



THE HEMISPHERES NEWSLETTER

NOVEMBER 2017
VOLUME 10 • ISSUE 11

IMPORTANT REMINDER: RESERVES VOTE

Dear Hemispheres Owners,

The Reserves Special Membership Meeting has been set and your input is very important. The Budget's Meeting package has been mailed to all unit owners and it is time to cast your much needed vote. Both the Board and Members' meetings will be held on November 16, 2017 in the ballroom at 7 pm.

Owners must now decide if they want to vote FOR RESERVES or AGAINST RESERVES. Owners do not have to attend the Meeting in person and they may cast their vote at anytime up until the deadline of November 16th by simply sending their proxy to the administrative office. You may send this proxy by mail, by fax at [954-456-8376](tel:954-456-8376), via email to residentservices@thehemispheres.com or by bringing it to the office first hand. Proxies are also available at the front desk or on the website at thehemispherescondo.vertilinc.com.

There is a lot at stake for owners, so please be aware that having reserves involves having an increase in your maintenance fees. Indeed, if a minimum of 518 owners do not cast their vote via proxy or in person by November 16th, and 50% plus one owner out of those 518 owners do not vote to waive reserves, your monthly maintenance fees will increase by an average of thirty seven percent (37%).

Here is the projection of increases that will occur if enough owners do not vote against reserves.

CONDO SIZE	MAINTENANCE FEES WITHOUT RESERVES	MAINTENANCE FEES WITH RESERVES
Studio	\$354	\$557
1 bedroom	\$473	\$744
2 bedrooms	\$728	\$1145
3 bedrooms	\$1013	\$1594

Once again, please be aware that if you do not cast your vote by November 16, 2017, and we do not meet the two above requirements, your monthly maintenance fees will go up. After November 16th, it will be too late. We recommend for owners not to wait until the last minute to cast their vote.

Many thanks for your attention and usual participation.

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



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GETTING THROUGH A POTENTIAL CATEGORY 5 HURRICANE TOGETHER



Reaching 185 mph sustained winds, hurricane Irma was pronounced the most powerful hurricane ever formed in the Atlantic Ocean to date. It was frightening to watch the hurricane tracking maps and forecast models. This huge monster was slowly moving west, then it would change direction to go across our state – from the Florida Keys to Georgia. Florida was declared a state of emergency. Hurricane watch and mandatory evacuations for the coastal areas were ordered by the local authorities. Fortunately, before the landfall, hurricane Irma lost some of its strength and moved slightly to the west. When it made landfall in Florida, we were not hit by the category 5 disastrous winds as it was expected.

Although we did prepare for the upcoming hurricane season, taking a community with 1298 residences through a potentially disastrous event is always quite a challenge. Ensuring the residents' and staff's safety and minimizing damages to the property was the ultimate goal. We realize that we would not be able to achieve this goal without effective communication and collaboration at all levels – board, management, administration, service vendors, emergency response team, owners and residents.

As a board director, I volunteered to remain on the property during the hurricane and communicate the property conditions with the management and the board in order to be able to quickly and efficiently make informed decisions. Even though it was quite a challenge, the hurricane did allow me to look at our community from a different perspective. During the aftermath of this disastrous event, I realized that a key factor for success is not just the leadership alone but also the dedication of staff, owners, and residents who selflessly committed and volunteered their time to help.



One of the challenges with preparing the property for a hurricane is removing furniture and objects from balconies. Some owners and residents do not remove these dangerous items before they leave the property. Such objects become flying projectiles when picked up by strong hurricane winds and endanger the safety of people and the surrounding environment. It is in our rules and regulations that every owner and resident must remove all items from their balcony before they leave the property. Unfortunately, after multiple notifications on bulletin boards and elevators, blast emails and robocalls, and reaching out to owners around the world, we still found several balconies with furniture, planters, other items, and even units with broken loose and detached hurricane shutters.



It took a lot of time and effort for our H.E.A.T. team volunteers to inspect the four towers using binoculars. They made a list of all the balconies with objects still on them the day before the hurricane struck. With the help of our security staff and volunteering residents, they worked around the clock in stormy conditions calling owners and removing items from the balconies. We cannot give enough thanks to Shereen Rios, lead of the H.E.A.T. team, Sheree Nahmias, and Benthe and Horacio Montalvo for their time and dedication before, during, and after the hurricane! Without their selfless work we could have had a lot more damage to the property.

We often take the help of our security staff for granted. It is their duty to ensure the security of our residents and our property. Since being with the Hemispheres for many years, many of them put their heart and soul into the job. Dorothy, Tania, Patrick, Samuel, Mark, Jean, Jackson, Andrea, Shalimar, and Dolphin were the last to leave our property before going to their families. They only did so when the hurricane winds reached over 45 mph. And note, they were also the first to come back before midnight on the same day of the hurricane. Their role was instrumental in helping to remove furniture from balconies and making sure that the area around the buildings were free

from objects that could have been picked up by the wind.



*Dorothy Foster,
Security Supervisor*

We appreciated the conscientious effort of security Supervisor Dorothy Foster, who coordinated the work of all our security officers in all four towers during the stormy conditions.

Thank-you Dorothy!



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The fine art of SUCCESSFUL COLLABORATION

I was surprised that officer Tania Banbury knew the names of the residents who remained on the property. This was instrumental when searching for volunteers to help secure loose and detached hurricane shutters in some of the units. Tania left her son with a neighbor in order to come to work during the hurricane preparation phase and the first day of the recovery phase. She explained to me that she has worked for us for 8 years and she thought that in such a difficult time her knowledge of the residents and the property may be needed. Thank you Tania, we appreciated it!



*Tania Banbury,
Field Training Officer*



*Patrick Garrett, lieutenant
Roy Bromley, Security Director*

When I asked Patrick Garrett to help with removing furniture from balconies and securing loose hurricane shutters, he didn't think twice. He quickly called his superiors to inform them, got the keys from the locker, and entered the units assisted by the volunteers.

Roy Bromley, security Director, was with us in the early hours after the hurricane despite the fact that the roof of his house was destroyed.

Hector Franco and Joe Tocci drove here during the storm to turn off and protect our mechanical equipment and the 15 elevators before the hurricane winds picked up. They also drove back to turn them on again after the hurricane. Both of them were just a phone call away to address any questions and concerns during the storm.

A special thank you goes out to our housekeeping vendor ASI! The owner, Lewis Rossi, responded quickly to our needs and made his team available early after the hurricane to help clean broken glass and debris from the property. The supervisor Erick Marquez worked long hours making sure that the common areas and stairwells were safe for our residents.

Our skilled maintenance team led by Hector Franco removed debris from the mechanical rooms, reset equipment back to working order, and helped owners restart their air conditioning units. At the end of the day, Hector Arrojo drove around the area to find additional equipment to dry out wet carpets and walls. He worked all night addressing emergencies and extracting water from the carpets in hallways.

The General Manager Carole Lasker orchestrated the restoration effort, delegated duties, and led the water extraction and property remediation. The Oceanside Manager Mercy Alvarez inspected the property after the hurricane. She took hundreds of pictures before and after the storm to document damages and file insurance claims. Sean Fontana, Regional Director for Atlantic Pacific personally took charge and organized the relocation of our servers and IT equipment by securing a room on one of the higher floors of the building.



Last but not least, the leadership of William Coleman, Director of Condominiums for Atlantic Pacific, was instrumental to our successful hurricane emergency protocol. His guidance and precise decision making, both during and after the hurricane, were invaluable. We appreciate and thank Billy for being on the property and always just a phone call away during all aspects of this disastrous event. When the three motors of our cooling tower failed he worked with our HVAC equipment vendor to quickly find replacements and secured a crane to install them in just one day. He responded quickly to our property recovery and restoration needs by providing contacts and resources available only to large property management companies such as Atlantic Pacific.

Dear residents and owners, please remember:

BEFORE YOU LEAVE THE HEMISPHERES PROPERTY, PLEASE REMOVE FURNITURE AND ALL ITEMS FROM YOUR BALCONY!



Sincerely,

**Lubomira Nentcheva,
Vice President**

OUR VITAL EQUIPMENT DURING HURRICANE IRMA – SHUTDOWN/START-UP

Questions, by Gerlando Chiara

Answers, by Joe Tocci and Hector Franco

As a board member that has lived through two hurricanes in the last two years, fellow board members and myself received many questions from owners regarding the Hemispheres' plan of action and protocols for the shutdown and start-up of our equipment. We decided to sit down with Joe Tocci (our Chief of Construction Projects) and Hector Franco (our Head of Maintenance) to answer the questions asked by you in order to help clarify those procedures and protocols.

The SHUTDOWN process:

Q – Joe and Hector, during a hurricane warning and mandatory evacuation order, what are the procedures you both take in order to shut down the Hemispheres equipment?

A – Once the winds have reached sustained strengths of 45 miles per hour, we go into each building to shut down the



Joe and Hector in the chiller plant



Hector and Joe in the elevator machine room

elevators, the A/C systems, the boilers and the emergency generators. I (Joe) proceed with the elevators, and Hector does the other equipment. The elevators of each building must first be brought to the penthouse floor. Then I go to the elevator machine room and physically turn off each electrical disconnect so that if water enters the room it will minimize any damage to the controls of the elevator or any other elevator equipment. Once I am done with the elevators, I then assist Hector with the other equipment.

Q – Why do you bring the elevator cabin to the penthouse floor?

A – To protect the cabins and the electrical wires under the cabin from possible water damage in case of water surges or the flooding of the elevator pits and to prevent entrapment. Water and electricity do not mix well!

Q – In other words, all the motors that can be affected by water damage are shut down?

A – Yes, we even make sure the pool pumps are shut down by the pool staff.

The fine art of SUCCESSFUL COLLABORATION

Q – Hector, what is the process for shutting down the A/C units?

A – We shut down the chiller plant and all the A/C equipment including the cooling tower and the water circulation pumps in all of the buildings. We also shutdown all the boilers and motors on both sides of the street, including the electrical disconnect for the boiler for the Ocean Club.

Q – Do you shut down any electricity to the condo units or the buildings themselves?

A – No, we do not shut off any electricity to the buildings or the individual units.

Q – The complete shutdown process, as I understand from your description, is not as simple as turning the switch to the off position. How much time does the whole process take from start to finish?

A – Because we must go in and out of every building and go to the mechanical plant building, the process will take a full hour if all goes well.



It is thanks to Carlos Garrido, Marlon Villamil, Jose Fernandez and Luis Marrero, from the maintenance Dept. who all promptly came back to the property on Monday September 11th, the day right after the hurricane, to assist Hector and Joe that the services could be restored rapidly.

Q – Joe, can you explain why we need to shutdown the motors?

A – There are many reasons why we need to shut down the motors:

1 – The motors of the cooling tower fans are 40 horse power each and the fan blades are 14 feet across. If they are not shut down and the wind takes hold of them while they are running, it could pull off the blades and tear up the cooling tower and severely damage the motors, cause more damage to the cooling tower, and create a dangerous possibility of projectiles flying about in our parking lots on the bay side.

2 – The three chillers located in our mechanical plant building each require a 75 horse powered motor and pump located at the cooling tower. They pump water to the chillers. Although they are somewhat water resistant, if they are left on and water gets into them, they are going to burn out without the probability of repairing them. If we shut them down and turn them back on when the storm has passed we will have more of a chance to save them from damage.

3 – Our generators are located on the ground floor of each building and service our emergency lighting, one elevator, and the fire alarm system. If we get flooding in the building and they are left operating, it could cause an explosion. On the other hand, if they are turned off they could sustain some damage, but in most cases they will be salvageable. These are the recommendations given to us by our professional generator providers. They clearly tell us to shut down in order to protect the equipment from water damage.



Hector and Joe next to the three motors of the cooling tower fans

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The START UP process:

Q – Once both you (Joe) and Hector have completed the required procedure and protocol for shut down, I understand that you both go home to take cover and take care of your own families. But what happens after the storm, how do you get all our equipment started up again?

A – Once we arrive at the Hemispheres after the hurricane has passed, we check the elevator pits to be sure that no water has collected. We then climb the stairs from the ground floor up to the mechanical room on the roof of each building to check and make sure that there is no water in or around the controllers and the motors. If everything looks dry and safe with the electrical disconnect, we then turn them back on. They are turned on one at a time. We then go back down and attempt to bring the elevators back on line. Since this is done for every building separately, we share work between us so that we only have to climb the stairs twice each to cover all four buildings. Once we are done with the equipment in the four buildings, we meet up again to make sure all the other equipment on our list is also turned on and operating correctly.

Q – And how did you do all that Hector?

A – I first made sure everything was clear from the generators and then put the five emergency generators back to the automatic position. I then accessed the mechanical building and cooling tower to be sure everything was normal. Once I did my visual inspection and all was clear, I reversed the process and turned on all the equipment; this includes boilers, pumps, motors, disconnects, chillers, and all the related equipment to start up the air conditioning plant.

Q – Hector, after hurricane Irma, what else did you encounter?

A – We had a lot of debris and tree branches blocking the main entrances and we had to move it all to the side so we could get access. All the drains in the RCA parking were clogged with debris. Our employees cleared them so the water could drain and take the weight off the parking decks. After that, we opened the main protection shutters and the ones from the restaurants too. I then assessed and documented the damage. Once our full crew was back, we opened the rest of the shutters and arranged for a big clean-up and to organize the pool decks.



The 3 cooling tower fans are located on ground level of the Bay North parking. Hurricane Irma forecast was for possible surges between 5 to 10 feet putting at risk of flooding our equipment.



Joe and Hector, it is clear to all of us that these are very stress filled work demands and on behalf of the whole Hemispheres community, we wish to thank both of you and your maintenance team for being the dedicated staff behind our machines.

Gerlando Chiara
Secretary of the Board



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November
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A SPECIAL THANKS TO OUR H.E.A.T. VOLUNTEERS

Dear Hemispheres Residents,

They are not nurses, they are not hired help, and they are not employees. They are volunteers who simply care. H.E.A.T. stands for Hemispheres Emergency Action Team and was implemented last year by Director Barbara Drabkin. She recruited resident volunteers and organized multiple first aid rescue training sessions. The sole purpose of this team is to assist residents as best as they can in time of need. During the Hurricane Irma crises, most members of H.E.A.T. decided to leave the property, which was the safe thing to do, however, four members remained onsite and worked and cooperated with the Board of Directors, Management, the Maintenance Dept. and our Field Force Security partner.

Thank you to Shereen Rios, Sheree Nahmias, Benthe Montalvo and Horacio Montalvo. Your efforts were and are appreciated. This teams volunteer efforts during Hurricane Irma were extremely generous, swift, and highly efficient. A very special mention goes to Shereen Rios for assuming the coordination of the volunteer work with the other dept. heads. Her leadership was appreciated.

Here is what H.E.A.T. did for our community during Irma:

Before the storm, Shereen removed balcony furniture while Benthe, Horacio and Sheree posted needed notifications and assisted residents with taping windows and other tasks that they needed assistance with. Approximately 50 units were entered pre-Irma with security present to remove the furniture left by residents on balconies. Items left on balconies during a hurricane are very dangerous. The H.E.A.T. team used binoculars to visually scope the outside of the buildings for identification purposes and most of the furniture was safely removed.



*Barbara Drabkin,
Director of the Board
and founder of H.E.A.T.*

It should be noted that although our Rules & Regulations clearly state that residents will be charged a fee for the removal of the balcony furniture in the case



*Horacio Montalvo, Benthe Montalvo, Sheree Nahmias
and Shereen Rios in the front.*

of an emergency, this was waived because the H.E.A.T. team volunteered to help. Essentially, they saw a desperate need and just wanted to take care of the problem as quickly as possible.

The posting of notices was crucial before the storm hit. H.E.A.T. posted notices in highly visual locations so all those remaining onsite during the storm could stay informed. A special thank you goes to Gabby (maintenance coordinator) from our office, for printing the different and multiple notices written as the storm was progressing.

After IRMA, the H.E.A.T. volunteers' work continued. Immediately afterward, Sheree and Shereen were cleaning up the property before our Housekeeping staff could safely return for work. They removed obvious glass on the ground, took pictures, and reported all the damage that they could see, including all the broken windows that they could see.



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with their binoculars. Once Erick, the supervisor of our Housekeeping staff and his team arrived back, they turned over the clean up to them. Cohesively, they swept up the property in an orderly and efficient manner. Benthe and Horacio assisted by removing old notifications to avoid any resident confusion.

Many residents were not on the property during the storm, so when we asked Shereen if H.E.A.T. would assist with post-Irma apartment entries, they gladly cooperated. An E-mail was sent to the residents informing them that H.E.A.T. would enter units upon request, as a neighborly and courteous gesture, and have a "look-see" in their unit and report back to management on the status. They also volunteered to do a visual check of residents' cars. All of the above-mentioned was executed flawlessly with the cooperation of Field Force security, which designated a guard to accompany them before as well as after Irma.

In total, about 150 units were entered. They checked for water damage and broken windows. Afterward, they reported their findings to the office. The office contacted the residents to inform them of their findings. A special thank you goes to Ali, our front desk employee in the office, for being the primary contact person via cell phone when the office phones were out of order. Due to his cooperation, the post-storm effort was quick and efficient.



A special thank you to Seif Ali, our Receptionist, due to his cooperation, the post-storm effort was quick and efficient.

It should be noted that H.E.A.T. identified about a dozen units with obvious issues. The Management staff promptly addressed these issues so that the buildings would not be further compromised any discomfort was minimal. Findings also made it clear that other units needed to be entered. The purpose of this was to ensure that any damage was contained to the actual apartment entered and it did not continue either upward or downward in the same line.

A special thank you goes to Hector Franco and Joe Tocci for keeping H.E.A.T. informed with the facts, both before and after Irma. This extra effort allowed them to do rumor-based damage control and keep the residents calm.

Every task completed by the H.E.A.T. volunteers was an important contribution to making the management of this hurricane a success.

Your commitment and support were greatly appreciated. On behalf of the Hemispheres community, we express our gratitude to Barbara, Shereen, Sheree, Benthe and Horacio.

Cordially,

Louise Lachance
President of the Board



A special thank you to Gabby Gonzales, our Maintenance Coordinator, took charge of printing the much appreciated notices which were posted as the storm was progressing.



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SAFETY MEASURES EXPLAINED

Questions by Peter Kozo.

Answers by Billy Coleman,
Director Of Condominiums at Atlantic Pacific.

Dear Hemispheres Residents,

On behalf of the Hemispheres community, we would like to extend our sincere gratitude and appreciation to Mr. William Coleman, Director of Condominiums for Atlantic Pacific. His teamwork effort during the crises of Hurricane Irma was a crucial component to handling Irma successfully. As the storm was progressing each day and night, he made himself available every step of the way including conference calls before, during and after Hurricane Irma. His help made it possible to quickly connect with the different key stakeholders we needed to make decisions with.

Mr. Coleman also assisted us with all the communications we wrote for the residents and is the voice you heard on the recorded phone calls made to all owners who have their contact numbers updated at our office. Billy really cared for our community and treated us like family. He also came onsite the Monday morning right after the weekend Irma hit us, and with great efficiency he organized, managed, and supervised all the work that needed to be done in the aftermath in order to minimize the damages. We also wish to extend our gratefulness to Carole Lasker, the General Manager, Mercy Alvarez, the Oceanside Manager and Carlin Whitesell, the Bayside Manager for assisting Billy in the before and after Irma phases.

Residents have told us that Irma was handled well here at the Hemispheres, and since it was a storm for the record books, we are proud to have been able to learn from our past experiences and set a new protocol in the handling of hurricanes for the Hemispheres. Some of the residents asked us questions regarding the decisions that were made throughout the storm and we thought of asking Billy to answer some of the more common ones:

Q – What mechanical equipment was shut down when Hurricane Irma became an imminent threat to hit our property?

A – Equipment location is a key factor during a hurricane. The Hemispheres' mechanical equipment is all located on the ground. If heavy rain, flooding, or storm surge gets into the equipment while it is operating, the damage could be significant and therefore results in substantial service delays after the hurricane has passed. During Hurricane Irma, the elevators, the air conditioning (A/C) and the generators were shut down.



*William J. Coleman "Billy"
Director of Condominium Operations*

Q – What services remained in function after the elevators, the air conditioning (A/C) and the generators were shut down?

A – The electricity is provided by FPL (Florida Power & Light Company) and we do not shut it down in your buildings or individual units. During Hurricane Irma, we were blessed and did not have any power interruption while many neighbors had no power for days. The cold water is not shut down either, however, there is a risk of contamination and this is the reason that bottled water for consumption is highly recommended during and after a hurricane. Only hot water is not available because the boilers are shut down.

Q – Do other condos on the beach managed by Atlantic Pacific shut down their elevators and air conditioning (A/C) when there is a hurricane threat?

A – The shutting down or locking of elevators on higher floors is a "life safety best practice" procedure. From a life safety prospective, residents can get stuck in an elevator if the power goes out. Of course the elevators, partially or entirely, are on the power provided by the backup generators, but if there were a mechanical failure, that is either generator or elevator related, passenger(s) would be trapped. Because the fire department and elevator company will not respond during a storm nor during a "mandatory evacuation" until the "all clear" is issued, passenger(s) could be stuck for many hours or days.

Thursday, November 23rd 2017

Happy Thanksgiving

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Pumpkin Soup

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Traditional Roasted Turkey
Braised Lamb Shank
Stuffed Pork Loin
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Seafood Linguini

Desserts

Chocolate Pecan Tart
Pumkin Pie
Thin Apple Tart

- 4 courses -
\$39,99

soup, appetizer,
main course, dessert



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The fine art of SUCCESSFUL COLLABORATION

Shutting off the A/C is dependent on the equipment's functionality and location, but nearly every community shuts down the A/C. Mechanically, A/C equipment depends on water circulation. Without water circulation the equipment can overheat and the damage would result in significant delays in restoring the service. Also, if debris gets in the water circulation lines feeding the individual units, each unit's coil may need to be cleaned or acid washed in order to restore proper service.

Long story, short – if a community makes the decision to not shut down vital pieces of mechanical equipment, it could be weeks to a month before service will be restored and the cost will be exponentially higher.

Q – Do we need to shut them down during every hurricane?

A – It is recommended to suspend elevator and A/C service anytime the power could go out or there is a threat of water intrusion. This is to prevent anyone from being trapped and to protect the equipment, but during a mandatory evacuation, there are no service people available to respond to a stranded passenger or for damaged equipment. Suspending the use of A/C service and elevators is ever more important during a mandatory evacuation.



*Carole Lasker
General Manager*



*Mercy Alvarez,
Ocean side Manager*

Q – Why were we told that «45 mph» sustained winds is the threshold in order to shut down the mechanical equipment?

A – The “45 mph” threshold is an industry standard that ensures there is an adequate amount of time available to complete the shutdown process prior to the projected concern of a power outage or excessive water. It allows the Association to define an expectation to its residents, and provides the employees the necessary assurance that they can safely return home.



Cordially,

Peter Kozo
Director

HEMISPHERES ADMINISTRATION OFFICE	PLACES TO EAT	EMERGENCY PHONE NUMBERS
1980 South Ocean Drive, Hallandale Beach FL 33009	Blue Bar and Grill (OClub) 954-251-2658	Security 954-456-1626
Office opening Hours: Monday through Friday 8:00am to 4:00pm	Juniper (Bay side) 954-544-3370	BN Front Desk 954-456-1965
DEPARTEMENTS :	Roman's Snack Bar (OPool) 954-454-1111	BS Front Desk 954-458-1985
• Stephanie/Resident Services 954-457-9732 ext. 559 residentservices@thehemispheres.com	Snowy Mini-Mart (OS) 954-458-2930	ON Front Desk 954-458-1950
• Gabby/Maintenance/Contractor 954-456-1257 maintenance@thehemispheres.com		OS Front Desk 954-458-1980
• Luz/Access Control 954-457-9732 ext. 305 accesscontrol@thehemispheres.com	COMMERCIAL UNITS	Roy Bromley 954-457-9732 ext. 551 (Security Director) roybromley.ffps@gmail.com
• Frances/Administrative 954-457-9732 ext. 304 Assistant adminassistant@thehemispheres.com	Beauty Salon (OS) 954-457-8428	Board of Directors :
• Ali/Receptionist 954-457-9732 ext. 301 reception@thehemispheres.com	Halprin Realty (OS) 954-458-2227	Louise Lachance, President
• Joe Tocci/Chief of Construction Projects jtocci@thehemispheres.com	L. Karlitz, CPA (ON) 954-458-6735	Lubomira Nentcheva, Vice-President
• Hector Franco/Chief of Maintenance 954-457-9732 ext. 314	Neil I. Lechtner, Attorney (BS) 954-457-4357	Gerlando Chiara, Secretary
GENERAL :	Nohmis Construction (BS) 954-591-8361	Nabih Mangoubi, Treasurer
FPL 954-797-5000		Peter Kozo, Director
AT&T UVERSE COMMUNITY Customer Service 866-299-6824		Barbara Drabkin, Director
Hemispheres Office Fax 954-456-8376		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
		Beach Resort Services - Pool
		thehemispherescondo.vertilinc.com



YOUR EMAIL ADDRESS PLEASE!

In order to allow Association's notices and communications to be delivered to all unit owners world-wide, without any delay, nor expensive cost and in an eco-friendly manner, please send an email at

residentservices@thehemispheres.com

and write that you authorize The Hemispheres Association to use your email address as a formal method of communication.

Thank you in advance for your kind cooperation.

the Management Office

YOUR AD could be here



**ADVERTISE WITH US!
GET EXPOSURE!**

CALL STEPHANIE 954-457-9732 ext. 559

COLOR ADS	PRICE
Full page inside	\$250
Full back cover page	\$450
1/2 back cover page	\$275
1/2 page inside	\$135
1/4 front cover page	\$300
1/4 page inside	\$95
Business card ad	\$55
Classified Ad	\$20 for 4 lines (5\$ each add. line)
Reserved page placement additional charge	\$100

The deadline for your advertisement to be placed in the next month's Newsletter is the **25th of each month.**

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

**Stephanie
Sicard**
Your Resident
Service Coordinator

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



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Dear Hemispheres Residents,

Daily, your Hemispheres' Team of employees is layering its best practices in order to fully realize the Hemispheres' potential and enhance your quality of life and the value of your property. We are consistently inspecting the property and focusing on creating an environment where each resident feels important and cared for and we are working to do our best to fulfill your needs.

My name is Stephanie Sicard and I am your Resident Services Coordinator. My goal is to take care of all the Residents' issues in a professional, effective, and courteous manner. I am managing the Newsletter and will present you with this column every month. My article will highlight the many events and give important information to our residents each month. Looking forward to your feedback on my column!

Stephanie

Stephanie Sicard
Resident Services Coordinator/Newsletter Manager

YOUR RESERVES PROXY

**PLEASE CAST YOUR VOTE
BEFORE NOVEMBER 15th**

You can use the proxy mailed to you with your package, you can pick one from the office, or you can download your proxy from the website :
thehemispherescondo.vertilink.com.

Send it by mail, by fax at,
954-456-8376,
via email at
residentservices@thehemispheres.com

Hand deliver it to
Stephanie in the office.



AN INVITATION TO ALL RESIDENTS

TOWN HALL MEETING

Hosted by: The Management Team

Tuesday, November 14, 2017

In the Ballroom at 7:00 pm

SPECIAL GUESTS

Wells Fargo Insurance Services

Mr. Roger Perez,

Commercial Lines Team Lead

Mr. Jeffrey C Samas,

Senior Vice President

AGENDA

Overview Presentation of what the master Association's policy covers and what owners need to know about personal coverage. (Mostly from a hurricane coverage perspective)

Open Forum

WARNING



**DUMPING OF
BULK ITEMS
PROHIBITED**

Due to a large amount of bulk items being left in common areas of the buildings, we will be enforcing a \$100.00 fine to any trash that is determined to be yours. Please make sure to dispose of bulk items on the days assigned by the management office. We value your residency here at the Hemispheres and enjoy providing you with clean surroundings.

**THANK YOU FOR YOUR
COOPERATION.**

SECURITY NOTICE



**THIS PROPERTY
IS PROTECTED BY 24 HOUR
ELECTRONIC SURVEILLANCE**



NO DUMPING OF RUBBISH

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Offering **Quality** and **Reliable** Remodeling Services in the Hemispheres for **Over 10 Years!**

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Office Located in **Bay South Bldg** Unit **GL-3**
When **EXITING** the Elevators office is to the **LEFT**
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Seaside International Realty
Miriam Ayala, Broker
MiriamAyalaRealtor@gmail.com 1001 N. Federal Hwy. Ste 235
MiriamAyalaSellsFlorida.com Hallandale, FL 33009
305-219-2297

HEMISPHERES OWNER AND FULL TIME RESIDENT CALL ME!

Ocean North 14 C, 1 Bdm, 1.5 Bth 14th Flr, ocean view \$309,000

Ocean North 7L Remodeled, 2 Bdm, 1.5 Bth ocean view \$419,000

Ocean South 14A, 1 Bdm, 1.5 Bth For rent furnished \$1,750.



— THE HEMISPHERES —
MARINA
ONLY 1 SPACE LEFT!

NEED TO ANCHOR YOUR BOAT? NO PROBLEM!

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OPEN LETTER TO LORI WILLIAMS

Division Chief, Fire Marshal and Miguel Aleman, Assistant Fire Marshall

Dear Lori and Miguel,

On behalf of the Hemispheres Community, we would like to thank you and Miguel for your prompt and professional assistance in helping us promote safety for all our residents during the Hurricane Irma crises.

When the mandatory evacuation was ordered by the authorities, we contacted you and requested for you to use the fire alarm system for the emergency alert and you sent Miguel promptly to assist us with that announcement to the Hemispheres Residents. Every condo has a speaker attached to the unit ceiling and all residents could get the announcement in a timely manner.

The Hallandale Beach Fire Rescue Department is dedicated to protect the lives and property of its citizens through the prompt and professional delivery of public education, fire prevention, emergency intervention, and disaster management. Both you and Miguel demonstrated to us that you more than fulfilled your job descriptions and did so very efficiently.

I wish to warmly thank you for your assistance throughout the past years as you always make yourself available in order to review the information we provide to our residents in our Special Edition Newsletters for fire prevention and hurricane procedures. During the whole crises of Hurricane Irma, more than ever, your remarkable aptitude to be ready, act promptly and competently was crucial in helping us. Your help made communicating to our residents very effective. The pertinent and accurate pieces of information regarding the authorities' warnings, the city curfews, the available shelters, the water contamination warnings, etc.etc. were vital and well received. Once again, your swift assistance has helped us to ensure the safety of our community. Thank you for responding to all our questions when time was of the essence.

Lori, thank you so much for your assistance every time we need you and especially during Hurricane Irma. You and your assistant really came through. The extra effort you and Miguel put in was and continues to be very much appreciated.



On behalf of the Hemispheres Community,

Louise Lachance
President of the Board



Hallandale Beach Fire Rescue hired Division Chief **Lori Williams** in December of 1995. She is responsible for enforcing the Florida Fire Prevention Code, State Statutes, County Amendments, and City Ordinances. She also participates in various public education initiatives including demonstrations, coordination of advanced courses for the Community Emergency Response Team (CERT), CPR course delivery, and is the department's Fire Safety Clown "Ella" featured in Fire Prevention Week activities. She also serves as one of the department liaisons at the Broward County Emergency Operations Center during hurricane activations.



Miguel Aleman Assistant Fire Marshall who made the announcement to the Hemispheres Residents on the speakers/notification system of each apartment.

WE ARE PROUD OF OUR EMPLOYEES

Providing
Professional
Janitorial and
Maintenance
Services for
over 46 years



We are Honored to be serving
The Hemispheres Community!



“Dear Hemispheres Residents,

I am Lewis Rossi, the founder and CEO of ASI, your housekeeping partner. Our cleaning team at the Hemispheres counts 18 workers committed to providing the best services possible. I am proud to introduce to you today 16 of them. 90% of our team was back at work the first day after Hurricane Irma and I wish to thank them proudly for their dedication.”

Lewis Rossi
CEO/ASI



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Raul, Sylvestre, Erick, Miguel, Claudia, Maria, Victoria, Sheila, Elna, Mary, Mercedes, Emperatriz, Delly, Mariela, David, Juan

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The fine art of **SUCCESSFUL COLLABORATION**

Bulk Waste Pickup & Junk Removal

Dear Hemispheres Residents,

"JUNK IN THE TRUNK DAYS" allow you to eliminate large bulky items from your home easily and conveniently. A minimal cost will spare your back and help keep our corridors and hallways free of garbage. For anything oversize that you would like to get rid of, we will help you to dispose of it. Sofas, recliners, armchairs, televisions, stereos, tables, love seats, beds, mattresses, end tables, chairs, etc., etc., can be removed from your condo for only \$5 per item.

Although most residents now do the responsible thing and dispose of their unwanted belongings appropriately, some still tend to leave furniture and other belongings they no longer want in the common areas of our buildings such as the space in front of the service elevator, in the common trash rooms, and sometimes even in the the hallways.

Please remember that it is the responsibility of every resident to dispose of their unwanted belongings appropriately. It is not the responsibility of the Association.

Once again, JUNK IN THE TRUCK DAYS have been held over for November 15th and 16th. Please plan for those days and do not leave your bulk items where they do not belong. Call Stephanie, the Resident Services Coordinator today at 954-457-9732 ext. 559 or email her at residentservices@thehemispheres.com and reserve your pick-up time as early as possible so that Management can plan effectively.



Erick Marquez
ASI / Hemispheres Housekeeping Supervisor

AN INVITATION TO ALL RESIDENTS

Mr. Lewis Rossi, the founder and CEO of ASI, your housekeeping partner, and myself would like to invite all the residents to an upcoming Town Hall Meeting on Thursday December, 14th at 7 pm. The meeting will consist of two parts:

First off, the meeting will commence with a review of our company's visions and values and how they can continue to benefit your community. We will also cover some current issues of interest relating to the cleaning and maintenance of the Hemispheres.

Secondly, we will open the floor to questions from residents in order to provide everyone an opportunity to ask questions and address any concerns that they may have. The meeting will be held in your Ballroom and we hope you can make it. We look forward to seeing you there soon!

Cordially

Erick Marquez
ASI/Hemispheres Housekeeping Supervisor

DO YOU NEED TO GET RID OF BULKY ITEMS?



Take advantage
of the

JUNK IN THE TRUNK DAYS!

Wednesday
& Thursday

November 15th & 16th

SCHEDULE YOUR PICK UP TODAY! PLEASE CONTACT RESIDENT SERVICE : [RESIDENTSERVICES @ THEHEMISPHERES.COM](mailto:RESIDENTSERVICES@THEHEMISPHERES.COM)

Bulky Item Pickup!



954-457-9732 ext. 559

Only \$5 per item!

(Up to 15 pounds items or less)

Over 5 items the charge is \$25 per half hour for any number of items.

Any item over 15 pounds will be charged at \$25 per half hour.

(Bulk item disposal service cost is not included in your maintenance fees because not all residents need this service.)

PLEASE BE RESPONSIBLE :
dispose of your bulk in the proper manner!

**YOUR NEIGHBORS
WILL THANK YOU!**

15%

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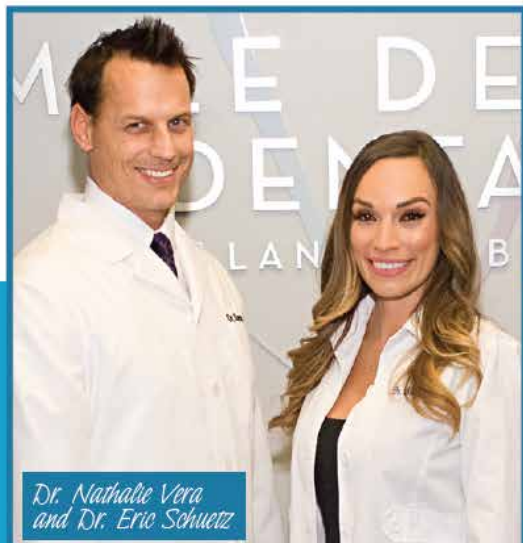
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Dr. Nathalie Vera
and Dr. Erio Schuetz

THE PATIENT AND ANY OTHER PERSON RESPONSIBLE FOR PAYMENT HAS A RIGHT TO REFUSE TO PAY, CANCEL PAYMENT, OR BE REIMBURSED FOR PAYMENT FOR ANY OTHER SERVICE, EXAMINATION, OR TREATMENT THAT IS PERFORMED AS A RESULT OF AND WITHIN 72 HOURS OF RESPONDING TO THE ADVERTISEMENT FOR THE FREE, DISCOUNTED FEE, OR REDUCED FEE SERVICE, EXAMINATION, OR TREATMENT.



TOWING POLICY : FRIENDLY REMINDER

Dear Hemispheres Residents,

Here sits an old blue sedan with chipped paint, a flat tire, no registration, and covered in a fine layer of dust. Can your condominium association legally tow it? Let this article be your guide.

My name is Anthony Rodriguez and I am the CEO of Field Force Protective Services, your security partner serving the Hemispheres since 2010. While our security staffs first priority is to ensure the residents' security and safety, we are also responsible for enforcing the Association's policies in conjunction with the Management staff. In this regard, I would like to remind you of some information pertaining to your «Towing Policy».

So, the most important issues to address when questioning whether the Association can tow vehicles are: 1) Does the Association have the authority to tow? and 2) what type of notice is the Association required to provide prior to towing?

In your condominium documents, the "Rules and Regulations" section express and define the authority to tow vehicles from the common elements for various reasons. Most of the parking violations issued are for the following reasons: vehicles parked in the wrong parking space, vehicles improperly parked, and vehicles with an expired parking permit.

When a violation occurs, security will try as much as possible to contact the owner of the car so as to spare you getting your car towed. However, it is not always possible to contact the owner and thus a first warning is issued by placing a sticker on the vehicle's window. Security will usually wait

24 hours before issuing the second warning. If the vehicle is still in violation after 48 hours, a third and final warning will be issued before engaging the towing company. However, be informed that your «Blue Book» containing the Hemispheres' rules and regulations allows us to tow without any warning for any car parked in violation of the rules.

Executive Towing and Recovery is currently the service that is being used. Vehicles are towed to 5900 Dewey St #200, Hollywood, FL 33023.

In reference to the tow charge, please be aware that Field Force Security has nothing to do with the prices charged for towing. We have called them to inquire about the charges you will be facing if your vehicle gets towed from the property and it is approximately \$120 plus storage if the vehicle is not picked up within 24 hours. The storage fee is \$24 per day and after the first 24 hours there is a one time administrative fee of \$30. On the 5th day, there is a one time \$250 lien fee. If you have any questions regarding towing fees, you may call the towing company directly at (954) 444-0054.

I suggest that it is better to be safe rather than sorry. Please be sure that your vehicles and your guests and visitors' vehicles are parked in accordance with the rules in order to avoid the inconvenience and cost to everyone involved.



Cordially,

Anthony Rodriguez
CEO/Field Forces Protective Services



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

www.FieldForceSecurity.com

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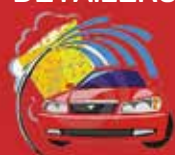
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FRIDAYS at the ocean side



www.themagichands-sfl.com

CLASSIFIED ADS

EXPERT ALTERATION

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

954-439-5739

MEN'S LOCKERS FOR RENT IN OCEAN GYM.

\$50 per year.

Please contact Resident Service at
residentservices@thehemispheres.com or
954-457-9732 ext. 559



HUSH STUFFIES 5.99

Savory cornbread stuffing nuggets lightly fried until golden brown. Served with turkey gravy and cranberry sauce.



TURKEY CRANBERRY GRILLER 10.99

Grilled whole wheat bread topped with Swiss cheese, sliced turkey, cranberry sauce, fresh herbs, arugula, savory cornbread stuffing and a touch of turkey gravy. Served with mashed potatoes and gravy.



TURKEY CRANBERRY SALAD 10.99

Fresh mixed greens topped with turkey, toasted almonds, cranberries, Gorgonzola crumbles, cucumbers, tomatoes, black olives and served with raspberry vinaigrette.

Enjoy the *tastes*
of the season!

\$3 Off

Your purchase of \$10 or more.

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EDUCATION PROGRAM HELD FOR OUR EMPLOYEES

Dear Hemispheres Residents,

On Wednesday, October 18, an in-service educational program was held for some of our Employees. Super Restoration, a company that provides services to remediate damages from water intrusion and fire, sponsored an hour long «lunch and learn» program that was held in the Ocean Terrace.

Attending the meeting were members of our Maintenance Department, Housekeeping Department, Security, and Management. Volunteers from the Hemispheres Emergency Action Team (HEAT) also participated as they played an important role in helping to inspect areas of possible water leakage into the buildings following Hurricane Irma.

Continuing Education Programs are helpful in reinforcing knowledge as well as learning new techniques in how to improve work skills. The program was timely in that it focused on important issues that occurred following Hurricane Irma regarding how to handle situations where water has entered a building.

Topics discussed included: Immediate action to stop the intrusion if possible, how to prepare an area that has moisture in it, the latest equipment in fans and dehumidifiers, moisture testing and when it is safe to remove the equipment.



Other topics covered included discussions of mold and mildew formation and remediation. Educational programs for our employees are an important part of providing the best possible services to the Residents of The Hemispheres.



Cordially,

Barbara Drabkin
Director





NOVEMBER 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
			1 Yoga 6PM - BR Fees due 	2 BRING RESERVES PROXY TO OFFICE	3 BRING RESERVES PROXY TO OFFICE	4 MANAGEMENT OFFICE OPEN 9AM - 1PM
5	6 Zumba 7PM - BR 	7 Bingo 7PM - OT 	8 Yoga 6PM - BR 	9 BRING RESERVES PROXY TO OFFICE 	10 BRING RESERVES PROXY TO OFFICE 	11
12	13 Zumba 7PM - BR 	14 Bingo 7PM - OT INSURANCE TOWN HALL MEETING BR - 7PM 	15 Yoga 6PM - BR 	16 BRING RESERVES PROXY TO OFFICE BUDGET / RESERVES MEETINGS BR - 7PM 	17 	18 MANAGEMENT OFFICE OPEN 9AM - 1PM
19	20 Zumba 7PM - BR 	21 Bingo 7PM - OT 	22 Yoga 6PM - BR 	23 	24 HAPPY THANKSGIVING OFFICE CLOSED	25
26	27 Zumba 7PM - BR 	28 Bingo 7PM - OT 	29 Yoga 6PM - BR 	30 		

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

 Local Bus Service
 Junk in the Trunk

THE HEMISPHERES COURTESY BUS • WINTER SCHEDULE



The Hemispheres shuttle bus
runs every Monday,
Tuesday, Wednesday,
Thursday and Friday.

	BAY NORTH	BAY SOUTH	OCEAN NORTH	OCEAN SOUTH	PUBLIX
AM	9:15	9:20	9:25	9:30	10:10
	10:15	10:20	10:25	10:30	11:10
	11:15	11:20	11:25	11:30	12:00
PM	1:15	1:20	1:25	1:30	2:10
	2:15	2:20	2:25	2:30	3:00

THE BUS DOES NOT RUN ON
New Years Day, Memorial Day, Independence Day,
Labor Day, Thanksgiving day and Christmas Day.



THE HEMISPHERES

COMMERCIAL SPACE AVAILABLE !

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

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

954-457-9732

RETAIL SPACE AVAILABLE FOR LEASE

TREASURER'S REPORT

Our strategy of carefully planning all projects and purchases are bearing fruit.

Prior practice was short term planning and shooting from the hip, which cost our Association millions and continue to cost us money until today to rectify.

The structural evaluation of our property has started after the contract with the engineers has been revised and approved by our legal counsel and then executed by the board.

The new 146 security cameras infrastructure is progressing daily and City inspections are taking place regularly with ESRM. The \$1.2 million dollars AT&T fiber optic installation is still moving forward and now that the snowbirds are starting to arrive the process will accelerate.

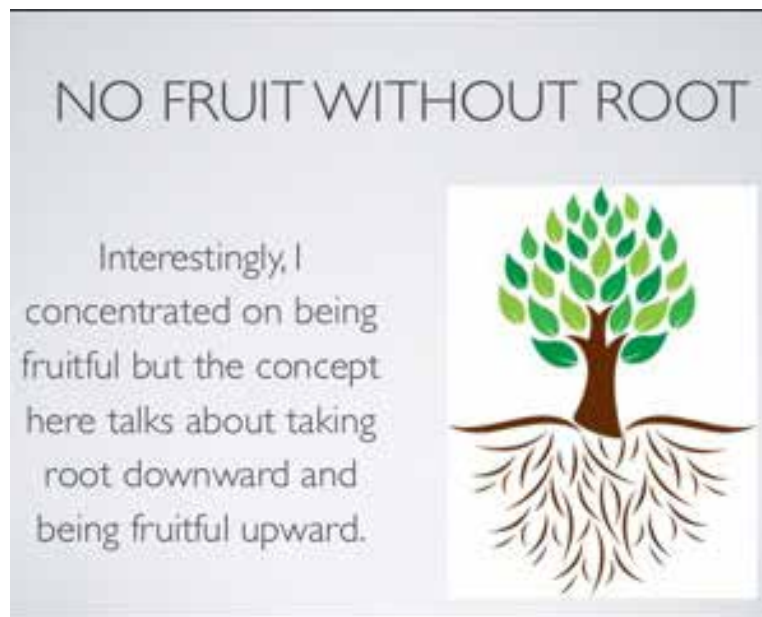
Our ocean side furniture composed of 234 lounges chairs and 257 dining chairs and 34 tables have arrived and the positive reactions by the owners are overwhelming. We just ordered an additional 9 tables. The lounges and the chairs are comfortable and have armrests, the back is adjustable and can stack four high so do the dining room chairs. The lounge, tables and chairs are ergonomically designed and are heavy enough not to fly due to light wind like the bayside furniture.

All the success is due to the time it took to properly plan with the committee and the owners then negotiate the proper pricing with the right vendor saving over \$130,000 compared to the unit price we paid for the bayside furniture. It was well worth the wait. It is time to remind everyone that a long towel is required for the lounge chairs and if anyone is wet from the pool, shower or the ocean than a regular towel is also required on the dining room chairs. The old chairs are being sold by weight to a scrap metal recycling company. Few owners also purchased few chairs at the same price. They range from \$10 to \$15 each. Feel free to call Mercy in the office if you wish any.

Roman had his lease renewed and his hours have been extended to properly service the residents with an added new look. Roman and his staff are now wearing a uniform reflecting the name of his business on it.

Last season the beach chairs and umbrellas were such a great success that the board approved the purchase of 36 new beach lounge chairs and 18 new umbrellas with the Hemispheres logos. They should soon be arriving. Once delivered, it will provide us with a total of 66 umbrellas and 132 beach lounge chairs. Now that more residents are using the beach daily instead of the pool, Roman is pleased to take orders and deliver to the beach. Owners are very proud of the beach usage and our pool area new look.

After experiencing hurricane Irma's force first hand a number of owners have contacted us concerned that the original windows would have not protected them if the wind speed was as high as it was initially forecasted. They have expressed their support to the board's initiative to organize



the replacement of the original windows with new impact windows, which would withstand category 5 hurricane wind force.

At the completion of the structural evaluation of our property the Engineers will advise us about the feasibility and the structural parameters of such group project. In the mean time we need to know how many owners would be interested to participate in order to define the project terms. Replacing the 45 years old original windows would not only improve the safety of our buildings but also participating owners will save money taking advantage of substantial group discounts, it would lower the Association's energy consumption bill, we may get better insurance rates, and this will also guaranty an overall aesthetic uniform look of our property.

Please send an email to the Resident Services with your unit(s) that you would like to include in the window replacement project.

The discount will vary based on the interested numbers of owners. We will accomplish a higher discount with the higher the number of owners that are interested.

Our new budget has been mailed and we are in need to secure everyone vote for owner to decide for or against creating a reserve. Despite Hurricane Irma damage payments up to date our Association surplus is still \$3,837,539.



Financially yours,

Nabih Mangoubi
Treasurer

THE HEMISPHERES CONDOMINIUM ASSOCIATION TREASURER'S REPORT

As of September 30th, 2017

Checkbook Balances

Operating	\$ 1,537,516.16
Capital Projects	\$ 1,001,698.93
Security Deposit/Clicker/Marina Deposit	\$ 550,659.17
Total Checkbook Balances as of September 30th, 2017	\$ 3,089,874.26
Accrued balance of prepayment of our Insurance Premium	\$ 1,197,168.59
Accounts payable to the trade	\$ 64,907.50

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 895,379.42	\$ 8,180,156.66	\$ 8,164,872.18
Expenses			
Salaries and Benefits	129,115.60	1,104,554.19	1,091,212.20
Administrative	30,835.82	356,683.36	308,371.50
Insurance	105,914.89	982,034.01	1,053,357.75
Utilities	230,240.30	2,122,773.01	2,118,916.44
Contracts	219,971.57	2,015,944.59	1,991,278.80
Rep & Maint - Building	9,213.06	161,553.98	78,666.03
Rep & Maint - Equipment	6,330.67	134,795.30	152,337.15
Rep & Maint - Grounds	7,159.39	75,507.48	106,500.06
Rep & Maint - Special Projects	0.00	60,054.00	1,207,982.25
Bad Debt	46,602.03	167,179.16	56,250.00
Hurricane IRMA	148,672.43	148,672.43	0.00
Total Expenses	\$ 934,055.76	\$ 7,329,751.51	\$ 8,164,872.18
Surplus/(Deficit)	\$ -38,676.34	\$ 850,405.15	\$ 0.00

WHICH DEBT SHOULD YOU PAY FIRST?

To be fair to all owners we are constantly turning delinquent owners to legal for collection. Please remember that delinquent accounts are charged a late fee of \$25 and interest at 18% annually based on our blue book. Once referred to legal the attorney's fees are also collectable and can't be waived. In many cases the \$25 penalty and legal fees will exceed what is owed. Some owners have not taken the Association request seriously and have been already turned to legal that will collect the amount or proceed with a lien against the delinquent owner. We will continue to do so until all payments are received.

Florida statutes cap the late fee to the greater of \$25 or 5 percent of the outstanding assessment. Keep in mind: Late fees are lienable, and each new payment made to the association will be first applied to any interest, then to late fees, legal fees and costs and then to special and regular assessments.

Even if you believe that you do not owe anything please find out your outstanding balance by emailing, stopping by or calling the office. We are forcefully enforcing collections regularly and have turned to legal a number of units that neglected to take our requests seriously.

In closing I am pleased to report that our efforts have paid off with a majority of the owners. As of October 26th our owners' aged receivables have dropped to a total of \$370,242.76 inclusive of the \$340,935 we inherited in doubtful accounts as per our 2015 audited financials. Our account payables and receivables

have never been in better shape than today and will continue to improve under the leadership of this board.

Financially yours,

Nabih Mangoubi
Treasurer



All amounts owed to the Association are required to be paid on time such as parking, work orders, lockout or otherwise and not just the monthly dues.

We have about 260 owners that owe the Association from \$5 to \$200 that are past due. It cost the Association time and effort monthly in excess of the amount due. Please act today to prevent a lien on your unit.



IN THE HEMISPHERES BALLROOM

DECEMBER 31

2018

NEW YEAR'S EVE
PARTY!

Special Live full 8 pieces band of
Lisett Morales & Reinier Bonachea

(performing a mix of Cuban salsa & American classics.)



OPEN BAR 8PM - 1AM

4 course Deluxe Menu

Hors D'Oeuvres

Goat Cheese Ballotine & Vegetables Confit

Crab Crusted Main Lobster & Lemon Sage Butter sauce

Grilled Canadian Salmon & Dijon Sauce

Angus Beef Short Ribs & Burgundy Sauce

Duck Confit & Wild Mushroom Sauce.

Assorted Desserts

Only 250 tickets available!

Get your tickets early for
the party of the year!

It will sell out quickly!

954-251-2658

Pre-Sale Discounted Rate for
Hemispheres Residents : \$130* (all inclusive)

*Until December 10th only - \$150 regular rate-

HEMISPHERE SPECIALISTS!

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

JOIN OUR EMAIL LIST FOR MONTHLY MARKET REPORTS & UPDATES

FIND YOUR CONDO VALUE WWW.HEMISPHEREVALUES.COM

Denise & John Bracco

Decorus Realty

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

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

www.BraccoBeachTeam.com
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



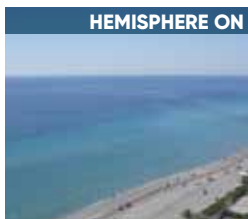
HEMISPHERE ON-16M

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



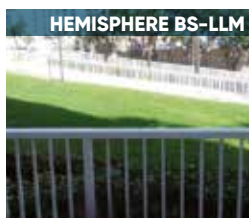
HEMISPHERE OS-7C

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
LOCATED AT THE HEMISPHERES NEXT TO
ADMINISTRATION OFFICES**



Call: Lisa Halprin
954-817-4919
WWW.HALPRIN REALTY.COM
FAX # 954-458-8828