



THE HEMISPHERES NEWSLETTER

JUNE 2016
VOLUME 9, ISSUE 6

MESSAGE FROM THE BOARD:

Dear Owners,

During the month of May, rotating board directors have continued working diligently in order to address all the issues on hand. As a result of the work, the directors present at the board meeting on May 4th were able to adopt over thirty motions establishing much needed protocols to work effectively and in respect of the law. Some owners were a bit surprised at such a long agenda. The explanation is simple: according to the law, the board of directors is the only entity that has the authorization and mandates necessary for the administration of the affairs of the Hemispheres. Consequently, all decisions require a majority board vote and no unilateral decisions from one or two directors is allowed. According to the bylaws, the board has the authority to delegate de-

cision making ability either to the management, or to a director, or to a group of directors. However, this can only be done by a majority vote of board members.

In the past, owners raised concerns about certain fees and restrictive rules. In response, some resolutions were adopted to reduce some of those fees and address the rules. The board also voted to ratify the mandate of the five directors who volunteered to take charge of different important issues: Ms. Nentcheva with the IT & building challenges, Mr. Kozo with the committees structure, Ms. Lachance with the sprinkler retrofit and Rules & Quality of service issues, Mr. Chiara with the newsletter project, and Mr. Mangoubi with cost reduction through contract negotiations. All the directors were mandated to research and report their findings to the board so that all final decisions can be voted

on at a public board meeting.

There is much work to do and not enough hands to do it. Other important issues such as Parking & Valet, housekeeping, human resources and the profit maximization of commercial rental spaces must be addressed, and although all directors are encouraged to volunteer the board cannot force directors who do not wish to contribute and work. The five directors who have volunteered to take charge of certain issues have also committed to keep you informed of their progress through our monthly newsletter.

Some changes also occurred on the board in the month of May. Mr. Rich has resigned from his secretary duties and Mr. Gerlando Chiara was elected by the board as the new secretary. Responsible for his first newsletter publication, Mr. Chiara has succeeded at publishing the

continue on page 2...



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Board of Directors:

Officers:

Louise Lachance – *President*
Lubomira Nentcheva – *Vice President*
Gerlando Chiara – *Secretary*
Nabih Mangoubi – *Treasurer*

Directors:

Peter Kozo
Gilbert Rich
Tom Gleeson

Department Heads:

Ivan Paredes, *General Manager*
Joe Tocci, *Chief Engineer*
Hector Franco, *Chief of Maintenance*
Dennis Valentin, *Pool Manager*

Contracted Services:

Field Force Protective, *Security*
Park One, Inc., *Valet*
Greenway, USA
Lawn Maintenance
American Services Industries,
Housekeeping

Newsletter Committee:

Gerlando Chiara, *Contributor*
Mayra Giannini, *Contributor*

E-MAIL ADDRESS

If you wish to have our monthly Newsletter sent to you via e-mail, please provide us with your e-mail address by sending a note to:
adminassistant@thehemispheres.com.
Thank you.

Working with you for a better Hemispheres

May Newsletter with a profit instead of our past years of deficits. Mr. Gleeson has been removed from his presidency position and Ms. Louise Lachance has been elected as the new president. Ms. Lachance is experienced and qualified for this position as she is a lawyer and a member of the Quebec Bar who has specialized in condominium law with 20 years of experience. Ms. Lachance was also the president of another condominium association from 2007 through 2010 and has a master degree in Psychology. She is an owner at the Hemispheres since 1992 and whenever she will not be present at the Hemispheres, Ms. Nuntcheva, vice-president of the board and a Hemisphere resident for 17 years, will deal with any emergency that may require intervention.

It is unfortunate that some of you might have received some letters or emails making a variety of strange accusations without justification, proof and validity. The board wishes to reassure everyone that all those statements are false.

It is important to understand that directors' responsibilities are to be the decision makers for the community association and to vote on issues at duly called meetings. Directors' responsibilities are not to micromanage the management office as it is the management's role to give direction to the staff. However, the board will always be diligent to handle any issues that management needs direction on. The current and most pressing goal of the board is to organize and implement an experienced and autonomous management team for the Hemispheres Association as soon as possible.

Mr. Viego and Ms. Zolotar have resigned as directors of the board and we wish to thank them on behalf of the Association for their

past involvement and contributions. We need to fill those two seats on the board with owners who have pertinent experience and education and available time to volunteer and take charge of issues that need addressing. For those residents who are interested in such described director's position, please send the resume to louiselachance@ymail.com. The Association needs qualified and professional directors and we are looking forward to hearing from you soon. Our warmest regards to all owners and residents, have a great summer!

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

THE HEMISPHERES MARINA

Need to Anchor your Boat... No Problem!

Hemispheres owners,
currently there is availability
space in the Marina.
The cost is \$16 per linear foot.
Each slip is equipped with
a boat lift and locker.

If you are interested, please contact Mayra Giannini at the Administration office at 954-457-9732.

Working with you for a better Hemispheres

Dear Owners,

When not addressed properly, hurt feelings, challenged pride, and bruised egos are the ingredients listed in a recipe for mistrust, unrest, and bad behavior. Now let all of that stew in a pot of rumor and fear mongering, anger, irrationality, and pandemonium will have been produced. Welcome to the board meetings of May 4th and 16th, 2016. The pot has boiled over and the flame needs to be turned down respectfully.

Having been entrusted to take responsibility for the formation of Committees, I think the first step is for owners to work constructively together and not against each other, particularly beginning at board meetings. When the rules and guidelines of board meetings are followed, everyone can be heard and understood. On the other hand, when the rules are not adhered to, chaos is created, important work is further delayed, and your opinions and suggestions are left impotent, and thus the entire community suffers the consequences.

It is important to remember that owners are welcome to attend board meetings, however, owners are not allowed to control such meetings or to be disruptive. Disruptive behavior includes shouting opinions, speaking out of turn, not allowing Directors to answer the questions being asked, making derogatory comments, or making personal accusations or slanderous ones. There are so many rules and regulations governing board meetings that books are written about them. In all those writings there is one clear concise message: board meetings are for Directors to meet and make decisions for the benefit of the community with the owners present. If done respectfully, owners may ask questions and voice opinions and suggestions. In respectful communication, part of asking a question is allowing for an answer, and part of sharing your opinion is also allowing for respectful feed back and comment. These type of basic communication skills work in everyone's best interest.

At a time when some voices are trying to sow division and discord among the Hemispheres community, let us pull together and allow democracy to prevail. Please come to the meetings, ask questions, be informed with facts, and voice your opinions and suggestions respectfully by coming to the microphone and speaking one at a time. Please allow Directors to speak, conduct the board

meetings, and to vote on the required resolutions in order to accelerate the implementation of the necessary measures to improve and ensure the proper administration of the Association. As per your requests, the Association needs to achieve all the benefits of the condominium living you deserve.



Respectfully submitted,

PETER KOZO,
Director



Working with you for a better Hemispheres

Fire Sprinkler Retrofit Requirements for the Hemispheres Condominium

Changes to the Florida Statutes have included provisions that require condominiums to undertake installation of fire sprinklers in the common areas and inside the units within the condominiums. Due to the significant expense required to retrofit a condominium and the burden this would place on the unit owners, Section 718.112(2)(l) F.S., allows an association to vote to forego the retrofitting of the fire sprinkler system for the common elements and the units of the association' property upon the approval of a majority of the entire association membership.

In the event that an association does not obtain the required majority approval to forego the retrofitting, the Association must submit a building permit application with the applicable local governmental authorities on or before December 31, 2016 regarding the intent to comply with the applicable Fire Safety codes.

Sprinkler retrofitting is not included in the budget of the Hemispheres Condo Association for 2016. While the benefits of a fire sprinkler system are obvious, the Association needs time to plan and prepare to finance the construction of the fire sprinkler retrofit.

We have received two ballpark estimates by engineering companies specializing in installation of fire safety devices.

While there are still plenty of unknowns, based on prior experience and initial observation of our property, the total cost for sprinkler retrofit was estimated in the range between \$4,500,000 and \$5,500,000, including engineering specifications, blueprints, and permitting. The sprinkler retrofitting of the Hemispheres may require a new independent fire pump with new piping under AIA, new emergency power supply, and more. An initial engineering study to research the local code and evaluate the capacity of our existing equipment will help us to define the scope of the work, our options, and to prepare a request for engineering project proposal. Construction contract in this capacity should be awarded after independent bidding.

On May 12, 2016 the Board Officers Louise Lachance, Lubomira Nentcheva, Nabih Mangoubi, and Gerlando Chiara met with Lori Williams, Division Chief of the Hallandale Beach Bureau of Fire Prevention. She explained the latest updates in the requirements of the Florida Fire Prevention Code regarding the sprinkler retrofit regulations, the procedure to register the Association's vote with the Department Business Professional Regulation (DBPR), and answered questions.

LOUISE LACHANCE, *President*

LUBOMIRA NENTCHEVA, *Vice President*



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Construction Projects Column:

I am pleased to have the opportunity for the first time in my 34 years of service to the Hemispheres to write a column in the Association's Newsletter and update the owners with the current and future construction projects. I would like to introduce myself to those residents who don't already know me by giving you a little bit of history.

I have been employed here since June 25th, 1982, after answering an ad for a position in the Maintenance Department. Within a few months, I was promoted to be the assistant to the Chief Engineer. When the Chief Engineer resigned in 1983, I was promoted to that position and have filed it ever since. At various times during those 34 years, I have run the maintenance department, supervised the painting department and even an in-house exterminating service.

I have worked on many projects, repairs and renovations on The Hemispheres property. In each case, I have always tried to find ways to contain costs and expenses related to the improvements. For 34 years of service, I know every nook and cranny of this property – and I have taken great pride and pleasure in helping to maintain its infrastructure. I like to attack things head on, evaluate the situation and find out what it is we need to do – and the best way to do it.

Currently, we are finalizing the joint expansion project and fixing occasional leaks in the garages, inspecting the condition of the roofs, planning for inspection of the condition of the balconies and the painting of the four buildings, preparing the bidding for the elevator repair, and the required testing of the decibel levels of the fire alarms in the common areas and inside the units.

I may not live here, but this is my home away from home and I will always treat it as such. I will continue to strive to do the best of my ability and always focus on what is best for this wonderful property and community. Over the years, I have enjoyed meeting many residents of the Hemispheres and enjoyed their participation in making this a wonderful place to work. During the next few months, I will be updating you with current and future items which will need to be addressed. Please remember that I am always available for each and every one of you.

Respectfully,

JOSEPH TOCCI,
Chief Engineer Construction Projects





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If you wish to contact Mayor Joy Cooper regarding the A1A project or any concerns, we have provided the following information.



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Mayor

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jcooper@cohib.org

Dear Owners,

I am pleased to inform you that the transfer of the accounting responsibilities and files for the departing Controller has been successfully accomplished. Many thanks to Mrs. Mariya Kashin for being remarkably devoted, conscientious, and cooperative.

Her challenge was a large one. As well as being trained for two weeks by the departing Controller, Mrs. Kashin was unexpectedly faced with a substantial number of unprocessed and not paid for invoices going as far back as July 2015. The scanning and filing of the accounts payable invoices and their documentation has not been done since October 2015 and thus the Association's auditor will need to do a prior year adjustment in the 2016 audit.

By working Saturdays, and with the support from Mrs. Rebeca Saravia and Mrs. Luz Arias, Mrs. Kashin was still not able to catch up with the past accumulated workload. Two temporary accounting employees have now been hired and are working under Mrs. Kashin's supervision in order to clear the backlog. Mrs. Kashin no longer needs to clock in for overtime as she now has the situation under control. On behalf of all owners, I wish to extend a special word of gratitude and appreciation to Mrs. Kashin and also to Mrs. Saravia and Mrs. Arias for assisting her in this transitional period. Mrs. Kashin has demonstrated exceptional skills, advanced knowledge, and a great capacity to perform under pressure and thus has recently been promoted to Staff Accountant.

Since two employees out of the three in the accounting department had departed, it was the perfect time to evaluate all the possible options available to the Association before deciding what direction to take. Consequently, in the past months, rotating Directors have been assisting me with research and planning for the re-organization of the accounting department. I would like to thank Mr. Chiara, Mrs. Nentcheva, Mr. Kozo and Mrs. Lachance for their valued contributions. A variety of alternatives have been analyzed, and although the process is not complete, it appears

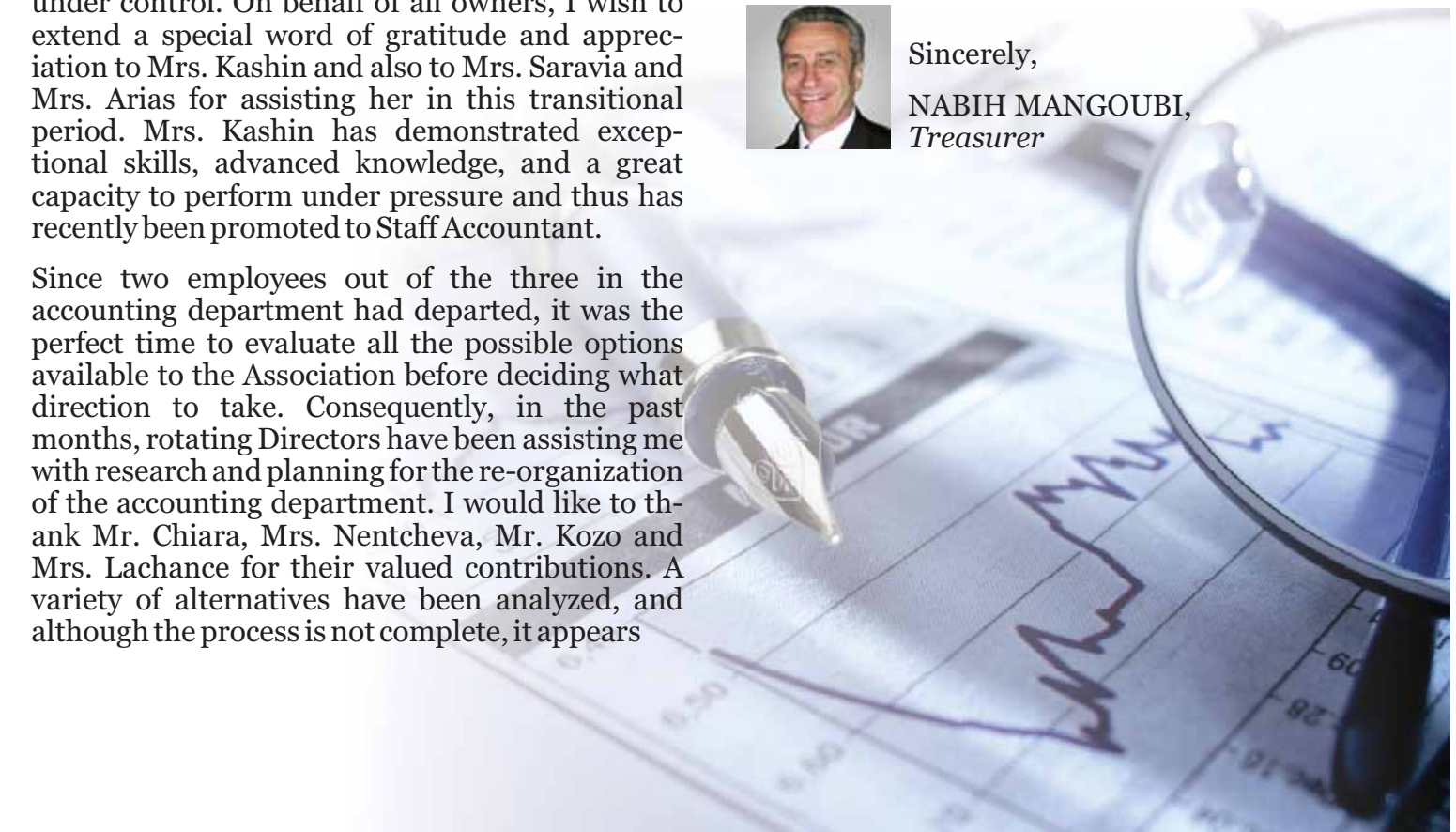
that outsourcing could be more beneficial compared to our current in house structure. So far, the results of the research have shown that by outsourcing the Association's accounting, a greater efficiency in services could be provided with a substantial savings in cost.

A detailed summary of the researched findings will be presented at the next board meeting for evaluation and board approval before any finalized vote. At this time, I can confidently inform you that the most commonly outsourced areas in community associations are the Payroll and the Accounts Receivables & Payable Departments and for many years the Association's Payroll has already been outsourced. Accounting service companies specializing in community associations offer Accounts Receivables & Payable management, Cash Flow management, and Cash Reconciliation management.

If the board decides to go with the outsourcing option, the plan would be for the in-house Staff Accountant, Mrs. Kashin, to remain employed as the liaison between the Association and the outsourced company, as well as adopting the responsibilities for the two other departed employees. More information will follow in the next Newsletter.



Sincerely,
NABIH MANGOUBI,
Treasurer



Working with you for a better Hemispheres

Dear Owners,

My name is Hector Franco and I'm the Chief Maintenance Director here at Hemisphere's Condominiums. It has been my pleasure to service this community since 1985.

The maintenance department is the pillar that keeps these properties efficient and beautiful. We provide 24 hours a day service.

Our functions include but are not limited to repairs in the common areas and maintenance of equipments that run the building; from chillers, boilers and air handlers that keep the A/C's running to washers and dryers, pipes, lights and many others.

We also service the units as requested with high quality, prompt service, often for less money than outside services.

It's our pleasure to provide the highest quality service for a pleasant and comfortable community for you, the resident to enjoy!

Note: With summer quickly approaching, remember to schedule your AC check with Gaby at the Maintenance office.

She can be reached at 954-456-1257.

Regards,

HECTOR FRANCO,
Chief Maintenance Director



CLASSIFIED ADS

FOR SALE

Apple iPad Mini 2 (16gb) Black/Space grey, Purchased on January 3rd, 2016, and has 1 year warranty until January 3, 2017. \$230, but will be flexible and negotiable on the price. (charger, box and case included) Please call (754) 263-7710.

Please call or email Mayra 954-457-9732 x304
adminassistant@thehemispheres.com
to place classified ads by the 18th of every month.

BUS SCHEDULE



Summer Hours

The Hemispheres Courtesy Bus will be running a limited schedule for the summer months. The bus will be running on Monday and Friday on the normal schedule. Wednesday will be for the Special Trips. There will be **NO bus service on Tuesday or Thursday.**

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

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Working with you for a better Hemispheres

Dear Owners,

As many of you know, I have been an employee with The Hemispheres for over 2 years. I started as Coordinator in the Maintenance /Contractor department, and was later promoted to Administrative Assistant to the General Manager. In this new role, and under the direction of the Board and General Manager, I have taken on the role as office manager and am able to directly help the residents with their concerns.

The storage bin project in Bay North is complete. The storage bin project for Bay South will be under way soon. Every bin that has been registered will be tagged with The Hemispheres logo label. Many of you have registered, but if you have not done so already or want to check if your business is already registered in our system, please contact me. Once the Bay South building is complete, we will move on to the Ocean North and Ocean South buildings. Your cooperation is appreciated!

I want to take this opportunity to thank many of you who recognize our efforts and take the time to stop by the office or simply place a call. The staff appreciates it! Let me say that we are here to work for you, the residents.

Your concerns are very important to me, and I am here to help and listen. Please do not hesitate to stop by the office and let me know if there is anything I can do for you.

Wishing you and your family a Wonderful Summer!

MAYRA GIANNINI
Administrative Assistant



Working with you for a better Hemispheres

Dear Owners,

Here is some great news for you! I am pleased to report that the May 2016, Volume 9, Issue 5 was the first issue I contributed to and worked on. It was also the first issue in over two years that was produced for owners without any cost, and as an added bonus, a little profit too. We are no longer losing \$960.50 per month on the newsletter.

May 2016 advertising revenue.....	\$1,640
May 2016 printing costs.....	\$1,547
Profit.....	\$ 92
Past year (2015) newsletter accounting:	
2015 advertising revenue	\$13,134
2015 printing costs.....	\$24,660
Deficit.....	(\$11,526)

Our positive numbers are the result of a team effort. A big thanks goes out to Mayra Giannini for her diligent follow up work with coordinating the advertising space and helping to review the articles. Also, a hearty thank you goes out to Ray from SavQuick Printing for his on time excellent service.

I am proud to be work along side of the 4 board directors who have volunteered to take charge of current important issues that challenge the Hemispheres Condo Association on a day to day basis. These successful, professional, businessmen and women are de-

dicating their valuable time to analyzing, questioning, and discussing how they can help better our community by reducing the costs incurred, while still maintaining or increasing the quality of services to all residents and owners. In addition to high standards and solid working ethics, the financial scrutiny instilled by the majority of Board Directors creates a precedent that reflects a vision that all future Board members can emulate: the devotion to volunteer, address challenging issues, make significant contributions to the collective and to keep the best interests of the community at hand. No stone will be left unturned when analyzing the financial line items and costs and this is exactly the reason our newsletter now covers its own costs.

As my mother and Margaret Thatcher always said, “Pennies do not come from heaven; they have to be earned here on earth.”



GERLANDO CHIARA,
Secretary



THE FINANCIAL CORNER

Bank Account Misrepresentation Clarification Dear Owners,

As the Treasurer for the Association, my duties include studying the financial statements for accuracy, assessing for any possible savings, and making the proper recommendations when needed. Prior to the elections, I carefully studied the Association's financial documents and identified some possible budget savings in the amount of \$750,000. So far, \$242,719 has been saved and I work daily and diligently at the task on hand in order to reach the set goal.

The Hemispheres Association has bank accounts in four different banks: PNC, City National, Wells Fargo and Sun Trust. The audited financial statements for the Association shows there to be an amount of \$127,462 paid by the Association for unnecessary bank fees over the past 6 years. I say unnecessary because my 40 years of experience as an executive in finance leads me to believe that the Association's healthy cash monthly balance warrants the Association to obtain no service fees at all.

Consequently, in an attempt to elim-

inate the cost of yearly bank fees for Hemisphere owners, after the elections I spoke with the Association's Controller and he informed me that the three current Hemispheres' banks refused to void or lower bank fees and charges. He also said that he was dissatisfied with some of their other provided services. I then requested for the Controller to research for a bank which would offer better services without bank fees, and I supplied him with a contact name at Chase bank since I knew that financial institution provides no service fee bank accounts with minimum monthly balances.

Please be advised and rest assured that there has never been any plan to transfer any of the Hemispheres bank accounts to Illinois as unfortunately stated by a fellow director. Indeed, the intention has always been to deal with one of Chase's branches located in Florida if an agreement for no fee services would be satisfying to the Association. Chase bank serves nearly half of America's households with more than 5,300 branches and 581 locations in Florida, including 2 branches within 4 miles from the Hemispheres. It is a reputable leading global financial firm with assets of over



BANK CHARGES PAID 2010-2015

\$22,551	paid in 2015
\$14,184	paid in 2014
\$11,075	paid in 2013
\$15,574	paid in 2012
\$34,666	paid in 2011
\$29,412	paid in 2010
\$127,462	= TOTAL

\$2.6 trillion dollars. Shortly, and hopefully, a no service fee account agreement will be successfully negotiated with Chase and/or any other financial institution branched in Florida in order to avoid the unnecessary \$22,000 bank charges that the Association accumulated in 20-15. Please be assured that in the event of the opening of any new bank account(s), it would be done accordingly, be legally authorized, and be implemented with all the proper procedures in place.



Respectfully,

Nabih Mangoubi
Treasurer

The Hemispheres Condominium Association

Checkbook Balances

Operating
Capital Projects
Security Deposit/Clicker/Marina Deposit

Treasurer's Report

As of March 31, 2016

1,030,569.95
1,064,024.81
633,834.46

Total Checkbook Balances as of March 31, 2016

\$ 2,728,429.22

Revenues and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 911,030.31	\$ 2,753,165.99	\$ 2,710,466.01
Expenses			
Salaries and Benefits	110,780.91	318,155.64	362,563.98
Administrative	34,673.55	96,487.98	105,802.47
Insurance	118,933.76	373,459.06	415,200.00
Utilities	297,245.18	741,303.69	702,948.00
Contracts	228,220.56	672,460.72	709,044.99
Rep & Maint - Building	13,628.41	24,015.98	19,875.00
Rep & Maint - Equipment	23,054.96	45,055.49	37,741.25
Rep & Maint - Grounds	10,939.63	28,327.86	46,480.75
Rep & Maint - Special Projects	0.00	(1,163.37)	292,059.87
Bad Debt	0.00	0.00	18,750.00
Total Expenses	837,476.96	2,298,103.05	2,710,466.31
Surplus/(Deficit)	\$ 73,553.35	\$ 455,062.94	\$ (0.30)

Working with you for a better Hemispheres

Dear Neighbors,

In my first article regarding the state of our property I would like to address an issue that was brought up to the attention of the new board at the first meeting with our management staff. It was reported that in the attempt to save money and time, some of the construction work done in the past was not properly permitted and the City of Hallandale Beach charged the Association with building permit violations. We had to investigate the problem and obtain after the fact permits before we start on new projects.

I heard some saying that building permits are just bureaucracy and others think that they are required because it is a law. While it may feel this way, I would like to explain why compliance with the applicable building code is very important and it is a law because of that.

The building structures where people live and work must be safe and that is the reason why building codes were created. They address important concerns to safeguard life and to protect the private and public welfare by regulating the design, construction practices, and the quality of the construction materials, the occupancy and maintenance of the buildings.

We all make mistakes, and engineers and contractors aren't an exception. While the heart surgeon's error may take one human life, the engineer's or building contractor's failure can cause disasters that will echo in the minds of those who witnessed them for a long time. Such failure could be just a design flaw, underestimation, insufficient knowledge, or even just carelessness or negligence. We should not expose the Association to such risk. Our

property is located in a high-intensity hurricane and flood zone and it is considered a high risk building structure.

How can building code compliance reduce the risk and actually save us money?

- A building permit assures the Association that the architectural and the engineering plans are in compliance with the applicable code. Building inspectors approve each phase of the construction project, verifying that the work is performed according to the applicable code and the approved plans.

- A building permit and compliance with the building code protect the Association and the unit owners and ensure that the completed work meets certain quality standards, which validates possible insurance claims as well.

- The cost of the permit usually doubles if the construction work is not properly permitted. Also, fees for a third party engineering analysis maybe required if areas of the work are concealed or do not meet the standards.

Compliance with the applicable building codes for all construction and major repair work that is ahead of us is critical to ensure the public safety and the integrity of our construction projects.



LUBOMIRA NENTCHEVA,
Vice President

Working with you for a better Hemispheres

Dear Unit Owner,

As you may already know, from June 1st to November 30th is hurricane season. To take precaution; we are requesting that all residents who will be out of town for a long period of time to remove and clear their balconies of any patio furniture, plants, or anything that may be a safety hazard with the high winds expected during a hurricane.

It is important that we take these safety measures and prepare as early as possible, please do not wait till the last minute to prepare. Management will keep the community updated as to what to expect should a hurricane develop.

A Special Note to Boat Owners: If you are a Boat Owner, please secure your boat at the dock and ensure that any loose items inside the boat are properly put away to prevent any damage to neighboring boats.

Wishing all Hemispheres' Fathers a very Happy Father's Day!

You Spoke... We Listened

1. Bayside Pool Bathrooms – It was reported that the bathrooms on the bayside were dirty and neglected. We had our housekeeping team pressure clean and degrease this area and we will be keeping a closer eye on these particular restrooms.

2. Cigarette butts near BS valet bench – Owners have noted an increase in cigarette butts near the flower bed in the Bay south valet seating area. We have placed an ash tray there and housekeeping is now monitoring the area frequently. Please use the provided ash trays.

Should you have any recommendations to improve... please see Rebecca Saravia at the front desk and fill out a request to improve form or email us at:

residentservices@thehemispheres.com so Management can better track, follow up and improve accordingly.

Regards,

IVAN PAREDES,
General Manager, LCAMM

IMPORTANT PHONE NUMBERS

All Numbers have area code (954)

Administration	457-9732
Activities	457-9732
BN Front Desk	456-1965
BS Front Desk	458-1985
ON Front Desk	458-1950
OS Front Desk	458-1980
Maintenance	456-1257
Security	456-1626
FPL	797-5000
AT&T Repairs	877-353-5963
AT&T U-verse / Customer Service	866-299-6824

Hemispheres Office Contact Sheet

Ivan Paredes - General Manager.....	304
Mayra Giannini - Admin. Assistant.....	304
Rebeca Saravia - Receptionist.....	301
Joe Tocci - Chief Engineer.....	317
Mariya Kashin - Accounts Receivable...	559
Accounts Payable.....	315
Hector Franco - Chief of Maintenance...	314
Gabby Gonzalez - Contractor/Maint.....	313
Luz Arias - Access Control.....	305
Dennis Valentin - Pool Manager.....	321
Roy Bromley - Security Supervisor.....	551

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

Beach Front Collectables (ON)
1-800-532-3269

Beauty Salon (OS)
954-457-8428

Halprin Realty (OS)
954-458-2227

Stone Services Group (ON)
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I. Karlitz, CPA (ON)
954-458-6735

Nohmis Construction (BS)
954-591-8361

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

Working with you for a better Hemispheres

Rules & Quality of Service

Dear Neighbors,

At the board meeting on May 4th, the board voted on replacing some administrative fees because our goal is to cover our costs for services rather than profit from them through the owners. Every item has been analyzed in order to balance the budget and make fair cost decisions. The existing "FEE AMOUNT" document has been addressed in a priority that reflects the concerns of owners. For instance, there is no longer a \$100 fee to residents for deliveries. Since contractors are the ones using the elevators the most and possibly damaging them the most, their fee has been increased from \$20 to \$100. The \$100 elevator use fee for moving in and moving out remains the same.

For certified financial documents, the non-owner fee remains at \$150, however, the fee for current owners for such certified documents has been lowered from \$150 to \$50. Regarding the towels costs, the fee has been lowered from \$50 to \$30. Also, the towel policy has been changed and the obligation for new owners and renters to purchase two towels from the association has been removed. Please consult the new chart presented on this page for all details on other fees.

At the May 4th board meeting, the board also voted on creating a customer service staff position and we are currently in that process and hope to have the position filled shortly. The duties of this new position will be to handle all residents' concerns on a daily basis and work with the residents one

on one to resolve them. In addition to having excellent people skills, the new employee will also have paralegal skills and problem solving experience. These skills will be needed in order to help management and directors with the understanding, writing, and implementation of the associations policies for fulfillment of residents' wishes, expectations and needs.

If you are not satisfied with any rule or fee and would like a change, we invite you to kindly put your concerns in writing by providing us the details of what change you would like to see and the reason why you think the change should occur. Please give that document to the receptionist with the title:

Rules & Quality of service issues

or email them to:

residentservices@thehemispheres.com.

The board will look into each request with great pleasure and see what can be done to bring residents satisfaction, or at the very least lend an understanding to the situation.

Thank you in advance for your kind cooperation and for being patient and tolerant with the employees and the directors. Your support allows us the necessary time to implement new rules, protocols, and structure. It is our desire to deliver a high standard of quality service to all the residents because you deserve it!



LOUISE LACHANCE,
President



Fees Amount

Revised 04.27.16 • Voted 05.04.16

Type of fee	Amount
Application Fee	\$100.00 p/person or couple
Moving Fee in/out	\$100.00
Condo Docs	\$75.00
Certified Documents - residents	\$50.00
Certified Documents - non residents	\$150.00
Contractors Application	\$100.00 each & \$500.00 Security Deposit
Medeco Property Key	\$100.00
Men & Women Lockers	\$50.00 per year
Copies & Faxes	\$0.50 p/ page
Parking	• See Parking rules and regulations
Yearly Parking	\$385.00
Motorcycle Yearly Parking	\$210.00
Nurses Parking Passes	\$30.00
Laundry Card	\$10.00 each + Balance
Access Card	\$20.00
ID Card Clear Case Holder	\$3.00 with Lanyard \$10.00
Hats	\$15.00
Transponders	First - \$50.00 Second- \$20.00
Beach Towels	\$30.00 each
Parking Stickers	\$30.00 p/10 stickers (each is good 12hrs)
Water Shut Downs	\$75.00
AC Coil Cleaning	\$150.00
Towel Rental	\$3.00
Valet	Mon - Fri \$7.00 Sat & Sun \$10.00 Holidays \$12.00



2016

June

THE HEMISPHERES

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Tennis Round Robin 8:30am – 10:30am (Every Day @ Bayside Courts)	Table Tennis Round Robin 6:00pm – 7:30pm (Tuesday & Thursdays @ Oceanside Game Room)		1			
	<u>Local Bus Service</u>		1 <u>Planned Trip:</u> <u>Choice with 5 or more</u> YOGA 6pm – BR	2	3 <u>Local Bus Service</u>	4 OFFICE OPEN 9AM-1PM
5	6 <u>Local Bus Service</u>	7 BINGO 7pm – OT	8 <u>Planned Trip:</u> <u>Choice with 5 or more</u>	9	10 <u>Local Bus Service</u>	11
12	13 <u>Local Bus Service</u>	14 BINGO 7pm – OT FLAG DAY	15 <u>Planned Trip:</u> <u>Choice with 5 or more</u>	16	17 <u>Local Bus Service</u>	18
19 HAPPY FATHER'S DAY!	20 <u>Local Bus Service</u>	21 BINGO 7pm - OT	22 <u>Planned Trip:</u> <u>Choice with 5 or more</u>	23	24 <u>Local Bus Service</u>	25
26	27	28	29 <u>Planned Trip:</u> <u>Festival Flea Market</u>	30		

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HEMISPHERES MARKET REPORT MAY 2016

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SOME OF OUR FEATURED LISTINGS IN THE HEMISPHERES



1950 S Ocean Dr #22J
\$469,000



1950 S Ocean Dr #8H
\$459,000



1985 S Ocean Dr #5F
\$429,000



1950 S Ocean Dr #22D
\$349,000



1980 S Ocean Dr #22D
\$329,000



1985 S Ocean Dr #11C
\$329,000



1985 S Ocean Dr #ML
\$199,000



1965 S Ocean Dr #2M
\$189,000

VIEW ALL OF OUR FEATURED LISTINGS AT WWW.SEARCHSUNNYISLESProperties.COM/FEATURED

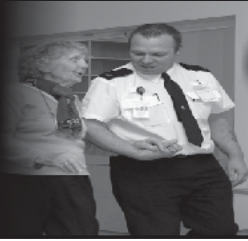
PENDING SALES

CLOSED SALES

ADDRESS	BR	FB	HB	LIST PRICE	ADDRESS	LP	BR/FB/HB	SP
1950 S OCEAN DR Unit#2E	3	2	1	\$399,000	1950 S OCEAN DR Unit#18Q	\$700,000	3/2/1	\$695,000
1950 S OCEAN DR Unit#MP	2	2		\$335,000	1950 S OCEAN DR Unit#11E	\$579,000	3/2/1	\$535,000
1980 S OCEAN DR Unit#8H	2	2	0	\$365,000	1950 S OCEAN DR Unit#22N	\$399,000	2/2/0	\$385,000
1950 S OCEAN DR Unit#22D	1	1	1	\$349,000	1980 S OCEAN DR Unit#2H	\$389,000	2/2/0	\$360,000
1965 S OCEAN DR Unit#14B	1	1	0	\$224,900	1985 S OCEAN DR Unit#16H	\$269,000	2/2/0	\$255,000
1965 S OCEAN DR Unit#11M	1	1	0	\$189,000	1950 S OCEAN DR Unit#21A	\$375,000	1/1/1	\$350,000
1980 S OCEAN DR Unit#M D	1	1	1	\$168,900				

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We Care Program

If you live alone, or have special medical needs and would like Security to check on your well being on a daily basis please pick up a "We Care" form at the Lobby front desk of your building and have it filled out. Leave the form filled out with your front desk of your building and Security will turn in the form to have the "We Care" list updated.

2016 SATURDAY OFFICE OPENING

The Administration Office
will be open the following days from:

**9:00 AM to 1:00 PM
June 4 & July 16**

**ONLY for ID, Access Cards,
Transponders & Parking Passes**

*Any other business should be conducted
during our regular business hours of:*

**Monday through Friday
from 8:00 AM to 4:00 PM.**

Our Newsletter could use your Ads!

Monthly Pricing, Effective January 1, 2016

- ❖ Classified Ad \$5.00 for 3 lines, \$1.50 each additional line
- ❖ Business Card Ad \$30.00
- ❖ ¼ Page Ad black and white \$55.00
- ❖ ½ Page Ad black and white \$85.00
- ❖ Full Page Ad black and white \$125.00
- ❖ ½ Page Ad color inside \$110.00
- ❖ ½ Page Ad color back page \$125.00
- ❖ Full Page color \$250.00



*To place an ad, please call reception
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**The deadline for advertisement to be placed in the
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Manicure & Pedicure \$32 Tue - Sat
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(Natchez Co-op)
1bed/1bath \$75,000



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Hemisphere OS-6C 1/1.5 S Vu Tile Irs. , Custom Mirrors \$265K



Hemisphere ON-17E 3/2.5 SW crn. Fully Upgraded, Reduced to \$499K



Hemisphere OS-16L 1/1.5 S Vu Custom Mirrors Mid \$200K's



Hemisphere BN-10K 2/2 Tile Flr. Updated Southern water Views



Hemisphere ON High Flr 2/2 NW Intr. Cstl/Ocn. Vu's Mid \$400K's



Hemisphere BS-16F 2/2 NW Crn. Intr. Cstl./Ocn Vu Updated 375K



Hemisphere OS-4A 1/1.5 S. Ocn. Vu's Spacious \$240K


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Denise: 954.931.4416

E-Mail: dbhwd@aol.com

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