

THE

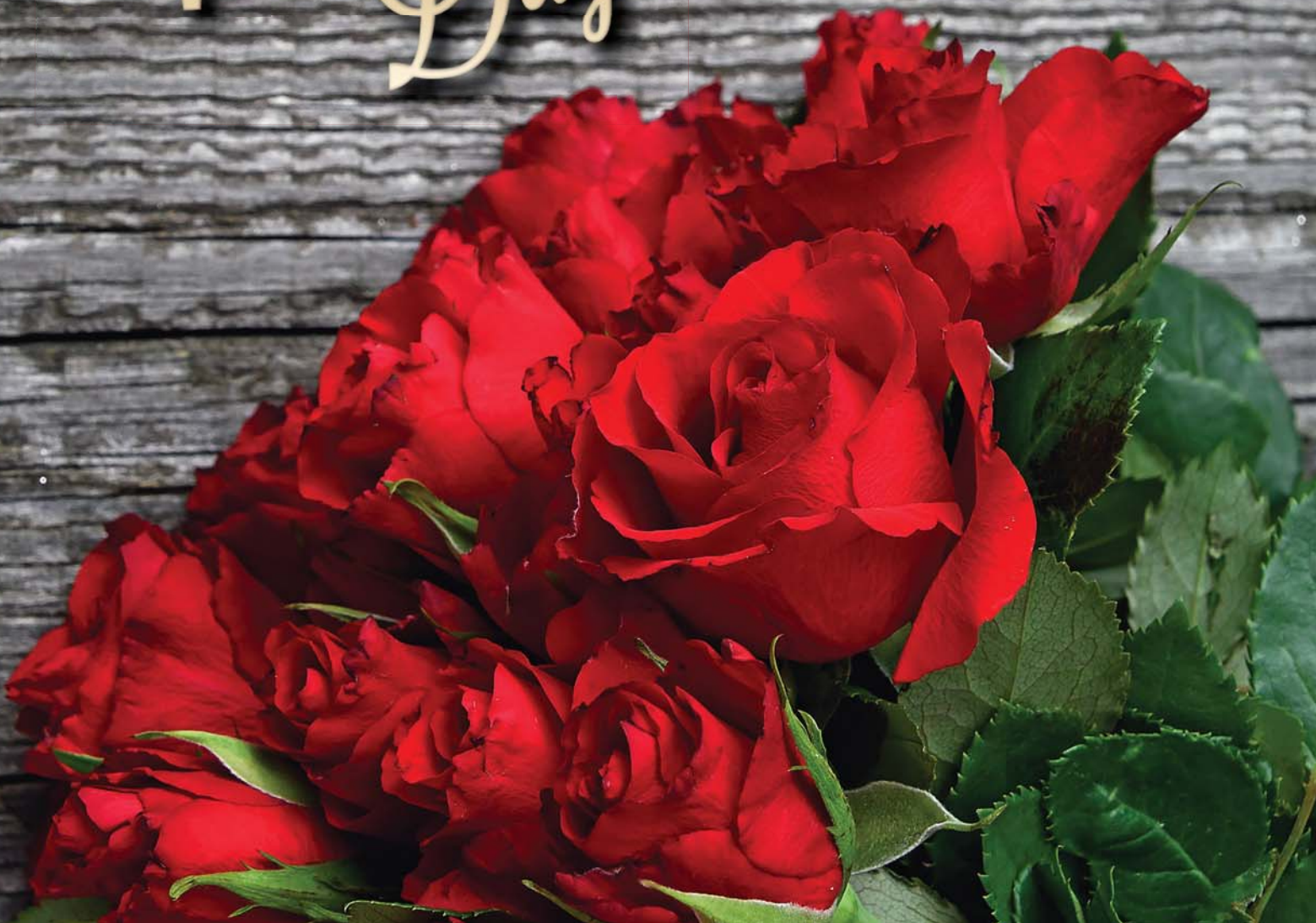
Vol. 12 Issue 2 February 2019

HEMISPHERES



NEWSLETTER

*Happy
Valentine's
Day*





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Located in the Hemispheres Condo - Ocean Side

MESSAGE FROM THE PRESIDENT



Lawrence Doczy,
President

Friends and neighbors,

As we are now writing 2019, once again, on behalf of the entire Board, I wish you and yours all the very best for the coming year. Now that our elections are over, on behalf of the Board, I bid a warm welcome to our new Board members Geof Colton, Ivonne Gonzalez and Leonard Davenport and to our returnees, Hank Rosenblum and Barbara Drabkin. We look forward to renewed constructive collaboration as a cohesive group to allow us to meet the many challenges that lie ahead.

We also bid farewell to Yvette Serluco, our former Treasurer, for all the hard work that she has put in during her tenure on the Board and as Treasurer.

I am happy to inform you that we have made a change in the Executive, as Mark Kiser has been voted in as Vice President and Alfred Marzouk, our former Vice President has taken on the task of Treasurer. We wish them much success in their

new functions.

As you have seen, the construction work has started and while some of you have already been inconvenienced by the reduced parking availability, rest assured that we are doing our utmost to keep the disruptions to a minimum. Unfortunately inconvenience in some areas is an inevitable byproduct of major construction work, we would appreciate your patience and understanding while the work progresses.

We again wish to stress that we are listening to you, but to be effective, we remind you that you are a major part of the Hemispheres Team and we count on you to be our eyes and ears to address things that need attention. Please inform Resident Services of any and all anomalies that may come to your attention.

We are counting on your continued support.

Thank you,
Lawrence Doczy, President

MESSAGE FROM THE TREASURER



Alfred Marzouk,
Treasurer

Get Involved, we need all of you!

The snowbird season started at the Hemispheres and we are happy to see all our friends come back to enjoy the warm weather of Florida and the hospitality and the great facilities of the Hemispheres. We put much effort in the last few months to improve and beautify our appearance and staff, management and the board worked hard to achieve the results. Our efforts apparently paid off as many of our returning friends noticed the difference.

We have dedicated a lot of time and effort volunteering for the Hemispheres and now, we just had another election to fill 5 positions on the Board for a period of 2 years to work alongside the existing 4 board members. I am glad that 8 owners applied for the Board, as it is a thankless but important task.

Being on the board means getting involved to serve our fellow owners and residents, to work with and support management in their decisions. Being on the board is a very important task that includes work and involvement but is also gratifying work by seeing the positive results of our efforts. Overall, I am happy to find that we have candidates

who decided to run for the board but, my disappointment is that with a population of 1300 unit owners with much varied talent among us, only 8 candidates decided to run for the board with 2 existing members reapplying, or 0.6 percent of the population of the Hemispheres.

The low numbers could be an indication that we, currently on the board, have achieved trust among owners that things are running well and this is a good thing. If this is the case, the Hemispheres is a large community with a lot of issues and work to be done and we need everybody's help, contributions and involvement.

Owners can get involved by running for the board and dedicate their knowledge and experience, or by providing us with constructive suggestions as to how you can contribute.

Overall, this is a great community to live in and be a part of and I am proud and honored to serve you on the board. I have completed this article as your former Vice President and now new Treasurer following my recent appointment to this position. I will be wearing the Treasurer hat in my future articles. Thank you all for your confidence in me.

Best regards,
Alfred Marzouk, your new Treasurer

Hemispheres Condominium Association Financial's Report

As of December 31, 2018

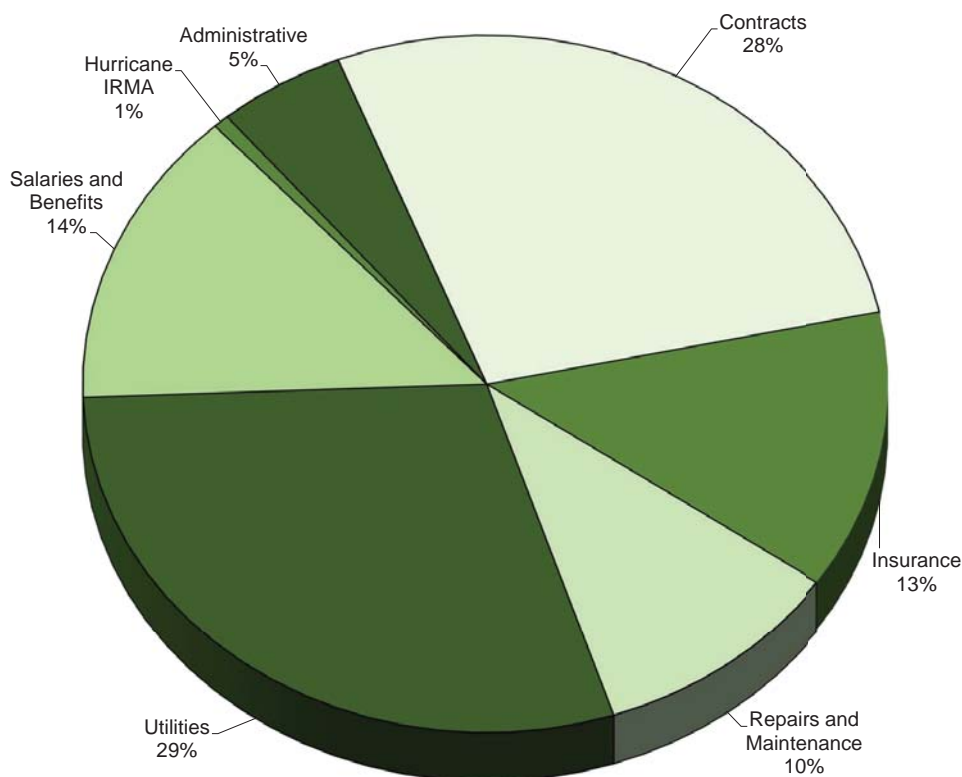
Checkbook Balances:

Operating	\$	3,935,990.13
Capital Projects		1,008,558.43
Security Deposit/Clicker/Marina Deposit	\$	628,094.50
Total Checkbook Balances as of December 31, 2018	\$	5,572,643.06

Account Receivable Delinquencies	\$	236,796.44
Accrued balance of prepayment of our Insurance Premium		497,479.74
Accounts payable to the trade		249,446.46

Revenue and Expenses:

		Month		Year-to-Date		Budget (Year-to-Date)
Income	\$	967,876.27	\$	10,984,301.73	\$	10,837,413.75
Expenses:						
Salaries and Benefits	\$	118,535.61	\$	1,425,536.87	\$	1,559,905.93
Administrative		49,957.11		526,119.41		410,654.00
Insurance		116,442.41		1,332,151.31		1,407,627.74
Utilities		269,126.22		3,035,371.54		2,866,229.55
Contracts		230,927.31		2,849,118.01		2,805,141.53
Repairs, Maint, Supplies		79,631.91		706,172.75		384,616.00
Rep & Maint - Special Projects		1,100.00		352,975.48		1,328,239.00
Bad Debt		0.00		26,788.23		75,000.00
Hurricane Irma		0.00		39,036.00		0.00
Total Expenses	\$	865,720.57	\$	10,293,269.60	\$	10,837,413.75
Surplus/(Deficit)	\$	102,155.70	\$	691,032.13	\$	-



**Where
does
the money
go?**



Alfred Marzouk,
Treasurer

MANAGEMENT REPORT

February 1st, 2019

Dear Board of Directors,

It has been a very eventful start to this new year already. Please take a look at some of the tasks that we are currently working on or have recently completed.

Parking lot Restoration

- Parking lot restoration is underway beginning with the ocean south entrance. Several parking spaces were closed off but will be re-assigned in the RCA upper deck.



Bengoa

- We have relinquished yet another area of the parking lot to Bengoa to begin removing and replacing the waterproofing coat. The extended area is expected to be completed with a month.



Security Projects



- The director of security is preparing to start the key check project where they will verify that the administration has keys to all units in case of an emergency. The projected start date is Feb. 18th 2019.
- The Security team is revising the lockbox list. We have put together a protocol to diminish the BNB usage in the community. Lockboxes will be allowed only at a designated area behind the security. Only realtors and pre-approved contractors will be given access.

Security Activity Summary from January 16 to January 30th, 2019

- Since implementing a new protocol for parking violations, they have decreased the number of cars being towed in the last month. Please see a brief summary from security below.
- Parking violations issued - 40
- Curtesy calls made for parking violation - 590
- Vehicles towed - 0
- Calls security responded to - 12
- Incidents responded to - 13
- Total amount of packages received - 377
- Notice of entries made - 18
- Lockouts - 5

Parking

- Temporary designated parking spaces have been assigned to the residents that have had to be moved because of the construction in the ocean garage. The first row of the RCA has been marked with the parking space numbers of those residents.

Community Channel Cameras

- After much deliberation I am pleased to report that the community channel cameras are up and running. The residents may now view the front desk from channel 8001 right from their unit.



Wi-Fi

- The ocean pool area Wi-Fi is now back up and running. The access point was replaced for a weather resistant model which will prolong the unit's life.
- The bay north card room Wi-Fi was also repaired.

Pool Staff

- Walter Peña Jr. recently changed the bay side pool chlorine feeder which had recently failed causing a shortage of chlorine in the pool.



Maintenance

- Vent pipes have been replaced in the following units: OS-4G, OS-5G, OS-10Q and OS-10P.
- The Maintenance team has completed the annual cooling towers cleaning.



Carpet repair

- The scheduled carpet repair program was cancelled due to their deteriorated condition. Our next steps will be to meet with several contractors to come up with viable alternative options on how to proceed.

House Keeping

- Housekeeping recently completed the waxing of the ocean side buildings lower lobbies. They will now move on to the bay side lower lobbies.



Green way Green Way

- Greenway has completed the replanting of the trees in the Bay North RCA planter. The project involved removing old stumps, repairing the irrigation system and refilling the planter with nutrient rich sod.



Snowy Minimart

- Snowy Minimart recently obtained clearance from the city and the Florida Health department to open. They are anxiously stocking up their shelves to open their doors to you.



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OS 15F
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OS 5F
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ON 8P
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OS 20F
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ON 9K
\$295,000

ON 14M
\$325,000

ON 4D
\$297,500

Ocean North Lower Lobby

bsd
Designs

The Garage Renovation Project has begun!

Dear Friends and Neighbors,

As you have noticed the Renovation of the Oceanside Garage has begun as Bengoa Construction is diligently repairing the impacted areas. The work areas have been cleared and temporary entrances have been created.



We are Listening



Our bylaws require all owners and residents to provide The Hemispheres with keys or combinations for all apartment doors.

Beginning this February, our Management and Security teams will be checking doors and keys to make certain that we have emergency access to all units.

This is necessary in case of:

- Fire, smoke or other life-threatening conditions.
- Flooding or water damage.
- Illness or accident

The Law is the bedrock of civilization, and only with the law can organized society peacefully exist.

A set of rules and regulations within the law helps us to live together without conflict. When you become a member of the Hemispheres Condominium Association you are legally committed to abide by the rules and regulations set forth in our Blue Book.

In this space, in the coming months we will publish those rules and explain the reasons they are in effect.

- High winds and other ominous weather conditions.
- Law enforcement or first responder access.
- Lockouts.

All owners and residents will be notified of the scheduled dates for their units via email, U.S. mail or telephone.

Your cooperation in this project will ensure the safety and security of us all.

Hank Rosenblum, Secretary



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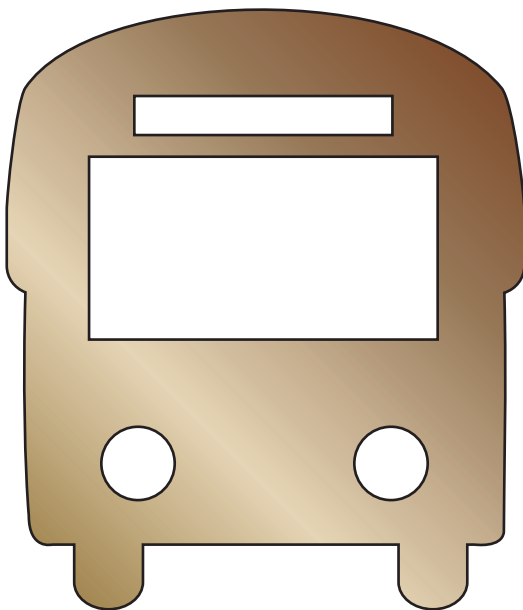
Laura Mejia
(305) 240-1097
limr_520@hotmail.com

Don't miss this
AMAZING opportunity!

February 2019 - Event Calendar

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

HEMISPHERES SHUTTLE BUS | *Spring Schedule*



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

THE BUS DOES NOT RUN ON:

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

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

Annual Rentals

Alquileres Anuales



OS-22A 1/1.5 Furnished



BS-10A 1/1.5 Unfurnished



BN-8M 1/1 Unfurnished



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HABLAMOS ESPAÑOL

Featured Properties FOR SALE

Propiedades En Venta



ON-12D 1/1.5



BS-4P 2/2



BN-8M 1/1

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Joy Adams, Mayor of Hallandale Beach Visits The Hemispheres.

With Residents Mario Colatori, Nabih Mangoubi,
Dominic Carbo, Bill Jurman and Bob Carbo



**To learn more about the mayor, please visit
the following link:**

<https://hallandalebeachfl.gov/28/Mayor-Joy-Adams>

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



SPOIL YOUR LOVED ONE THIS Valentine's Day

FEBRUARY 14TH



DINNER & SHOW

2 SEATINGS, 6-8PM & 8-10PM

MENU

APPETIZERS

HOUSE SIGNATURE FOIE GRAS TERRINE

Fig & black truffle sauce, micro greens & crispy baguette toasts

TASTY HEALTHY KALE & QUINOA SALAD

Organic Baby kale, red quinoa, sliced apple, raisin, candied walnuts, Lavender dressing & goat cheese crostini

BLUE'S SALMON TARTAR

Avocado, cucumber, sesame & soy & crispy crostini

MAIN COURSES

BLACKENED ATLANTIC SALMON

Center cut, glazed & broiled, served with potato gratin, roasted vegetables & orange ginger reduction

TRADITIONAL DUCK CONFIT

Homemade Served with rustic smashed potato, sautéed string beans & Wild mushroom sauce

BRAISED SHORT RIBS BOURGUIGNON

mashed potato, string beans & red wine sauce

LOBSTER & SEAFOOD LINGUINI

Lobster, shrimp, mussels, clams & calamari over linguini in a white wine sauce

dessert

WARM CHOCOLATE TART

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Lightstone
&
Alejandra
Czarny



MENU

FIRST

House garden salad

MAIN COURSES

Chicken milanese

Served with house rice,
arugula salad & lemon caper sauce

Penne al pesto & salmon
in a creamy basil sauce, tomato & peas

Caprese pasta
Tomato sauce, fresh basil & fresh mozzarella
over penne pasta

DESSERT

Key lime pie or New York cheese cake

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5PM Seating - Show 1

8PM Seating - Show 2

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- 2/2 OCEAN VIEW/RENTED - \$279,000
- 2/2 OCEAN/POOL VIEW - \$318,888
- 2/2 CORNER/INTRA VIEW- \$319,900
- 2/2 UPGRADED/POOL & INTRA VIEW - \$389,900

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- 2/2 CORNER/OCEAN - \$439,000 (MALAGA TOWERS)
- 2/2 PENTHOUSE/OCEAN- \$599,000 (SUMMIT)
- 3/3 PENTHOUSE/OCEAN - \$525,000 (LA MER)

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- 2/2 OCEANFRONT - \$1,200,000 (TRUMP ROYALE)
- 3/3 PENTHOUSE/OCEAN - \$1,239,000 (TRUMP ROYALE)

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- 3/2.5 DIRECT OCEAN \$3,650/MO (HEMISPHERES)
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- 2/2 OCEANFRONT \$5,900/MO (TRUMP ROYALE)
- 1/DEN/2 BA OCEAN \$1,888/MO (HEMISPHERES)
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- 2/2 OCEANFRONT \$6,000/MO (TRUMP ROYALE)

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