



THE HEMISPHERES NEWSLETTER

MAY 2017
VOLUME 10 • ISSUE 5

THE HURRICANE SPECIAL EDITION NEWSLETTER

Dear Friends and Neighbours,

The hurricane season is once again upon our door step. Starting on June 1st and carrying all the way through to November 30th the winds will be knocking on our doors and windows. Let us all be sure to respond to those knocks with the proper preparation, knowledge, skills, and vigilance.

This Hurricane Special Edition Newsletter has been prepared for residents by amalgamating the most important highlights from our rules and regulations (Blue Book) including information provided to us from a variety of authorities when it comes to hurricane protocol and procedure. We urge all owners to please keep this Hurricane Special Edition Newsletter on hand as it could become an invaluable tool in time of emergency.

Residents, Owners, and Neighbors, please mark your calendars for the following:

Wednesday May 24, 2017 – Ocean South Card Room 1:00pm–5:00pm – CPR Training

The Hemispheres is proud to announce that free CPR Training for all interested residents will be available. The City of Hallandale Fire Department will conduct the classes. If you wish to attend this class please register your attendance at the office. The class will be limited

to 12 participants, however, if one class fills up, then others will be scheduled to meet our needs.

All of our Hemisphere employees are now encouraged to take CPR courses. Recently, we have just introduced new protocols to ensure that all pool and beach employees will be mandatory CPR ready employees.

Wednesday June 14, 2017 – 4pm in the Ballroom

The Hemispheres will be hosting a Neighborhood Hurricane Forum. This valuable and informative forum will be sponsored and facilitated by members of the City of Hallandale Fire Department. This forum will help participants to better understand how to be safe and secure in the threat of a hurricane.

Come on out and join in with our emergency preparations. Whether it be for CPR training or hurricane measures awareness, or both if you attend these events and read this Hurricane Special Edition Newsletter you will increase your knowledge on important emergency measures and leave you prepared and vigilant for the upcoming hurricane season. Helping you to be safe so you can help others is a wonderful concept to adopt.

«In the field of human relations nothing is so important as safety, for safety applies with equal force to the individual, to the family, to the employer, to the country. Safety in its widest sense, concerns the happiness, contentment and freedom of everyone. There is no mystery in safety. The important thing is to think a situation through and then apply common sense.» –Bill Jeffers 1945–

Cordially,
The Board



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(Please see details on page 2 & 3)





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Main Courses

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Dessert

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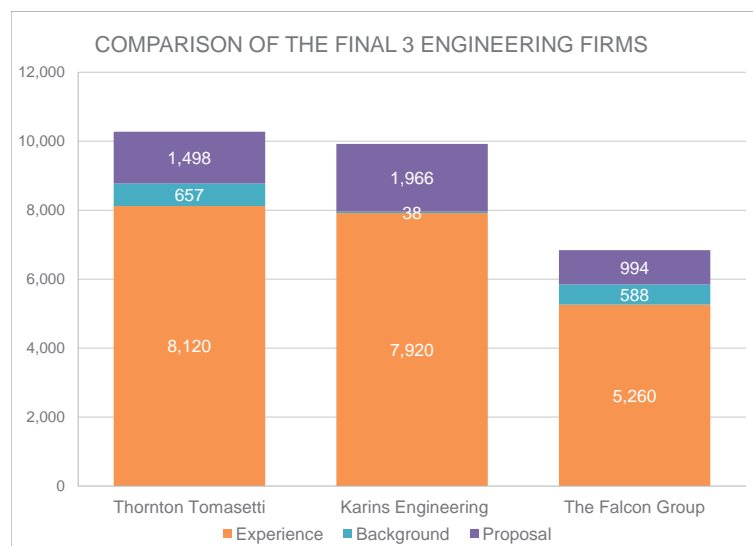
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THE SHORT LIST OF THREE ENGINEERING FIRMS FOR OUR CONSTRUCTION PROJECTS

Dear Neighbors,

The pre-construction planning process for the evaluation and repair of our building structures, balconies, and roofs are continuing to move forward utilizing a quality based selection approach rather than just a bidding format. In order to lower the risk and ensure cost effectiveness, our goal is to select a professional company that has the best experience and qualifications for our complex needs of aging buildings. The selection of the engineer will affect not only the entire course of the project, including economy, feasibility, project efficiency and overall construction costs, but also the future operating and maintenance cost of our property.

Members of the Board, Management, and members of the Renovations and Amenities committees are now interviewing the final three engineering companies. A decision on which company will be chosen to investigate the structural integrity of our property and develop a project manual with a scope of work is almost completed. Eleven engineering firms have competed for our construction projects. They have been evaluated using a pre-defined qualification based selection system. The final three firms on our short list are Thornton Tomasetti, Karins Engineering, and The Falcon Group. The chart below summarizes the overall score based on a comparative analysis of their qualifications including: experience in completion of similar projects, the company's background and professional staff availability and credentials, as well as their fiscal proposals.



Thornton Tomasetti is a large multidisciplinary engineering firm providing a wide range of envelope, structural, mechanical, electrical, plumbing, and fire protection engineering services. They conduct performance investigations, condition assessments, due diligence surveys, feasibility studies, and peer reviews.

Dating back to 1949, Thornton Tomasetti employs 1,200 engineers, architects, and sustainability and support professionals across the US and the world. They use Construction Information Modeling technology to provide contractors and owners with daily progress reports. In Florida, the engineers of Thornton Tomasetti have performed investigations, condition assessment, and prepared construction documents for numerous high rise residential and commercial buildings. Their portfolio includes The Beach Club in Hallandale, the Continuum South Tower in Miami Beach, Vi in Aventura, Majestic Tower Condominium in Aventura, Met 1 Miami Condominium in Downtown Miami, One Thousand Ocean Condominium in Boca Raton, and many more.

Karins Engineering Group is a professional service firm offering civil, structural, and mechanical engineering services in Florida since 1999. Karins' engineers provide building envelopes and water intrusion surveys, structural surveys and evaluation, and roofing systems designs. Their services are based upon investigation, analysis, design, economic consideration, and functional requirements. Karins' portfolio includes the repair and construction of residential buildings such as the Yacht Club at Portofino in Miami Beach, Four Seasons Condominium in Fort Lauderdale, Residence Inn by Marriot in Ft. Lauderdale, 440 West Condominium in Clearwater Beach, Madeira Towers in St. Petersburg Florida, and many more.

The Falcon Group offers civil, structural, mechanical, electrical and plumbing engineering as well as architectural and energy consulting services to multi-family residential, commercial and educational facilities. Founded in 1997, today they have offices across the US, including Florida. Their engineering services include foundation wall and waterproofing design, storm water analysis and system design, soil investigations, parking deck and concrete rehabilitation investigation, construction defect reports, fire and flood reconstruction planning and management. The Falcon Group's portfolio includes The Palm Bay Yacht Club, The Mark Yacht Club on Brickell Bay, Oceania I in Sunny Isles, and more.

The final interviews allow us to evaluate the personal styles of each firm's management, their experience in similar projects, the firm's understanding of our project needs, and to discuss of how the firm will handle the planning, design, and construction phases. Once the final company has been chosen, they will host a meeting with owners and residents in order to explain the time table and planning that goes into such a large project. The critical path of our construction projects will be discussed by the professionals and they will be able to answer all questions pertaining to the project.



Sincerely,

Lubomira Nentcheva
Vice-President

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HURRICANE SEASON IS ON OUR DOORSTEP

Are you ready?

REMEMBER ANDREW?

In 1992, Category 5 Hurricane Andrew made landfall near Homestead in the early morning hours with winds up to 165 miles per hour and storm tide as high as nearly 17 feet. It was a devastating storm destroying 25,000 houses in Miami-Dade County alone, and severely damaging about 100,000 more. 65 people were killed and the damage total across the affected regions exceeded \$26 billion. It's important to remember the lessons learned. We cannot stop Mother Nature but we can prepare our homes. As they say, prepare for the worst and hope for the best.



WHAT ARE HURRICANES?

Hurricanes are severe tropical storms that form over warm ocean waters. They rotate in a counter-clockwise direction around an "eye." The most violent part of a hurricane is at the edges of its eye.

The storm strengthens until it comes into contact with land or cooler water. When hurricanes come onto land, the heavy rain, strong winds, and heavy waves can damage buildings, trees, and cars. Florida is vulnerable because it is near the tropics and westerly winds blow off the African coasts along the equator.

Hurricanes are classified into five categories, based on their wind speeds and potential to cause damage.

CATEGORY 1
Winds 74–95 miles per hour

CATEGORY 2
Winds 96–110 miles per hour

CATEGORY 3
Winds 111–130 miles per hour

CATEGORY 4
Winds 131–155 miles per hour

CATEGORY 5
Winds greater than 155 miles per hour



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ARE YOU READY?

HURRICANE SEASON BEGINS JUNE 1

WHAT YOU NEED TO KNOW

The National Hurricane Center is located in Miami. Experts there are particularly busy during the Atlantic hurricane season from June 1 through November 30. Specially strengthened and electronically equipped aircraft are sent into the eye of a hurricane to help in the analysis of a hurricane's strength.

If a hurricane is possible within 36 hours, the Hurricane Center issues a HURRICANE **WATCH**. This means they are tracking the storm and trying to predict where it may come ashore. People in the area should stay tuned to the radio and television for more information. If a hurricane is expected within 24 hours, the Hurricane Center issues a HURRICANE **WARNING**. This means that people may be told to evacuate. People in the area should begin making preparation to leave.

PREPARING TO EVACUATE

Local & State authorities have always stressed that in the event of an approaching hurricane (warning stage), they will order the total evacuation of all residents east of the Intracoastal Waterway, which includes The Hemispheres. Understandably, such an ordered mass emigration inland requires not only sufficient advance notice, but also careful preliminary planning by all residents.

An ordered evacuation will include not only residents but also all employees of The Hemispheres, including office, maintenance, security, housekeeping and parking personnel.



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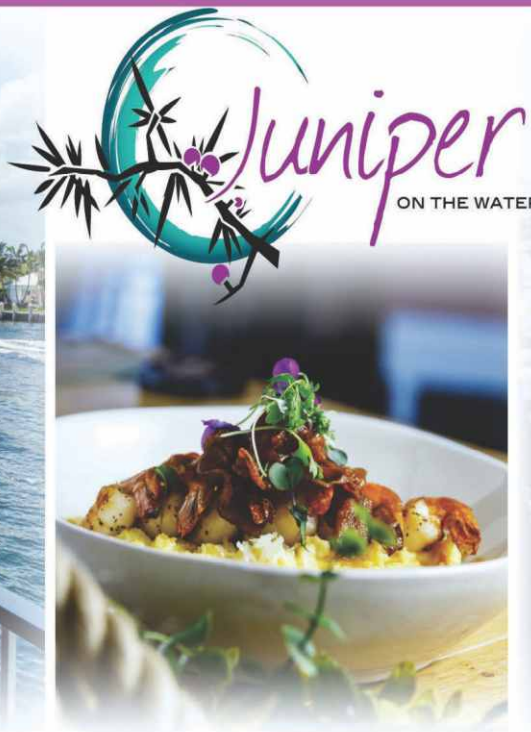
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BE AWARE

If a hurricane strikes, you may anticipate that there will be no electricity (lights, air conditioning, refrigeration, elevator service); no water supply, no telephone service, no fire or police protection and no rescue/ambulance vehicles to respond to emergencies.



You are urged to plan now for a safe destination either inland or completely out of the anticipated hurricane strike zone. After the first tropical cyclone advisory, keep your radio or TV set tuned for all further messages from the National Weather Service. If the order is given to evacuate, your plans should have been made, including your evacuation route, a pre-selected destination, bags packed and your car previously topped off with gasoline. There should be adequate warning to permit your safe departure before a hurricane strikes. Prior to leaving the premises, the following preliminary precautions should be observed:

PRIOR TO EVACUATION

- ✓ All furniture and loose objects should be removed from the balcony. These could become deadly flying missiles in hurricane winds.
- ✓ If you have hurricane shutters, they must be closed and securely fastened.
- ✓ All windows should be firmly closed and locked.
- ✓ All shades, blinds, drapes, etc., should be drawn and closed.
- ✓ Folded towels should be placed on all windowsills and at the bottom of doors leading to the balcony.
- ✓ All fragile objects and valuable possessions should be moved away from windows and glass balcony doors.
- ✓ Check faucets to determine that they are in a closed position.
- ✓ Check your stove and oven to be certain that they are turned off.
- ✓ Remove T.V. plugs from electrical outlets.
- ✓ Cars should be removed from the premises to an inland location if necessary. Cars left in the lower level garages will almost certainly suffer severe damage by water and sand in case a tidal surge accompanies a hurricane. No vehicle should remain on the upper decks, as a two-ton car on wet pavement pushed by hurricane winds could become a deadly instrument of destruction. In addition to the probability of significant damage to your automobile, the owner would be legally liable for any damages to property caused by such an unattended vehicle.
- ✓ All occupants are requested to supply duplicate keys to management to permit access in case of threat of hurricane or other emergency. All such keys are kept in custody under the strictest custody conditions. Failure to remove all loose items from your balcony, or any emergency situation requiring access to your apartment, means that in your absence your apartment may be forcibly entered by authorized personnel, at considerable expense to you, the unit owner. A charge of \$50.00 will be made in addition to the costs of repairs to doors and/or door jambs. If keys have been left with management, there will be a labor charge only for removal of articles from a balcony.



A piece of furniture
is airborne after
being blown off a
condo balcony

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PRE-HURRICANE ASSISTANCE

Under no circumstances will any Hemispheres' employees respond to calls from residents during a storm « advisory », a hurricane « watch » or « warning » to remove furniture from balconies, close hurricane shutters, accept keys to remove private vehicles from the premises or assist in the evacuation of anyone, including the physically handicapped. All employees on the premises, prior to an order to evacuate, will have as a sole responsibility, the safeguarding and securing of common areas and property, which belong to all unit owners « in common ».



OUT-OF-TOWN OR ON VACATION

If you intend to be out-of-town or on vacation during part of the hurricane season and you leave a car on the premises, please arrange to leave the keys with someone who will remove it to an inland location if necessary. As a precaution, all loose items on your balcony should be removed prior to your temporary absence. Additional precautions, as detailed for those who intend to evacuate should also be observed in your absence by arranging for someone to safeguard your apartment in the event a hurricane threatens.

REACTING PROMPTLY

Following an order to evacuate, please act as promptly and evacuate without further delays as it must be considered that a monumental traffic jam, a bridge malfunction, a traffic accident, early road flooding or misjudgment relative to the time of a hurricane's arrival could force many of the residents to remain in their apartments despite all reasonable efforts to evacuate the premises. As a basic guide, no one should attempt to leave the premises by car or on foot once winds have intensified. Broadcasting and announcements from Local & State authorities and the National Weather Service should be monitored closely.



HURRICANE PREPAREDNESS

- ☒ Be prepared
- ☒ Stay Informed
- ☒ Take Action
- ☒ Maintain Contact

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PRELIMINARY PLANS AND PRECAUTIONS SHOULD BE TAKEN BY ALL HEMISPHERES RESIDENTS

Individuals, who reside at The Hemispheres during the hurricane season, unless they plan to leave even before a hurricane warning, may become «involuntary remainders» in residence because of circumstances beyond their control. With such a possibility in mind, the following precautions and actions to all residents are recommended:

A. WHAT TO ACQUIRE AND WHAT ACTIONS SHOULD BE TAKEN NOW!!

- 1 Be certain you have a proper size rubber stopper (for 1-3/4 » opening) to replace the metal stopper in your bathtub.
- 2 Portable, battery-operated radio and extra, fresh batteries are essential.
- 3 An adequate supply of flashlights or battery-operated lanterns, as well as fresh replacement batteries. Using candles should be avoided because broken windows and a sudden gust of wind could create a serious fire hazard.
- 4 Manual can opener.
- 5 Minimum 5-day supply of nonperishable foods.
- 6 Sufficient supply of prescription medication on hand.
- 7 Stock disposable paper plates, cups and plastic utensils. Limited water supplies will be too precious to waste on dishwashing.
- 8 Supply of sturdy garbage bags and ties. All refuse, including disposable eating ware should be sealed and stored in your apartment. Do not dispose of any garbage in trash chutes after a hurricane warning. There will be no garbage pick-up, and accumulated garbage in dumpster rooms and chutes will create a serious fire hazard, as well as a later problem with vermin.
- 9 A lot of bottled water is a necessity.
- 10 No open flame should be used.
- 11 Make a mental note that residential floors have three fire extinguishers in glass cabinets, one large one at each end of the hallways and a smaller one near the elevators. These are all simply operated in an upright position. Merely pull the retaining pin out of the handle, squeeze the lever, and aim in a to-and-from motion at the base of the flames. Learn to protect yourself, as there may be no fire department response after a hurricane warning.
- 12 If you are physically incapacitated and have not already made arrangements for your safety, it is advised that you call the Advisory officials for local shelters contact information.

B. PRECAUTIONARY ACTIVITIES AND BEHAVIOR WHEN A HURRICANE STRIKES:

- 1 All eleven precautions listed under «Prior to Evacuation» should be observed. The only exception is that you may leave your T.V. set turned on until there is a power failure. At that time, pull the plug from the electrical outlet. Turn on your portable radio.
- 2 Do not panic and remain calm.
- 3 Use your telephone for emergencies only. If you have a cell phone, keep it on charge for as long as there is power.
- 4 Turn your refrigerator up to the coldest setting, in order to preserve food as long as possible after the power fails. Avoid unnecessary opening and closing of refrigerator or freezer doors, which will accelerate spoilage.
- 5 Clean and rinse your bathtub thoroughly and use a rubber stopper. Fill the tub with water, which will be used later for flushing of toilets.
- 6 When the leading edge of hurricane winds arrive in force do not attempt to use the elevators. An unexpected power failure or interruption could leave you trapped in a closed, dark elevator, with no rescue personnel available.
- 7 Do not venture on your balcony or outdoors during this deceptive, temporary lull in the storm. Hurricane winds will shortly resume again.
- 8 If a window is broken, do not attempt to stop the influx of wind and water, since broken and flying glass will be extremely dangerous. Leave the affected room(s) and, if necessary, evacuate to the corridor.
- 9 When winds exceed 50 M.P.H., and are rapidly increasing in intensity, you will feel safer and be safer if you evacuate to the corridors above the third floor. Anyone living below the 4th floor is advised to bring a flashlight and use the enclosed fire stairwells to reach the 4th Floor and floors above.
- 10 Flush toilets only sparingly and when absolutely necessary. Remember, you will be using precious water with each flush. A cup full of liquid Clorox (chlorine) poured into a toilet bowl will serve as a deodorant and disinfectant.
- 11 Join with friendly neighbors in your same predicament, for comfort, safety and sharing of resources.

Hurricane Preparedness Week (May 7–13, 2017) is your time to prepare for a potential land-falling tropical storm or hurricane. Please seek more information at :

www.weather.gov/wrn/hurricane-preparedness

SAFE HURRICANE SHELTERS

The locations of safe hurricane shelters most convenient to Hallandale residents will be announced accordingly by the city and the county officials, make sure to listen to your radio or TV advisories.

Bring blankets, pillows, flashlights, food supply and medications for a 48-hour period.

AFTER THE HURRICANE

1. Bacterial contamination of the municipal water supply, as a result of flooding, is a real possibility. Listen to announcements on your radio which will indicate regions of contamination.
2. Do not get into your car and drive about. It is quite possible that certain sections of roadway, which appear intact and sturdy, have been undermined by flood waters. You could lose your car and your life in case of a road cave-in. Listen for post-hurricane instructions over your radio and warnings which identify road danger areas.
3. Prior to official words of assurance, do not leave your premises on foot out of curiosity to inspect for hurricane damages. When electricity has been restored, there may still be the possibility of downed high voltage wires. Any puddle in contact with such live wires, or a misstep on a downed wire, could be deadly. Broken tree limbs, damaged traffic signals and other overhead objects may also constitute a hazard for pedestrians. Wait for the «all clear» announcement before leaving your building.



HURRICANE WATCH
MEANS A HURRICANE
MAY THREATEN AN AREA.

HURRICANE WARNING
MEANS A HURRICANE IS
EXPECTED TO STRIKE THE
AREA **WITHIN 24 HOURS.**

THE HEMISPHERES TO HOST NEIGHBORHOOD HURRICANE FORUM

On **June 14** at **4Pm** The Hemispheres will be hosting a Neighborhood Hurricane Forum in our Ballroom. The forum is open to all residents of The Hemispheres as well as residents of our neighboring condominiums on South Ocean Drive.

The purpose of this forum is to inform and educate residents of this community on what to expect before, during and after a hurricane. Residents need to know what plans and preparations to make, and what the responsibilities of both Residents and Condominium Management include.



Hurricane
Preparedness

Are YOU Ready?

On April 13, Stephanie Delgado, special projects coordinator for the City of Hallandale Fire Department, met with members of the Board and our Hemispheres Emergency Action Team (HEAT). Gerlando Chiara, Secretary of the Board was present, as well as Board member Barbara Drabkin. Also present were members of the HEAT team, all of whom are now Community Emergency Response Team trained, including Mara



Smith, Sheila Vishnevsky, Benthe Montalvo, Horatio Montalvo, Shereen Rios, Gerry Williams and Barbara Drabkin.

The Fire Department representative was anxious to meet with our Board members and HEAT team to discuss events that occurred during the Hurricane Matthew threat in 2016. The Hurricane Forum can focus on issues that occurred then in order to learn from that experience and provide Residents with information that is more pertinent to their needs and concerns. Also the Forum will explain the rationale why the Board and Management have to make certain decisions when faced with the possibility of an imminent threat to our property.

Please save the date, **Wednesday, June 14** at **4PM** in our Ballroom, to attend The Hurricane Forum sponsored and led by members of the City of Hallandale Fire Department.

HOPE TO SEE YOU THERE!



**SNOWBIRDS REMEMBER:
PLEASE REMOVE ALL ITEMS FROM YOUR
BALCONY BEFORE YOU LEAVE**

THE HEMISPHERES CONDOMINIUM ASSOCIATION TREASURER'S REPORT

As of March 31, 2017

Checkbook Balances

Operating	\$ 2,188,459.34
Capital Projects	\$ 1,069,827.55
Security Deposit/Clicker/Marina Deposit	\$ 602,674.10
Total Checkbook Balances as of March 31, 2017	\$ 3,860,960.99
Accrued balance of prepayment of our Insurance Premium	\$ 685,094.33
Accounts payable to the trade	\$ 31,594.77

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 905,945.10	\$ 2,736,023.07	\$ 2,721,624.06
Expenses			
Salaries and Benefits	122,081.25	363,984.79	363,737.40
Administrative	37,631.56	103,908.70	102,790.50
Insurance	110,714.89	332,144.67	351,119.25
Utilities	242,288.54	675,041.80	706,305.48
Contracts	229,705.43	677,076.80	663,759.60
Rep & Maint – Building	13,167.78	37,942.11	37,001.04
Rep & Maint – Equipment	7,276.25	23,907.55	46,250.01
Rep & Maint – Grounds	5,527.16	12,560.74	29,250.03
Rep & Maint – Special Projects	44,656.50	46,319.00	402,660.75
Bad Debt	42,265.80	42,265.80	18,750.00
Total Expenses	\$ 855 315.16	\$ 2 315 151.96	\$ 2 721 624.06
Surplus/(Deficit)	\$ 50 629.94	\$ 420 871.11	\$ 0,00

HEMISPHERES ADMINISTRATION OFFICE

1980 South Ocean Drive, Hallandale Beach FL 33009

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

DEPARTEMENTS :

- Resident Services 954-457-9732 ext. 559
residentservices@thehemispheres.com
- Gabby/Maintenance/Contractor 954-456-1257
maintenance@thehemispheres.com
- Luz/Access Control 954-457-9732 ext. 305
accesscontrol@thehemispheres.com
- Office Manager 954-457-9732 ext. 304
officemanager@thehemispheres.com
- Receptionist 954-457-9732 ext. 301
reception@thehemispheres.com
- Joe Tocci/Chief of Construction Projects 954-457-9732 ext. 317
jtocci@thehemispheres.com
- Hector Franco/Chief of Maintenance 954-457-9732 ext. 314

GENERAL :

- FPL 954-797-5000
- AT&T Repairs 877-353-5963
- AT&T Uverse Customer Service 866-299-6824
- Hemispheres Office Fax 954-456-8376

PLACES TO EAT

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

Juniper (Bay side)
954-544-3370

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

Snowy Mini-Mart (OS)
954-458-2930

COMMERCIAL UNITS

Beauty Salon (OS)
954-457-8428

Halprin Realty (OS)
954-458-2227

L. Karlitz, CPA (ON)
954-458-6735

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

Nohmis Construction (BS)
954-591-8361

Seaside Int'l Realty (ON)
305-219-2297

Stone Services Group (ON)
786-326-7185

EMERGENCY PHONE NUMBERS

Security	954-456-1626
BN Front Desk	954-456-1965
BS Front Desk	954-458-1985
ON Front Desk	954-458-1950
OS Front Desk	954-458-1980
Roy Bromley (Security Supervisor)	954-457-9732 ext. 551 roybromley.ffps@gmail.com

Board of Directors :

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

Contracted Services:

Atlantic Pacific – Management
Dynamic Accounting – Accounting
Field Force Protective – Security
Park One, Inc. – Valet
Greenway USA – Lawn Maintenance
American Services Industries – Housekeeping

thehemispherescondo.vertilinc.com

TREASURER'S REPORT : STAYING THE COURSE

Dear Owners and Residents,

Good news! The AT&T fiber optics installation in the common areas and the units will start on May 15, 2017. As we have already informed you, after months of tenacious negotiations AT&T has committed to provide all of our units with directly fitted fiber optics. Best of all, AT&T will also absorb the cost of \$1.2 million dollars without any cost to the Hemispheres, no strings attached! Fiber optics installation modernizes our property and improves our property values.

The Oceanside pool furniture is in a bad shape and is still ailing after being refurbished multiple times over the years. Chairs and lounge chair samples were brought in for owners to look at, sit on, decide which ones were more comfortable, and give feedback for modernization. The demo furniture was here for 2 straight days and owners were a part of the process for suggesting styles, frames, and colors. This process can be a lengthy one, but because we had so much input, we feel we will end up with the more satisfying product.

The Amenities committee, management and board directors worked together and the board was asked to approve a purchase of 275 chairs, 275 lounge chairs and 40 aluminum tables to replace the long overdue old ones. An exact count will be taken prior to the final order. Each long-term purchase needs to be properly planned. As an example, owners advised us that the chairs and lounges on the Bay side have sharp corners, are very light, and are uncomfortable. We were requested to please stay clear of such products in the future. You talked and we listened. In the process, we did a cost comparison for the new Ocean side chairs versus the Bay side chairs and we found that we are getting a better product (heavier, more comfortable and safer) and saving \$30,753 representing a saving of 35% to 45%. In addition, we secured a fixed cost to replace the slings after the warranty expires so as to prevent price gauging later. We also secured a 7 years frame warranty and 2 years Fabric warranty instead of one.

In response to some owners' requests for an uplift of the decorations in our main and lower lobbies, volunteers of the Renovations and the Amenities committees have put forth a proposal to address the wall decorations and the flower arrangements. We highly appreciate and thank the committee for organizing the demonstration and gathering feedback from residents, which was reported mostly positive, however, owners also did express their verbal and written concerns to the Resident Services and the Board with regards to spending money to replace decorations purchased less than 2 years ago. At this time, we will not proceed with the proposed expense.

The sum of \$44,600 was paid for the installation of a new chilled

water air handler unit in order to fix the building code violation for the non permitted split of the air conditioning system in the lower lobby of the Ocean South building years ago. Finally, the noisy vibrating AC unit under the balconies of the "F" line units in the Ocean South building was removed and disposed of. All inspections did successfully pass the approval of the building department after the system was returned back to its original design.

Now a little sweet and sour news. We have inherited a debt of close to \$350,000 for owner's receivables that goes back from 2 to 7 Years. In the March financials we had to write off \$42,265.80 due to a foreclosure going back to 2011. In addition please be prepared for another foreclosure that will occur in May for about \$135,028 and this one goes back to around 2009. The good news though is that from now on, those units will not collect debts anymore since the new owners who have purchased the units will pay their dues monthly.

Fiscal responsibility and prudent financial management is the continued course to sail here at the Hemispheres. We are slowly cleaning up all of these areas. We started by reducing our AP and accruals of \$1,948,219 as of December 2015 to \$469,000 in December 2016 by improving our relationship with all of our vendors. They are now all supporting our Newsletter advertising and paying for their ads.

As we move to improve our collection and to minimize a repeat of large write offs, we have activated our collections attorney to make sure that all owners understand their responsibilities in keeping up with their payments. There are many chargeable costs associated to past due owners: late fees, interest, and attorneys collection fees. We have owners that owe from \$5 and up going back to years ago. As an example, \$5 lockout fees that you may have forgotten about and did not pay. All amounts small or large need to be cleared.

While planning the Critical Path for our Capital Construction projects over the past few months we are also exploring ways to uplift our property using capital surplus and the savings achieved. Please read our Vice President Lubomira Nentcheva article relating to the Engineering firm choice and the beginning of large projects.



Cordially,

Nabih Mangoubi
Treasurer

MAY 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
	1	2	3 Art class 1pm - OT Yoga class 6pm - BR	4	5	6
7	8 Zumba Class 7pm - BR	9 Bingo 7pm - OT	10 Art class 1pm - OT Yoga class 6pm - BR	11	12	13 OFFICE OPEN 9AM - 1PM
14 HAPPY Mother's DAY	15 Zumba Class 7pm - BR	16 Bingo 7pm - OT	17 Art class 1pm - OT Yoga class 6pm - BR	18	19	20
21	22 Zumba Class 7pm - BR	23 Bingo 7pm - OT	24 Art class 1pm - OT OS Yoga class 6pm - BR	25	26	27
28	29 Memorial Day OFFICE CLOSED	30 Bingo 7pm - OT				

OS May 24, 2017 - Ocean South Card Room
1:00pm-5:00pm - CPR Training

OT Ocean terrace

BR Ball Room



Local Bus Service

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

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

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.

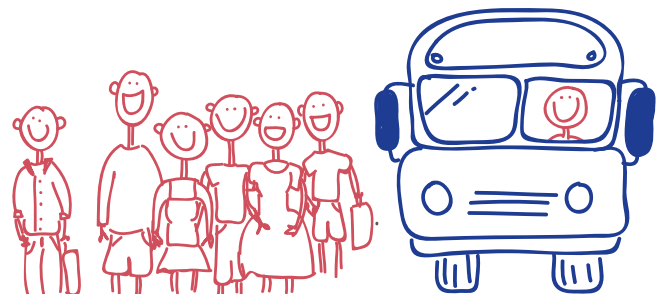
HEMISPHERES SHUTTLE BUS WEDNESDAYS SPECIAL TRIP SCHEDULE

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.

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.

YOUR SECURITY & SAFETY; OUR PRIORITY

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.

Our company's philosophy is that you feel and are accompanied, protected, and never alone, especially when there is a forecast for a storm. Our staff is trained and certified for emergency management situations including disaster preparedness, first aid, CPR/AED, and team organization. The moment a hurricane poses a possible threat, we work in a combined team effort consisting of Management, Maintenance and the Board. In an effort to assure the Hemispheres is protected, we initiate continuous patrols to assist residents and monitor your local Police and Fire Department for any updates.

It is important for every resident to know that during a "voluntary evacuation", your Field Force Team will remain on the property ensuring the safety of the residents and the protection of property. However, if Local & State Officials issue a "mandatory evacuation", everyone, including all residents and my staff as well, would be required to leave the premises. Nevertheless, we would be at your side until all residents complying with the order have left in an orderly and safe manner. Your security staff will have a team of officers prepared to respond back as soon as the weather conditions indicate it is safe for your staff to drive. Since my staff could not remain onsite while a "Mandatory Evacuation" is in effect, it is imperative that you make pre-arrangements with your family members, friends, neighbors or community groups in order to evacuate in a timely manner.

We understand there are residents who have specific needs, especially those who may live alone with medical conditions that require assistance. In case of an emergency situation, such as an imminent hurricane, my officers will respond and check on those residents to assist

in preparing to evacuate the premises during a "Mandatory Evacuation" order.

I would like to remind you that we have a «WE CARE» list of residents who might require assistance in such an emergency situation. The «WE CARE» list is used on a daily bases by your lobby officers to call and assure the resident is okay. In the instance a resident does not answer, an officer will knock on the resident's door for a visual confirmation that the resident is safe. Please contact your resident service department to confirm your name is on that list if you believe you may need this service.

Field Force has spent a decade responding to emergency type situations. Our emergency team led by Roy Bromley (Security Director), is well trained and knows how to respond and make the necessary decisions for everyone's safety.



For your safety,

Anthony Rodriguez
CEO/Field Forces Protective Services



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

www.FieldForceSecurity.com

DO YOU HAVE A COMPUTER YOU
HAVE NO USE FOR ANYMORE?

WE
NEED
IT !!



The Amenities and Renovations Committee is seeking donations of usable computer equipment.

We would like to place at least two computers in each card room for the use of those residents who lack internet access.

Please contact Resident Services to arrange for a pick up.

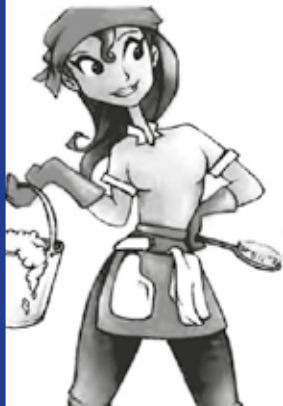
THANK YOU !

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Ocean South Lower Lobby

954-458-2930



THE HEMISPHERES

**COMMERCIAL SPACE
AVAILABLE !**

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

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

954-457-9732

RETAIL SPACE AVAILABLE FOR LEASE

— THE HEMISPHERES — **MARINA**

ONLY 3 SPACES LEFT!

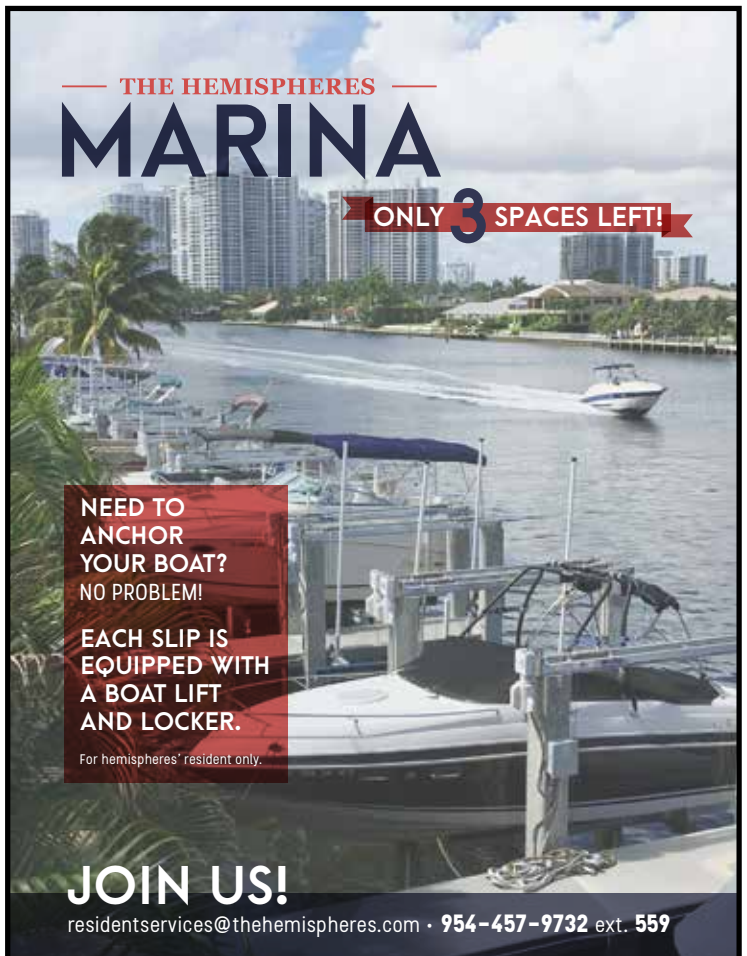
**NEED TO
ANCHOR
YOUR BOAT?
NO PROBLEM!**

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

For hemispheres' resident only.

JOIN US!

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



**EVERY FRIDAYS
& SATURDAYS
AT 8PM**



**PURO
SABOR**

*Friday 5th
Saturday 13th*



MOTOWNERS

Saturdays 6th & 20th



**DUO PAL
BAILADOR**

Fridays 12th & 26th



JAZMIN

Saturday 27th



MOTOWNERS

Sunday 14th



**"FUNKY FRIDAY"
w/ ALEX DEAN**

Friday 19th

MAY

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Decorus Realty

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E-Mail: dbhwd@aol.com

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

www.BraccoBeachTeam.com
www.DeniseandJohnBracco.com

www.facebook.com/HemispheresCondoOwnersandResidents



BRACCO BEACH TEAM



HEMISPHERE BN-14K

2/2 Southern Vu's Of Both IntraCstl. & Ocean
\$285K



HEMISPHERE ON-2M

1 bd 1.5 bath Furn incredible ocean view.
Priced to sell in the \$200's



HEMISPHERE BS-6D

1 bdrm 1.5 ba with north view, nicely furn
\$229,900



HEMISPHERE BN-3H

GORGEOUS! Studio completely renovated
\$195k



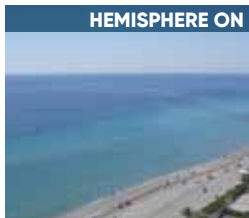
HEMISPHERE ON-16M

Gorgeous north view from this 1-1.5
\$310k



HEMISPHERE OS-PHG

2/2-Upgraded



HEMISPHERE ON

22nd flr south exp 1bd 1.5ba
Spectacular ocean views !!
\$318k



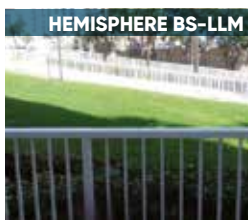
HEMISPHERE OS-7C

Beautiful 1bd 1.5 bath



HEMISPHERE OS-20B

Beautiful 1bd 1.5 ba Hi flr north view!!
Priced great \$315k



HEMISPHERE BS-LLM

1bd 1.5 ba Kept well...
furn incl organ
\$175,000K



HEMISPHERE OC-3E

3 bdrm 2.5 ba Absolutely stunning!!



HEMISPHERE OS-16L

1/1.5 S Ocn/City/ Intra. Cstl. Vus
Custom mirrors \$235K



ONSITE REAL ESTATE OFFICE
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ADMINISTRATION OFFICES



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FAX # 954-458-8828