDO ASSOCIATION!

#### WELCOME

Shereen Rios  
Selda Steinberg  
Hank Rosenblum  
Anaelisa Barnhart

#### ACTIVITIES

Helen Pezner  
Miriam Ayala  
Gerald Williams

#### VIOLATIONS

Bernard Gutman  
Howard Levine  
Michael Filato

#### PARKING

Paul Raducanu  
Jorge Gonzalez  
Mark Kiser

#### AMENITIES

Mary Anne Pillon  
Alexander Barsky  
Hank Rosenblum

#### RENOVATIONS

Danijela Morgenstein  
Marilyn Wisch  
Benthe Montalvo  
Helayne Gordan

#### SAFETY

Fernande Bayda  
Paul Houcek  
Sheila Vishnevsky  
Sheree Nahmias  
Anaelisa Barnhart

#### RULES

Sarel Kromer  
Abe Glatzer  
Bernard Gutman  
Barbara Lewin  
Mario Colatori

#### FINANCE

Ella Kisilis  
David Heskell  
Nancy Nerone  
Elissar Sarrouh  
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Cordially,

**Barbara Drabkin**  
Director



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• Hector Franco/ Chief of Maintenance 954-457-9732 ext. 314		Lubomina Nentcheva, Vice President
GENERAL :		Gerlando Chiara, Secretary
FPL 954-797-5000		Nabih Mangoubi, Treasurer
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## THE HEMISPHERES CONDOMINIUM ASSOCIATION TREASURER'S REPORT

As of January 31, 2017

### Checkbook Balances

Operating	\$ 1,809,158.34
Capital Projects	\$ 1,068,887.43
Security Deposit/Clicker/Marina Deposit	\$ 612,095.78
<b>Total Checkbook Balances as of January 31, 2017</b>	<b>\$ 3,490,141.55</b>
Accrued balance of prepayment of our Insurance Premium	\$ 873,288.55
Accounts payable to the trade	\$ 117,619.22

### Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>\$ 922,662.22</b>	<b>\$ 922,662.22</b>	<b>\$ 907,208.00</b>
<b>Expenses</b>			
Salaries and Benefits	\$ 120,298.09	\$ 120,298.09	\$ 121,245.80
Administrative	\$ 41,253.10	\$ 41,253.10	\$ 34,263.50
Insurance	\$ 110,714.89	\$ 110,714.89	\$ 117,039.75
Utilities	\$ 204,843.14	\$ 204,843.14	\$ 235,435.16
Contracts	\$ 218,257.64	\$ 218,257.64	\$ 221,253.20
Rep & Maint – Building	\$ 12,978.05	\$ 12,978.05	\$ 10,250.34
Rep & Maint – Equipment	\$ 8,764.85	\$ 8,764.85	\$ 18,333.34
Rep & Maint – Grounds	\$ 4,932.35	\$ 4,932.35	\$ 8,916.67
Rep & Maint – Special Projects	\$ 0.00	\$ 0.00	\$ 134,220.25
Bad Debt	\$ 0.00	\$ 0.00	\$ 6,250.00
<b>Total Expenses</b>	<b>\$ 722,042.11</b>	<b>\$ 722,042.11</b>	<b>\$ 907,208.01</b>
<b>Surplus/(Deficit)</b>	<b>\$ 200,620.11</b>	<b>\$ 200,620.11</b>	<b>\$ 0.00</b>



## AT THE END OF THE DAY, IT'S THE NUMBERS THAT COUNT!

Dear Hemispheres Owners,

In the first year of our administration we have not only been able to operate within the budget and increase the quality of services to our residents, but as of December 31st 2016 we have also increased the Hemispheres Condo Association's Fund Balance (Net Worth) to an unprecedented \$3,623,147 dollars. By negotiating better contracts and utilizing careful spending, a total of \$ 1.9 million in savings, representing a 22.68% reduction of expenses was obtained. We now have a solid foundation on which to plan and start major projects without the fear of a special assessment and without the need to increase your dues. As the Board's Treasurer, I carefully studied the Association's financial documents, renegotiated several contracts, identified some possible budget savings and worked steadily to realize them. The savings accomplished were considerable and in many areas. After the first year of my mandate, here are the figures and graph illustrations of the financial results that our team was able to achieve in 2016 and 2017 (see below). The results presented are all from our current accounting documents.

All of our new contracts were negotiated well, and some older ones renegotiated too, but unfortunately some locked in standing contracts were not possible to renegotiate. For example, the AT&T contract signed in 2014 by the past administration was locked in for 7 years. This contract is much more expensive than the previous Comcast one (Past Comcast contract \$458,719 per year, current AT&T contract \$654,669 per year with increases of 4% for the remaining 3.5 years). Our current contract will affect the budget until 2020 because the remainder will cost \$3,764,829 averaging \$752,965 per year. This was the main reason why this board worked very hard at obtaining the Optic Fiber upgrade for free. Although AT&T refused to lower the contract price, after 5 months of tenacious negotiation they accepted to provide a \$1.2 million dollar upgrade for the installation of Fiber Optics for all our units at no cost to us what so ever.

Although I cannot present you each and every line item savings made by this current Administration in one short article, you will be able to see all the details in the audit. However, I am pleased to present ten line items which are a good representation of the



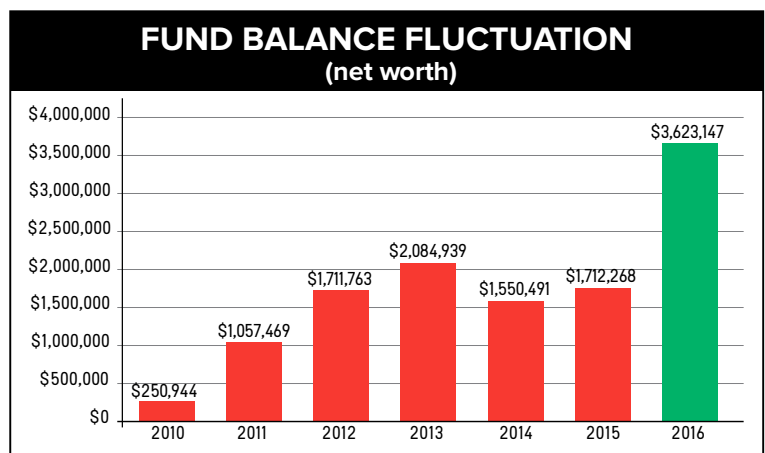
savings results achieved by the careful financial management of your monies. The expenses for Security, Social Activities, Insurance, Office Supplies, Printing, Bank Fees, Postage, Mobile Phone, Credit Card Fees, and Bus Service will each be shown in clear and concise graphs. The graphs will show a cross section of these line item expenses comparing them throughout the past years against the 2016 results listed in green.

Please take into consideration that our administration began in March 2016, after the election, and consequently the expenses of the first months of 2016 were not in our control. Many expenses were already contracted with payments required in 2016. This is the reason why the projected amounts for 2017 show room for further improvement when compared to the 2016 figures. This is a plan in progress and every owner is entitled to expect even more savings in 2017. As you can read in this report, thanks to a strict management plan, our finances are now healthier than they have been in a very long time.

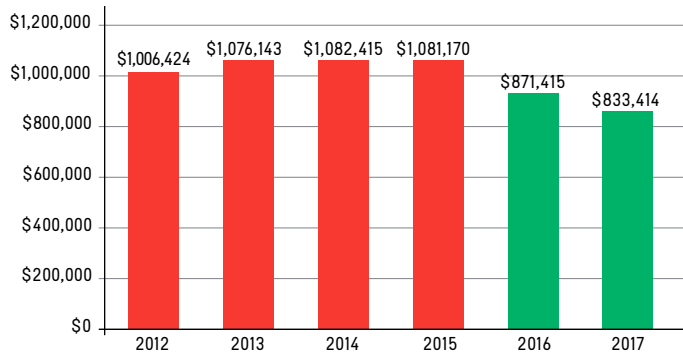


Respectfully,

Nabih Mangoubi  
*Treasurer*

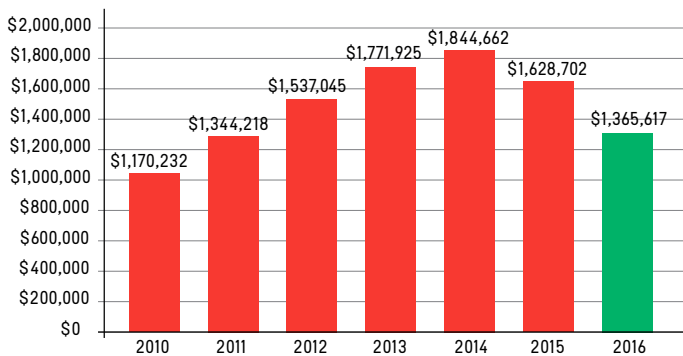


## SECURITY



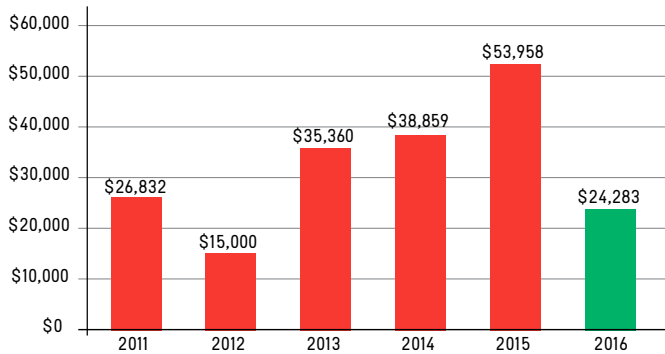
The Security contract is among the biggest expenses within our \$10.9 million dollar budget. On March 9th 2016, the current Board approved a renegotiated contract and yearly savings of 19.40% per year starting April 1st. Most of the savings came primarily from a rate reduction (\$16.75 per hour and \$17.75 per hour to a flat rate of \$15.00 per hour) and the elimination of some redundancy without sacrificing services. Such a savings occurred despite that we had a non-cancel contract for close to two more years. We wish to thank Mr. Anthony Rodriguez, the owner of Field Force Security, for the complete cooperation he extended in the contract renegotiation and his contribution for the betterment of the Hemispheres Association. Because the new contract started on April 1, 2016 we saved \$209,755 in 2016. Starting in 2017, the Association will be saving \$247,756 per year. In essence, over the last five years, \$967,944 dollars was unfortunately overspent.

## INSURANCE PREMIUM



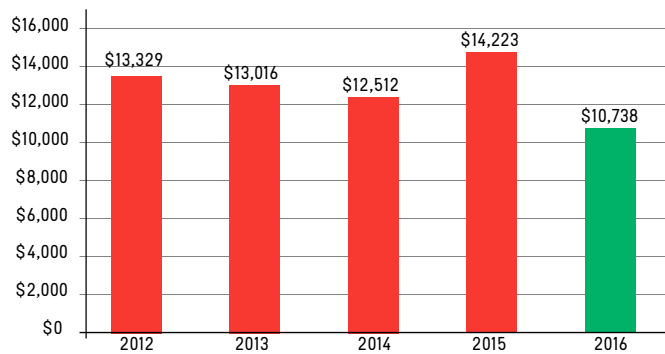
In 2016, the Association's expiring insurance packages were reviewed, rebid, and renegotiated. In addition to increased coverage, the new policies have been implemented with a net savings of \$94,834 dollars. With the exception of 2014, over the past 5 years the entire premiums were financed. In 2016, our premium 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 over 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 dollars

## PRINTING



By reviewing all of our printing requirements and cutting out unnecessary printing, this administration eliminated the 2015 \$11,526 yearly deficit for the printing of the newsletter. This was done by aggressively selling more ads and negotiating better production agreements. We wish to thank Mr. Raymond Hanna, the owner of Sav-Quick, our printing partner, for the outstanding cooperation he extended for the betterment of the Hemispheres Association. In addition to providing a tidy profit from the newsletter in 2016, we project that in 2017 we will once again stand under budget. Based on the savings of 2016 over 2015, we could have saved \$75,495 over the five past years for printing costs alone.

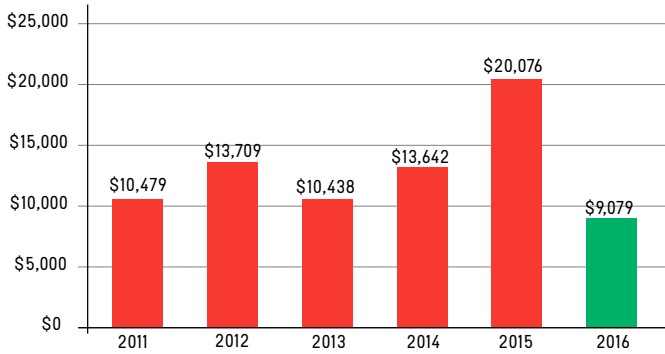
## CREDIT CARD FEES



Our bank fees are going down because we found a new Bank. We no longer pay for ACH costs and lockbox fees as we used to pay with PNC and City National. This prudent change amounts to a savings of about \$1,300 per month. The full benefit of the savings will appear in 2017 because BB&T was officially activated in December 2016 for the savings on ACH and the lockbox. In addition, the 2017 coupon book from BB&T cost us only one dollar vs \$3 to \$3.50 in prior years.

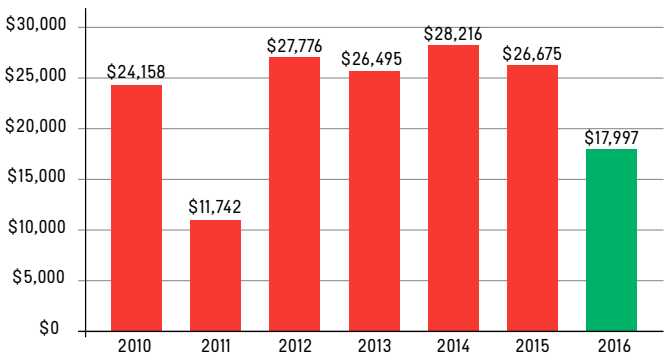


## POSTAGE



This administration has been promoting and moving towards email vs. direct mailing. As an example of postage savings and supplies, we combined the 1st notice of the ballots with the coupon book mailing in December and saved \$1700. Comparing our postage in 2016 to 2015 we saved \$10,997 dollars.

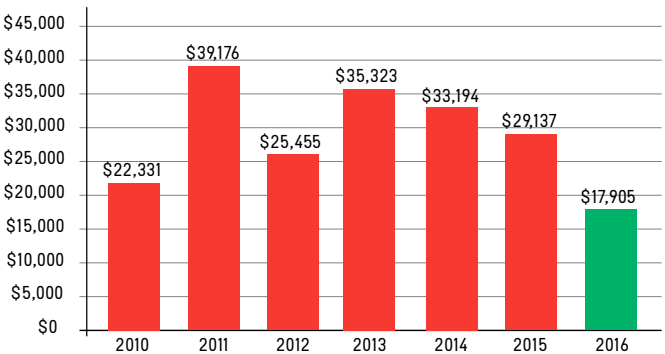
## BUS SERVICE



By comparing prior years gas charges against 2016, we found unusually high gas expenses charged to the Association credit cards used at gas stations. Multiple gas charges were often made on the same day adding to the high amount of gas charges at the same station. Additionally, we found flat fee charges of exactly \$100 on the same day or one day apart at the same station.

These charges still need to be justified by the past credit card holder. Over a period of 18 months before 2016, we found 57 charge amounts of exactly \$100 each on a credit card that was closed exactly on Feb 28, 2016. This particular card was on auto pay with no statements found in the office. We had to request the credit card statements from the bank to notice the pattern. These past charges are part of an ongoing investigation and I will keep you informed as the information unfolds. (Bus charges 2015 \$26,675. Bus Charges 2016 \$17,997)

## OFFICE SUPPLIES



This category was so way out of line for our Association in terms of dollar amounts and needs. In 2016 we spent an average of \$1,500 per month versus an average of \$2,700 per month during the prior five years. Past over spending for office supplies amounts close to \$72,000 dollars. We found many credit charges made to Whole Foods, Publix, KMART Miami, Wal-Mart, Harry & David Gift Basket, Wolframs Gourmet Gifts, 1-800-Flowers.com, Marshalls, A1 Florist, TLF Flowers by Tony, Papa's John, Tony Pizza, FTD Holmes Florist, PF Chang Restaurant Miami, Standard Parking Miami, Navarro Discount Pharmacy Miami and Padrino Cuban Restaurant Cuisine to name a few. We also found charges at Office Max that would be appropriate as a business expense but not charges to groceries, restaurants, gifts shops and flower-shops. In the past, the office had 5 credit cards and these specific charges were on two of the past directors' cards. We will make available copies of these credit cards statements for your inspection if asked for. Again, these past charges are part of an ongoing investigation and I will keep you informed as the information unfolds. Moving ahead, currently there is only one credit card available to the office for purchasing and must be signed out for any usage by the employed purchaser. We also carry one credit card from Home Depot for supplies. Also, there are no credit cards assigned to or in the name of any current Director as it was done so in the past.

## KEEP SWIMMING FOR FUN WITH THESE POOL SAFETY TIPS:

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.

Swimming is a great recreational sport offering an excellent way to stay healthy and active, but a swimming pool and the ocean can also be dangerous. It is important to know how to be safe before you head out to the pool or the beach.

Regardless of your age or your health condition, it is always safer to swim with a buddy partner rather than swimming alone. Never allow a young child in a pool or in the ocean without adult supervision. If you are a senior citizen who lives alone, especially if you take any type of medication that can cause dizziness, it is safer to swim with a companion who can either help you or call for aid if any emergency occurs.

Learning to swim will increase your safety advantage. Have young children or inexperienced swimmers wear U.S. Coast Guard approved life jackets around the water, but do not rely on life jackets alone. Never leave a young child unattended near water and do not trust a child's life to another child; teach children to always ask permission to go near water and avoid distractions when supervising children around water. Next to young children, seniors are the most at risk age group for water related injuries. A simple slip and fall can be very dangerous and sometimes fatal. If someone is missing from your group or your supervision, check the water first. Seconds count in preventing a death or serious disability. Drink plenty of water regularly before swimming, even if you are not particularly thirsty. On top of alcohol and caffeine, the



hot sun also increases the speed of dehydration. Seniors and children have fragile skin, so it is important to utilize good quality sunscreen to help prevent sun burn. Field Force is reminding all bathers to pay careful attention to the rules posted by the pool entrances and to follow any directives given by the pool attendants or the security guards.

Field Force has spent a decade responding to emergency type situations. Our emergency team at the Hemispheres, led by Roy Bromley (Security Director), is well trained and knows how to respond and make the necessary decisions for everyone's safety. Thank you for your cooperation in keeping your property safe from pool and ocean related injuries.



Cordially,

**Anthony Rodriguez**

*CEO/Field Forces Protective Services*



6001 NW 153<sup>rd</sup> St. Suite 185, Miami Lakes, FL 33014 Tel: 305-827-8278

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



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## 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.

# MARCH 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
<b>A</b> – Boca Towne Center <b>B</b> – Wynwood Walls Miami <b>C</b> – Pembroke Lakes Mall			<b>1</b> Art class Trip or 1pm – 4pm – OT or <b>A</b> Yoga class 6pm – 7pm – BR	<b>2</b>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b> Zumba Class 7pm – BR	<b>7</b> Bingo 7pm – OT	<b>8</b> Art class Trip or 1pm – OT or <b>B</b> Yoga class 6pm – BR	<b>9</b>	<b>10</b>	<b>11</b> OFFICE OPEN 9AM – 1PM
<b>12</b>	<b>13</b> Zumba Class 7pm – BR	<b>14</b> Bingo 7pm – OT	<b>15</b> Art class Trip or 1pm – OT or <b>C</b> Yoga class 6pm – BR MCN – 7pm	<b>16</b>	<b>17</b>	<b>18</b>
<b>19</b> Ballroom Election 7am	<b>20</b> Zumba Class 7pm – BR	<b>21</b> Bingo 7pm – OT	<b>22</b> Art class Trip or 1pm – OT or <b>D</b> Yoga class 6pm – BR	<b>23</b>	<b>24</b>	<b>25</b> OFFICE OPEN 9AM – 1PM
<b>26</b>	<b>27</b> OFFICE CLOSED Zumba Class 7pm – BR	<b>28</b> Bingo 7pm – OT	<b>29</b> Art class Trip or 1pm – OT or <b>E</b> Yoga class 6pm – BR	<b>30</b>	<b>31</b>	

Table Tennis Round Robin  
 6:00pm – 7:30pm  
 (Tues. & Thurs. @ OS Game Room)

Tennis Round Robin  
 8:30am – 10:30am  
 (Every Day @ Bayside Courts)

**OT** Ocean terrace  
**BR** Ball Room

**MCN** Meet the Candidates Night  
 Local Bus Service

## 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.

## HEMISPHERES SHUTTLE BUS WEDNESDAYS SPECIAL TRIP SCHEDULE

Please note: schedule is through the second week in May. After that, the snowbirds go home, and there are not enough resident here to run the trips.

### MARCH

**1** | Boca Town Center | \$7.00 (Additional fee for distance)

**8** | Wynwood Art District Miami | \$10.00 (Bus must use public parking)

**15** | Pembroke Lakes Mall | \$5.00

**22** | Lincoln Road | \$10.00 (Bus must use public parking)

**29** | Morikami Japanese Gardens, Museum and Café |  
 \$10.00 + Admission (Seniors \$13, Adults \$15)

### APRIL

**5** | Wynwood Art District Miami | \$10.00 (Bus must use public parking)

**12** | Bayside Marina and Shops | \$10.00 (Bus must use public parking)

**12** | Bayside Marina and Shops | \$10.00 (Bus must use public parking)

**19** | Perez Art Museum |  
 \$10.00 + Admission (Seniors \$12, Adults \$16)

**26** | Boca Town Center | \$7.00 (Additional fee for distance)

### MAY

**3** | Aventura Mall and Promenade Shops | \$5.00

**10** | Festival Flea Market | \$5.00

Bus picks up from destination at **EXACTLY 2:00 PM** and returns to the Hemispheres between 2:30 and 3:00PM.



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## PRELIMINARY CONSTRUCTION PROJECT SCHEDULE

Several engineering evaluations of roof leaks last year indicate that possible sources of the leaks are not only roof penetrations and flashing but also cracks in the stucco of the surrounding wing walls. There are also stucco cracks visible on balconies, the building exterior, and the Oceanside garage, which may potentially become concrete spalls. Spalling is a result of water entering the concrete and reaching the reinforcing steel, causing rust and corrosion. This forces the concrete surface to peel, pop out or flake off. These visible deteriorating signs require an engineering evaluation to determine more precisely the condition of our buildings' envelopes, including the 4 tower roofs, and identify the critical path needed to achieve the most efficient construction project schedule and timeline for repair.

The current Board strongly believes that transparency for the selection of the construction project team is essential for the project's success. Atlantic & Pacific Management and Board Directors have discussed and prepared a preliminary project schedule to be followed in the process of planning and construction to replace the four tower roofs, repair concrete as needed, to waterproof and paint the exterior of the four building towers:

### PHASE 1: PRECONSTRUCTION

#### Stage 1.1. Engineering Partner Prequalification

Ten engineering firms were vetted and invited to an interview to present their services. The selection was made considering the engineering company's background and reputation, experience with similar construction projects, ability to handle complex construction projects, professional licensing, and engineering staff available for all construction disciplines.

#### Stage 1.2. Interview with Prequalified Potential Engineering Partners and RFP.

All ten companies accepted the invitation and were interviewed. In order to ensure transparency, the meetings were attended by interviewers representing members of the Renovations Committee, Board Directors, Management, and senior staff.

#### Stage 1.3. Selecting 3 Potential Engineering Partners for a Second Interview

The submitted engineering proposals will be reviewed, compared, and assigned score values as part of the evaluation process based on initially approved criteria.

#### Stage 1.4. Proposal Interview with Final Three (3) Prequalified Potential Engineering Partners

#### Stage 1.5. Engineering Contract Negotiation and Signing Agreement

### PHASE 2: EVALUATION AND DESIGN

#### Stage 2.1. Engineering Evaluation and Preparation of Project Critical Path Summary

Engineering evaluation of building roofs and envelope with a survey of 20% of the buildings envelope. Provide an existing condition analysis. Engineer to develop a critical path analysis to address priorities, scope of work, and project staging.

#### Stage 2.2. Preparation of Engineering Drawings, Specifications and Project Manual

With the approval of the previously defined critical path, the Engineer will then prepare engineering drawings, specifications, Project Manual, bid and contract documents for roof replacement and concrete repair methods and procedures. Documents will

be sufficiently detailed to secure competitive bids and a building permit. Specification to be prepared in accordance with the recommendations of the product manufacturers, the guidelines of the International Concrete Repair Institute (ICRI) and the Florida Building Code 2014 Edition.

### PHASE 3: CONTRACTOR BIDDING AND PROJECT AWARD

#### Stage 3.1. Bidding Initiation and Facilitation

The Engineer will initiate and facilitate a transparent public bidding process, which ensures the bidders are qualified to complete the bonding requirements (both bid bond and performance/payment bonding). Engineer will distribute bidding packages to bidders and conduct a pre-bid conference at The Hemispheres. Engineer will facilitate receipt and review of the bids, prepare bid comparison, and assist the Association in selection of a Contractor.

#### Stage 3.2. Contractor Bid Review and Prequalification

The bids submitted by contractors, along with the engineer's comparison chart, will be submitted to the Board for review and selection of final 3 potential contracting partners. Submitted construction proposals will be reviewed, compared, and assigned score values as part of the evaluation process based on initially approved criteria.

#### Stage 3.3. Interviews with Final Three (3) Prequalified Potential Contractors

Board Directors, Renovation Committee members, Management, senior staff, and the Engineer will conduct interviews with the final 3 prequalified contractors to discuss their proposals and select a potential winner. The construction project is awarded to the bidder with the highest score and presented to the Association at a Board meeting for approval.

#### Stage 3.4. Contract Negotiation with Selected Potential Contractor and Signing Agreements

### PHASE 4: CONSTRUCTION

#### 1. Permit Application

The Engineer and Contractor prepare all necessary documents, apply and secure the necessary building permits with the City of Hallandale, Broward County, and other governing authorities.

#### 2. Construction Administration

During construction the Engineer will make on-site observations and inspections of work in progress to verify general compliance with the project manual, review and process product submittals, request and change orders, convene regular construction progress meetings on-site and will provide meeting minutes, a project completion and compliance verification letters to the Association and the Board, visit the construction site on a weekly basis and submit written progress reports.

#### 3. Project Execution and Completion



Sincerely,

Lubomira Nentcheva  
Vice-President



# JORGE LOPEZ-CANINO, MD, FACS

## BOARD CERTIFIED GENERAL SURGEON

Dr. Lopez-Canino is Board Certified General Surgeon, who strives to bring that individual attention to each one of his patients with knowledge, compassion, choices and respect.

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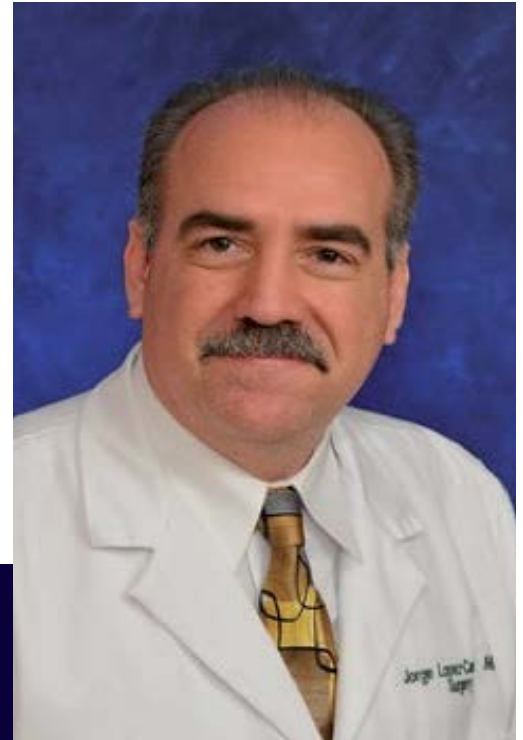
**Please call to verify your insurance.**

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# MEDICARE

**BENEFICIARIES <65(DISABILITY) or 65+**

Do you want to spend less for a quality Medicare Supplement insurance policy?

You just might ... with an HD-F Medicare Supplement Plan

**Alina (786) 877-0171** (Florida State License W202731)

### WHAT IS AN HD-F PLAN?

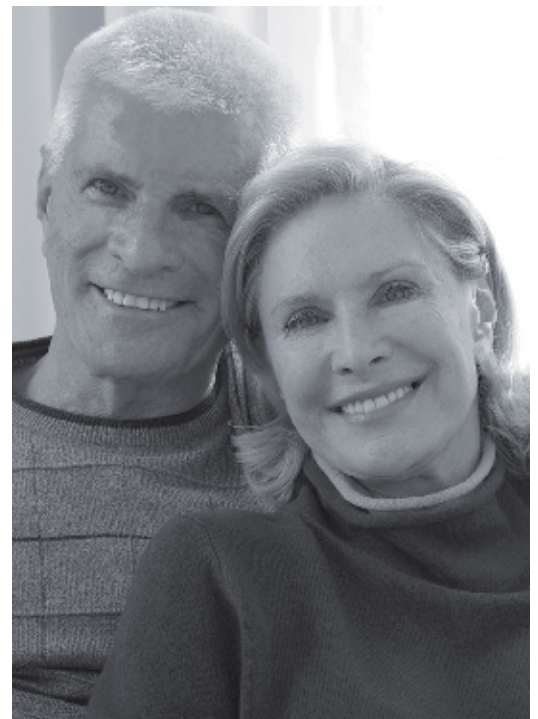
It covers the beneficiary's claim portion of all Medicare approved benefits not covered by original Part-A & Part-B, EXCEPT \$2,200 (a calendar-year deductible set by the Federal Government).

### WHY DOES IT MAKE SENSE?

It offers robust protection for serious, unexpected health conditions, but at substantially lower premiums.

Why pay premiums for claims you may never have!

You may experience considerable premium savings utilizing a deductible on your Medicare Supplement insurance policy, just as you do on an automobile or homeowner's policy – while minimizing your risk for larger claims. Let me guide you! I visit regularly at your beautiful property, don't hesitate to call me.





# A VISION : THE FINE ART OF SUCCESSFUL COLLABORATION

Dear Owners, Residents, and Friends,

The past year has been both equally challenging and rewarding. Although there is still much to do, all of your past support has helped make the accomplishments of 2016 and 2017 possible. Looking way back, before ever having participated on our Board, I experienced all the Hemispheres has had to offer over the last 35 years. As many of you have, I also have been through the ups and downs, the ins and outs, and everything else within our community style condo living. What I have learned about the Hemisphere over the last 35 years is that when collaboration and teamwork preside over ego and individualism, the accomplishments and benefits for the collective far exceeds the negative consequences produced by any unilateral type leadership.

It has always been my vision to see the Hemispheres' daily operations successfully administrated by a team of skilled management positions, skilled employees, skilled outsourced vendors, and skilled resident committees. It is not a Board of Directors marching around giving orders to employees that resolve issues. This is not my vision at all. A community that survives without resident input is never as harmonious or successful as a community that thrives with the input, knowledge, and dedication of its owners via committee input and interaction. I currently see the direction of the Hemispheres moving on a steady course with newly solidified foundations intact: the financial responsibility and skill set needed to operate in a way that produces safety, positive community services, and healthy returns for all of our investment, and the foundations of successful collaboration that will continue to bring our future successes to fruition.

Of course there will always be some people that just cannot be pleased. It is truly unfortunate. There are those who would have you believe that all of our buildings are crumbling to the ground as they speak, that our monies are being stolen, that our entire staff has resigned, that our board members belong to a cult, and that our palm trees are exploding. Naturally this is all nonsensical; yes it is sad that there are some who may believe it, but nonsense nonetheless. By the way our buildings are intact, and as you can determine for yourselves by reading the articles in this newsletter, they are certainly being well

taken care of. Our monies have not only not been stolen, but have increased ten fold in just a years time through cautious spending, careful planning, and skilled administration. Rumors will be rumors, but your legitimate concerns can always be addressed by contacting our Resident Services ([residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com) 954-457-9732) and getting the facts. Rest assured, I do not belong to a cult and our palm trees are not exploding.

As the leader of this current Board and as a servant of our community, I have tried to promote democracy respect, compassion, tolerance, and collaboration. My reward has been the smiles I have seen on our devoted and loyal employees' faces, the fantastic cooperation of our vendors, and the encouraging emails I received from many of you. I wish with all my heart that this newly found circle of cooperation and compassion will keep growing and outlast my tenure. People are and will always be the foundation for sustaining a thriving and happy community. If we care for each other with respect and gratefulness, we will all feel appreciated and be happy and motivated to serve our Residents well. People are the Hemispheres greatest asset for creating a satisfied and harmonious community. My vision is intact and has been inspired by all of you. It has been a pleasure and privilege to serve as the President of the Hemispheres Board of Directors this past year and I sincerely hope « The Fine Art of Successful Collaboration » continues well into the future.

«It is not where we reside that determines the outcome of our successes, but rather the outcome of our successes that determine where we reside; in the actions by our hearts. »



My highest regards and best salutations to everyone.

Sincerely,

Louise Lachance,  
*President of the Board*



# IT'S PARTY TIME! OR IS IT?



## *Are Social Expenses Proper?*

By Greg Marler, Esq.  
gmarler@becker-poliakoff.com



It is hard to argue with the idea that parties and other social interactions help to raise the quality of life in many communities. A true sense of community develops when condominium and homeowners' association members share in special events and holidays together, or express congratulations or sympathy to their neighbors. Given this, many associations do not even question that using association funds for parties, community events, or a sympathy committee is a reasonable expense. But is it legal to use association funds for these expenses?

The Florida Condominium Act defines proper common expenses to include the expenses of the operation, maintenance, repair, replacement, or protection of the common elements and association property, and costs of carrying out the powers and duties of the association. The Act goes on to allow certain other expenses, including those established in the condominium documents. But few condominium documents provide for the use of association funds for social events.

And long ago, the Division of Florida Condominiums, Timeshares, and Mobile Homes, correctly in my opinion, opined that the expenses of social parties, get well cards, and other social activities are not expenses of the operation, maintenance, repair, or replacement of the common elements, or costs of carrying out the powers and duties of the association. In the absence of an appropriate provision in the condominium documents, such expenses may not be considered common expenses.

Likewise, the Florida Homeowners' Associations Act effectively requires a provision in the governing documents to establish

social expenses as proper common expenses.

Some governing documents provide that the association may provide for the health and welfare of its members. While such a general provision might be enough to legally support spending association funds on social events, it is advisable that a more specific provision be included in the documents. But you should not be too specific. One of my favorite document provisions was actually included in developer drafted documents, and provides that, "the Board of Directors are authorized, in their discretion, to provide a breakfast club in the social room and, in nice weather, on the café terrace outside, to offer coffee, tea, sweet rolls, bagels, etc. and the morning newspapers such as the Wall Street Journal, New York Times and Naples Daily News for residents' enjoyment." Sometimes this level of specificity can be too limiting. What about USA Today, or English muffins? Instead, a simple statement that social expenses are a proper common expense will usually be adequate. Some associations might also need to specifically limit the amount of annual spending on social events if the membership is concerned about the board being too extravagant.

An alternative to amending the governing documents is to simply have the social committee operate independently from the Board, and with funds that are voluntarily contributed directly by members. In this way, the members who do not participate in community social events, and who are most likely to object to spending association funds on such events, will not be required to contribute and participate. That's fine. More sweet rolls for the rest of us.



## WHERE THERE IS A WILL THERE IS A WAY : IT'S PARTY TIME!

Dear Friends and Neighbors,

I enjoy dinner parties and dancing as much as and even more so than the next person. A question that I have been asked is « why don't we have social events subsidized by the Association anymore? » The reason for this is that we are not allowed to do so and the previous administration should not have done so either. To make it all a little clearer, we have obtained the permission to reprint an informative article opposite of this article for you to study. In this article you will find that the income any Association collects through maintenance fees can only be used by the Board strictly to pay for expenses such as operations, maintenance, repair, replacement, or protection of the common elements of the Association's property. Unless the Association's internal documents provide for the use of Association funds for social events, then they cannot be used in such a way. Our documents do not provide for social expenses period.

When the current Board studied this article, we understood and realized that from 2010–2015 a total of \$129,000 dollars belonging to all of our owners was wrongly spent on social activities. We asked the Association's attorney if such provisions existed in the Hemispheres condominium documents and he advised us that there is no provision in our governing documents allowing for social expenses. Thus so and consequently, the Florida Condominium Act disallows the Board to subsidize social expenses with Association funds.

I have now also been asked « how are we then to provide entertainment to the residents? » Not a problem here. We have created an Activities Committee that will now plan and coordinate self-financed activities. Also, our complex is privileged to house two gorgeous restaurants, Blue Bar & Grill on the ocean side and Juniper on the bay side. Both of their dynamic restaurateurs are not only serving great food, but they also offer shows, music and dance opportunities for many days of the week.

### NEWSLETTER FINANCIAL RECAP

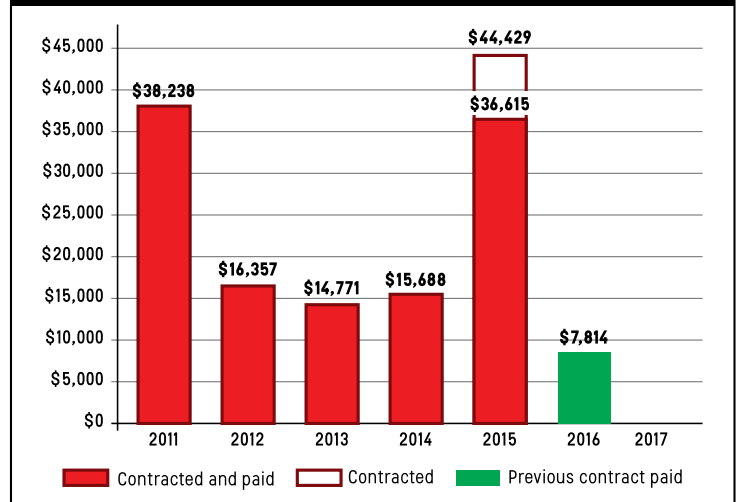
#### 2016–2017 NEWSLETTER ACCOUNTING

February 2017 Ad Revenue	\$2 307,50
February 2017 Printing Costs	\$2 097,92
February 2017 Profit	\$209,58
May 2016 to January 2017 Profit	\$4 040,92
<b>Total Profit Since May 2016</b>	<b>\$4 250,50</b>

#### 2015 NEWSLETTER ACCOUNTING

2015 Advertising Revenue	\$13,134.00
2015 Printing Cost	\$25,660.00
<b>2015 Newsletter Deficit</b>	<b>-\$11,526.00</b>

### SOCIAL ACTIVITIES



To improve on a good thing, we decided to collaborate with our restaurateurs and offered them the idea of « pay as you go » party events. Our ballroom is a magnificent setting for larger type events. With seating for 300 people, the ballroom overlooking the ocean never looked more beautiful than it did during this past News Year's Eve Party celebration, or most recently, the Romantic Valentines Day Dinner Event. The two Events were a huge success for everyone involved; these organized events are offered to our residents at a discounted rate and the restaurateur pays for the use of the ballroom. The result, a Win-Win scenario for both the restaurateurs and the Association.

From a financial point of view, the \$16,000 of savings and profit from the Newsletter in the past year has allowed us to provide 94 beach chairs and 47 new beach umbrellas for all residents. In the next year, the combined 2016 and 2017 social expense savings of \$70,000 dollars will allow us to modernize all the tables and chairs on the ocean side pool deck; a much-needed investment since our equipment is now over 40 years old and in poor condition. Currently the Amenities Committee and the Board are working together to choose the tables and chairs for the ocean side. Samples have recently been ordered for our studies.

Where there is a will, there is a way: Keep an open eye out for the next upcoming event at the Hemispheres and enjoy!

See you on the Dance Floor!!!!



**Gerlando Chiara**  
Secretary

# All Day Easter Sunday Brunch

11:00AM – 4:30PM

April 16, 2017

Easter is all about relaxing and having some special family time! What better way to spend Easter this year than experiencing a beautiful live music performance, and indulging your family and loved ones with a sumptuous Ocean front Brunch including unlimited Mimosas, Bellini's or Bloody Mary's!

## Menu

### Cocktails

Bottomless Mimosas, Bellini's and Bloody Mary's

### On the Buffet

- Chef's Salad Bar -

Display of Sliced Fresh Seasonal Fruits & Cheeses  
Assorted Artisan Breads, Butter & Preserves  
Sweet Pastries, Bagels, Flaky Croissants & Muffins  
Coffee, Tea & Fresh Juices

### Made to Order

Grilled Atlantic Salmon  
Chicken Milanese  
Rigatoni Bolognese  
House Cured Salmon Lox Platter

Grilled Chicken Pesto Sandwich  
Avocado & Goat Cheese Toast  
Farmer's Omelets • French Toast  
Eggs Benedict





# Treat Your Loved Ones to a Lavish Easter Sunday Brunch!

*A Spring Musical by The Ocean Event*

  
**BLUE**  
— Oceanfront, Bar & Grill —



**EXCLUSIVE PREFERRED PRE-SALE**  
**\$35 per person / \$15 Children**

*(Ages 6 -12 yrs.)*

*5 yrs. & under Complimentary*

**Limited time offer only for the month of March!**

*Get your tickets early!*

*The last event sold out very quickly!*

*Tickets sold at the restaurant or with a credit card over the phone*  
**(954) 251-2658**



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

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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