



## THE HEMISPHERES NEWSLETTER

FEBRUARY 2017  
VOLUME 10 • ISSUE 2

### MESSAGE FROM THE BOARD

## ANNUAL MEETING & BOARD ELECTION

Dear Neighbors,

Here comes this time of the year while you get the opportunity to decide if you shall present your candidacy to run for a position on your Board of Directors. The best Board member candidates would be ones that become a Director for all the right reasons: because they truly care about our complex, their neighbors and all the employees who work for the Association. They would be individuals who are prepared to devote countless hours of work, without monetary compensation nor perks, and hold themselves responsible for all the challenges that come with directing an association as large as ours, including submitting themselves to criticism.

On or before **Tuesday, February 7, 2017**, if you are interested to submit your candidacy, you must give written notice, either by mail or in person, to the Association of your intent to run for the Board, addressed to the Association's mailing address: 1980 South Ocean Drive, Hallandale Beach, Florida 33009. You may also contact the Resident Services Department in order to get a «Notice of Intent to be a Candidate for the Board» that you may use for that purpose.

You may also submit an information sheet, with writings on only one side of a page and no larger than 8-1/2 inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association on or before Sunday, **February 12, 2017**.

Your Election Package with the information sheets and ballots will be mailed to voting members upon February 24th with the second notice of the Annual Meeting which will be held on Sunday, March 19, 2016 at 10 :00 am in the Ballroom, for the purpose of electing directors and conducting other possible business.

Make sure you contact the Resident Service Department in order to confirm with them the address you will be at in the beginning of March in order to make sure you will receive your election package, if you want to be able to vote.

Email [residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com) or call the office at 954-457-9732

The Association has retained Reliance Management & Consulting, which is the same monitoring company that has supervised our elections since 2014 and they will be using the same process of numbered envelopes used in prior years.

If you do not receive your ballot by March 8th please call Reliance Management direct at 786-606-1870.

Cordially,

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



## Valentine's Day Dinner & Show

The Most Romantic Event of the Year!  
**Limited seating!**  
**Get your Tickets Today!**

(Please see details on page 22)



*The fine art of* SUCCESSFUL COLLABORATION

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# SUCCESSFUL RESULTS OF GREAT TEAMWORK!

MESSAGE FROM THE BOARD

## IT'S TIME TO TAKE STOCK

Dear Neighbors,

After eleven months of administration, it is time for this Board to take stock as to whether our goals and the strategies to reach them were synchronized. The challenges we faced were large and many. Notwithstanding the evaluation of our service levels, we also had a sobering look at existing procedures, auditing the physical property, reviewing the budget, creating an efficient plan of action, organizing a management team, and implementing protocols and best practices tailored to provide all our residents the utmost lifestyle they deserve to have here at the Hemispheres.

In this edition and the March edition of your Newsletter, you will be presented with articles relating to some of the 2016 achievements, challenges, and works in progress; from finance to renovations, repairs to human resources, and from commercial revenue to quality of life and service issues.

Because of all the major renovations our buildings will need to undergo in the upcoming and ongoing years, implementing the strict and prudent management of our finances was easily our number one choice and main goal for 2016. Our buildings need constant attention, careful repair planning, and precise maintenance functions. We had to make the most out of our yearly income in order to avoid experiencing another special assessment, as was the case in 2015. Not only have we been able to operate within our budget and increase the quality of services to residents, but we have also increased the Hemispheres Condo Association's Fund Balances.

As of December 31st, 2016 we have achieved an unprecedented \$3,623,147 fund balance. We have now given the Hemispheres Association a solid foundation on which to plan major projects without the fear of a special assessment and without the need to increase your dues.

Improving the quality of services for every resident was another goal for this administration. All of our employees were asked and trained to treat the residents with kindness and respect and to do everything they could to accommodate their needs and requests. The security guards are now encouraged to be friendly with residents and to buzz them into their building if they know and recognize them. Indeed, the Security Supervisor is no longer required to rotate the guards as was done so in the past. It is your Boards' desire for the front desk security guards to get to know the residents and offer them personalized service and assistance in any way possible to make your home living experience easier and more agreeable.

Another improvement is that the Association is now providing residents with a full time «Resident Service Department». This department handles all the residents' needs on a daily basis by providing a friendly employee to talk to and to help resolve what is needed. The creation and implementation of nine committees composed of 33 volunteers was also a huge milestone for the Hemispheres Association this year. Your neighbors have begun to help address the critical issues of our community life from A to Z.

Another remarkable improvement in 2016 is that the Newsletter now presents you with informative quality articles in a visually outstanding finished product. It not only pays for itself, but also produces a tidy profit to help fund our needs and desires.

We are very proud to announce to the community that our goals have not only been achieved, but they have been surpassed. There is so much more to do, and with the help of our tireless employees, vendors, and volunteers, we have great hopes of achieving even more in 2017.

Thank you to all those who helped and worked so hard to join us in our quest. Overall, and despite the challenges that were faced, 2016 represents a successful year of accomplishments for our community and is a wonderful example of how community teamwork can reach any goal when we all pull together in the same direction.

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



# Chairs & Umbrellas Policy



WEATHER PERMITTING

No Charge

BEACH CHAIRS & UMBRELLAS



POOL DECK CHAIRS & UMBRELLAS



TOWEL Purchase \$30.00 AT THE ADMINISTRATION OFFICE

USE OF TOWELS ON CHAIRS required



Please, NO RESERVING CHAIRS IF YOU LEAVE YOUR CHAIR FOR MORE THAN AN HOUR. PLEASE TAKE YOUR BELONGINGS AND ALLOW OTHER RESIDENTS TO USE THE CHAIR.



Residents' PERSONAL BEACH CHAIRS AND UMBRELLAS RETRIEVED FROM STORAGE IS A COMPLIMENTARY SERVICE.

GRATUITIES ARE BOTH WELCOMED AND APPRECIATED. Thank you FOR YOUR COOPERATION!

## BEACH & POOL RULES REMINDER

WEAR FLIP FLOPS relax, swim CATCH SOME RAYS

relax, swim GO FISHING take a nap

BUILD A SAND CASTLE collect shells

WALK ON THE BEACH read a book PLAY GAMES

laugh Ha! ah! ah! ENJOY A SUNRISE

TAKE PICTURES make memories DON'T WORRY ABOUT ANYTHING

HAVE FUN!

## ENJOYING LIFE TO THE FULLEST

Dear Neighbours and Friends,

With the New Year firmly under our belts, I am proud to inform you that the combined savings and profits of the Newsletter (\$16,000) has funded all of our new beach chairs and umbrellas. With our logo prominently displayed on each umbrella, it makes for a lovely sight from our balconies and decks bar none. Being that all this beautiful equipment belongs to each and every one of our owners, you may now enjoy it free of charge and at will. All the beach and pool chairs and umbrellas are now conveniently set up every morning, weather permitting, for all Hemispheres' residents and their guests to use. Again, please use them respectfully and do not reserve them with towels when you are not actually using them. The success of the new equipment has been a large one as residents are delighted they do not need to carry their own equipment if they choose. In fact, there is such a demand for the chairs and umbrellas that with the ongoing profits of the Newsletter we have recently placed another order for more chairs and umbrellas to suit our needs. They will all be delivered shortly and set up for your pleasure.

Another improvement I am pleased to announce is that our new Management team has restructured the pool and beach staff department. The pool staff is now hired directly by the Association and no longer through a vendor. Consequently, we now avoid the service fees of the previous vendor who were hiring the pool attendants and therefore we are able to pay our employees better salaries, ones that are equal to the going market rate. In the past, our pool staff turnover was high because once the employees were trained, they would leave us to go work at neighboring properties with better salaries. We will now hope to avoid this problem.

Moreover, since we are now paying better salaries, we also have



access to more qualified attendants. Our feedback from residents was that they wanted pool and beach staff to speak English in order to help facilitate efficiency and address emergencies as best as possible. Also, being that our new employees are better paid, we are anticipating that they will be happier and therefore more courteous with our residents. Management is currently organizing a CPR training for all the attendants to help them be even better trained and more qualified.

Another improvement for the New Year that I would like to mention is that the maintenance of the pool will now be outsourced. This can be a more dependable solution for our community in that we will no longer be dependent on any one staff individual that may get sick, go on vacation, or transfer unexpectedly. The new outsourced company (Brilliant Blue) will be completely responsible for all regular pool cleaning, maintenance, and chemical balance. The decision will also help free up our pool staff so they can focus more closely on their attending duties.

The high season is here and I'd like to wish all our owners, residents, and guests a wonderful high season. The surf is still up, the sun is still shining, enjoy!

### NEWSLETTER FINANCIAL RECAP

#### 2016-2017 NEWSLETTER ACCOUNTING

January 2017 Ad Revenue	\$2 177,50
January 2017 Printing Costs	\$1 773,56
January 2017 Profit	\$403,94
May 2016 to December Profit	\$3 636,98
<b>Total Profit Since May 2016</b>	<b>\$4040.92</b>

#### 2015 NEWSLETTER ACCOUNTING

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



Committed to quality!  
Committed to you!

**Gerlando Chiara**  
Secretary

# COMMITTEES & AREAS OF RESPONSIBILITY

<p><b>WELCOME</b></p>	<p><b>ACTIVITIES</b></p>	<p><b>VIOLATIONS</b></p>
<p>To welcome new residents to The Hemispheres and the community according to a plan approved by the board.</p>	<p>To plan and coordinate activities in which residents can participate. These activities must be first approved by the Board and must be self-financed.</p>	<p>To provide a timely and impartial hearing to residents where a violation of the Hemispheres' rules has occurred according to 718 requirements.</p>
<p>Shereen Rios Selda Steinberg Hank Rosenblum Anaelisa Barnhart</p>	<p>Helen Pezner Miriam Ayala Gerald Williams</p>	<p>Bernard Gutman Howard Levine Michael Filato</p>
<p><b>PARKING</b></p>	<p><b>*RENOVATION</b></p>	<p><b>*AMENITIES</b></p>
<p>To review and make recommendations to improve parking processes and efficiency.</p>	<p>To monitor the physical plant and property of the Hemispheres and make recommendations on maintaining and improving them.</p>	<p>To monitor the amenities on the property and make recommendations on maintaining and improving them.</p>
<p>Paul Raducanu Jorge Gonzalez Mark Kiser</p>	<p>Danijela Morgenstein Marilyn Wisch Benthe Montalvo Helayne Gordan</p>	<p>Mary Anne Pillon Alexander Barsky Hank Rosenblum</p>
<p><b>SAFETY</b></p>	<p><b>RULES</b></p>	<p><b>FINANCE</b></p>
<p>To review and make recommendations on updating safety Procedures at The Hemispheres.</p>	<p>To review the Rules of The Hemispheres and make recommendations on updating them as needed.</p>	<p>To ensure the financial solvency of The Hemispheres by providing sound fiscal recommendations.</p>
<p>Fernande Bayda Paul Houcek Sheila Vishnevsky Sheree Nahmias Anaelisa Barnhart</p>	<p>Sarel Kromer Abe Glatzer Bernard Gutman Barbara Lewin Mario Colatori</p>	<p>Mark Kiser Howie Levine Yvette Serlucco Elissar Sarrouh Nancy Nerone Ella Kisilis David Heskell Michael Filato</p>

\*Renovation Committee and Amenities Committee have chosen to work together.

## COMMITTEE UPDATE

Dear Neighbors and Friends,

The new Committee members are working hard and are off to a great start. Some regular meetings have been held and they are already making some preliminary recommendations and assessments to the Board.

The Amenities and Renovations Committees, for example, has had many meetings and are involved in the pre-construction phase of the upcoming capital projects. Currently, some Committees' members, along with Directors and Management, attended meetings with potential engineering firms being vetted in the pre-qualification process. Another project they are working on are the assessment and option to replace the oceanside pool chairs and tables.

The Safety Committee members are in the process of completing the ten session CERT course (Community Emergency Response Teams) with the City of Hallandale Fire Department. They have met seven times for classes and have three more classes, including advanced Search and Rescue, a test emergency drill, and terrorism awareness. At the end of their training, they will begin formulating Safety emergency measures' recommendations to the Board for The Hemispheres' community.

The Finance Committee has also met regularly in January in order to start reviewing all aspects of the Association's commercial spaces. The goal they have is to make recommendations as to how to maximize our profitability through promoting and negotiating the new leases and existing lease renewals. We hope that by helping tenants to promote their services, we will increase their revenues and thus, increase the rental income for the Association.

The Activities Committee has also been busy writing a first draft of planned activities for the upcoming year, including ideas for different Concerts, Karaoke nights, Art Shows, Movie Nights and Christmas Caroling. We are really looking forward to what they will achieve.

The Rules and Regulations Committee has also had a head start with the New Year and presented some proposals for Board's



consideration. Some of the issues being discussed are: illegal renters, mailing list access privacy, and the manner enforcement of rules is to be done.

The Welcoming Committee also met and already formulated a welcome packet for new residents.

During the month of January, a new committee formed: The Parking Committee.

The Parking Challenge Met Head On

It is well known that because of a shortage of parking spaces, especially with the Bayside Towers, and numerous other parking functional issues, that a Parking Committee was greatly needed to help resolve our parking challenges. Our newly formed Parking Committee, Chairman Paul Raducanu, member Mark Kiser, and member Jorge Gonzalez conducted their first meeting to begin to study our entire parking system including the facilities, accounting practices, assignment protocol, and the daily job functions that relate to all policies and procedures.

The Parking Committee met with Luz Arias (Access Control), Mercy Alvarez (Oceanside Manager), Roy Bromley (Field Force Security Director), and William (Billy) Coleman (Atlantic Pacific Regional Manager) in order to help determine their scope and focus:

1. Look for opportunities that will make our parking more efficient and user friendly.
2. Study our current parking process including how it is administered through job function.
3. Review current accounting practices utilized for revenue generated from rented assignments.
4. Investigate our current operating procedures regarding new assignments.
5. Organize and update various changes including deletions and validation certification of space assignments.

The Parking Committee has established a collaborative working relationship with Luz Arias who is currently managing the Access Control and Parking Management department. Getting her feedback will guarantee us a better understanding of the needs and desires of our residents and thus will allow us to improve processes and efficiency.

The Parking Committee will make recommendations on how we can better the Hemispheres full time residents', part time residents' and visitors' future parking experiences.

To all 33 Committees' volunteers whom share their time and talent without any compensation, we wish to acknowledge that your contributions are very much appreciated and valued.



Cordially,

**Peter Kozo**  
*Director*

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**OFFSET PRINTING**

- |                  |                    |
|------------------|--------------------|
| GRAPHIC DESIGN   | ENVELOPES          |
| LAYOUT           | INVITATIONS        |
| CARBONLESS FORMS | BOOKLETS           |
| NEWSLETTERS      | COLLATE - FOLD     |
| BULLETINS        | STAPLE - BIND      |
| FLYERS           | SERVICE MANUALS    |
| POSTCARDS        | BILLS & STATEMENTS |
| BUSINESS CARDS   | LAMINATING         |
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### Connect to the Hemispheres Residents And Beyond MONTHLY NEWSLETTER ADVERTISING

Prices Effective September 2016

BLACK AND WHITE ADS	PRICE
Full page inside	\$150
1/2 page inside	\$95
1/4 page inside	\$70
Business card ad	\$45
Classified ad for 3 lines	\$10
+ additional line(s)	\$2/line

COLOR ADS	PRICE
Full page inside	\$250
Full back cover page	\$350
1/2 back cover page	\$175
1/2 page inside	\$135
1/4 front cover page	\$300
1/4 page inside	\$95
Business card ad	\$55

To place an ad, please send an email to :  
**residentservices@thehemispheres.com**

or call the Administration office : **954-457-9732** ext. **559**  
or drop by Monday through Friday • 8:00 am to 4:00 pm

The deadline for your advertisement to be placed in the next month's Newsletter is the 18th of each month.



DEPT. OF PUBLIC WORKS

**Steven F. Parkinson, P.E., PWLF**  
Director

Joy F. Cooper  
Mayor

Keith S. London  
Vice Mayor

Michelle Lazarow  
Commissioner

Anabelle Taub  
Commissioner

Anthony Sanders  
Commissioner

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630 NW 2<sup>nd</sup> Street  
Hallandale Beach, FL 33009  
Ph (954) 457-1623  
Fax (954) 457-1624

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[www.coHB.org](http://www.coHB.org)

January 5, 2017

Resident or Owner  
Hemispheres Condominium Association  
1950 S Ocean Drive  
Hallandale Beach, FL 33009

**2016 HOLIDAY LIGHTS AWARD**  
Honorable Mention Multi-Family

Dear Award Recipient,

The City of Hallandale Beach is pleased to advise that you have been chosen by the Hallandale Beach Beautification Advisory Board to receive one of the 2016 Holiday Lights Awards due to the outstanding holiday decorations at your property.

**The awards will be presented at 5:30 p.m.** by the Honorable Mayor and the City Commission during the City Commission Meeting on Wednesday, January 25<sup>th</sup>, 2017 in the City Commission Chambers.

**A reception for the award recipients will take place at 4:30 p.m. at the Hallandale Beach Cultural Community Center, located at 410 SE 3<sup>rd</sup>.** We would be pleased if you and a guest could attend the reception and meeting to accept the award, and enjoy recognition for a job well done. Please call (954) 457-1620 by January 23<sup>rd</sup>, 2017 to RSVP.

We look forward to seeing you there, and thank you for your effort at spreading the holiday spirit in your community.

Sincerely,

CITY OF HALLANDALE BEACH  
*Steven Parkinson, P.E.*

Steven F. Parkinson, P.E. PWLF  
Director of Public Works

**P.S. Please limit attendance to two people per invitation, due to space limitations at the reception.**

## HEMISPHERES ADMINISTRATION OFFICE

1980 South Ocean Drive, Hallandale Beach Fl 33009

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

### DEPARTEMENTS :

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

### GENERAL :

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

## PLACES TO EAT

- Blue Bar and Grill (OClub)  
954-251-2658
- Juniper (Bay side)  
954-544-3370
- Roman's Snack Bar (OPool)  
954-454-1111
- Snowy Mini-Mart (OS)  
954-458-2930

## COMMERCIAL UNITS

- Beauty Salon (OS)  
954-457-8428
- Halprin Realty (OS)  
954-458-2227
- L. Karlitz, CPA (ON)  
954-458-6735
- Neil I. Lechtner, Attorney (BS)  
954-457-4357
- Nohmis Construction (BS)  
954-591-8361
- Seaside Int'l Realty (ON)  
305-219-2297
- Stone Services Group (ON)  
786-326-7185

## EMERGENCY PHONE NUMBERS

- |               |              |
|---------------|--------------|
| Security      | 954-456-1626 |
| BN Front Desk | 954-456-1965 |
| BS Front Desk | 954-458-1985 |
| ON Front Desk | 954-458-1950 |
| OS Front Desk | 954-458-1980 |

Roy Bromley 954-457-9732 ext. 551  
(Security Supervisor) roybromley.ffps@gmail.com

### Board of Directors :

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

### Contracted Services:

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

[thehemispherescondo.vertilinc.com](http://thehemispherescondo.vertilinc.com)

## THE HEMISPHERES CONDOMINIUM ASSOCIATION TREASURER'S REPORT

As of December 31<sup>st</sup>, 2016

### Checkbook Balances

Operating	\$ 1,257,568.66
Capital Projects	\$ 1,068,377.89
Security Deposit/Clicker/Marina Deposit	\$ 592,658.91
<b>Total Checkbook Balances as of December 31, 2016</b>	<b>\$ 2,918,605.46</b>
Accrued balance of prepayment of our Insurance Premium	\$ 984,003.44
Accounts payable to the trade	\$ 108,341.91

### Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>\$ 901,187.95</b>	<b>\$ 10,903,431.79</b>	<b>\$ 10,841,864.00</b>
<b>Expenses</b>			
Salaries and Benefits	\$ 112,130.21	\$ 1,359,531.88	\$ 1,450,256.00
Administrative	\$ 32,755.54	\$ 386,323.14	\$ 423,210.00
Insurance	\$ 110,714.89	\$ 1,392,394.94	\$ 1,660,800.00
Utilities	\$ 212,701.44	\$ 2,680,112.47	\$ 2,811,792.00
Contracts	\$ 200,360.52	\$ 2,709,698.18	\$ 2,836,180.00
Rep & Maint - Building	\$ 9,699.40	\$ 110,590.75	\$ 131,423.00
Rep & Maint - Equipment	\$ 10,154.77	\$ 179,446.84	\$ 218,964.00
Rep & Maint - Grounds	\$ 2,625.00	\$ 44,993.13	\$ 66,000.00
Rep & Maint - Special Projects	\$ 7,220.98	\$ 106,257.97	\$ 1,168,239.00
Bad Debt	\$ 0.00	\$ 23,394.44	\$ 75,000.00
<b>Total Expenses</b>	<b>\$ 698,362.75</b>	<b>\$ 8,992,743.74</b>	<b>\$ 10,841,864.00</b>
<b>Surplus/(Deficit)</b>	<b>\$ 202,825.20</b>	<b>\$ 1,910,688.05</b>	<b>\$ 0.00</b>



We are **PROUD** to be the **PREMIER** management company to **THE HEMISPHERES**. It is our **PRIORITY** to maintain the daily operations of **YOUR** community, adhering to the **HIGHEST** standards of **EXCELLENCE**. **THANK YOU** for joining our vast community.

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# The fine art of SUCCESSFUL COLLABORATION

## OUR CONSTRUCTION PROJECTS IN 2016

Dear Owners and Residents of the Hemispheres,

The structure of the buildings is required to be sound, safe, and in compliance with all local building codes because people live and work there. Local governments have adopted a set of building codes in order to provide a way to safeguard life and to protect the public welfare. To ensure public safety it is necessary for the government to regulate the design, construction practices, quality of construction materials, and building maintenance standards. We at the Hemispheres are held accountable to the building code laws and must be in compliance for all the work we do at all times, it is the law.

Because we are located on the Atlantic Ocean shoreline, a high-intensity hurricane zone, our property is considered to be a high-risk building structure. It is unfortunate that the previous Board conducted many construction projects disregarding the law and the provisions of Florida Building Codes, and thus exposed the Association to risk and penalty fees. Indeed, during the first week after elections, we were welcomed with a letter from the City of Hallandale Beach charging the Association with multiple building code violations. And so here we began 2016. Our plate was full from past violations that needed to each be addressed individually, and our second plate was full with a multitude of urgent repair projects. From day one we knew our work was cut out for us and we knew it would be necessary to hire engineers and contractors to help us resolve all the past building code violations.

I am pleased to announce that this past December we obtained the last two building permits needed to address the building code violations. It was a long haul, but with help from all of our department staff and management we overcame the past and soon we will be compliant with the local building code practices. Below is a partial list of completed and current construction projects within the past 10 months:

\*Completed the concrete deck restoration, waterproofing and expansion joints project for the Bayside garage, which started in 2014, and closed the associated building permits.

\*Completed moisture survey of the roofs of the four building towers.

\*Investigated and repaired several roof leaks and concrete deck spalls in penthouse units as per engineering instructions after obtaining required building permits.

\*Past Building Code Violation for the installation of the chilled water air handler unit for Juniper's Restaurant - administered engineering construction documentation, obtained required building permits, scheduled and passed all inspections.

\*Past Building Code Violation for asphalt repair in Bayside garage - administered construction documentation, obtained required building permits, scheduled and passed all inspections.

\*Past Building Code Violation for lighting installation in common areas - administered construction documentation, obtained required building permits, scheduled and passed all inspections.

\*Past Building Code Violation for sign installation for Blue's Restaurant - obtained required building permits, scheduled and passed all inspections.

\*Repaired the stucco and painted the Oceanside gate house - structural engineering inspection report obtained stating that the structure of the building and the roof do not require repairs.

\*Past Building Code Violation for drainpipe installation of 2nd to 10th floor in Ocean South and Bay South towers - administered construction documentation, obtained required building permits, scheduled and passed all inspections.

\*Past Building Code Violation for installation of drinking fountains in ON and BN towers - administered construction documentation, obtained required building permits, scheduled and passed all inspections.

\*Replaced the controller for the domestic water pump.



\*Replaced the steam boiler: obtained required building permits, scheduled and passed all inspections.

\*Past Building Code Violation for the split of the AC in the lower lobby of the Ocean South building - prepared engineering documentation, obtained required building permits, converted system back to original design, replaced the DX air handler with a new 10 ton chilled water AHU, scheduled final inspections.

\*Past Building Code Violation for Oceanside shade canopy installations - prepared construction documentation, obtained required building permits to rebuild canopy structures, pending inspections.

\*Prepared engineering documentation, selected winning contractor bid and submitted application for a building permit to repair the concrete spalls of balconies in the Ocean South and Bay South buildings.

\*Prepared engineering documentation and now gathering contractor bids for the repair of concrete spalls of columns in the Ocean South garage.

\*Past Building Code Violation for electrical wiring in the four towers - prepared engineering documentation, obtained required building permits, work in progress before final inspection.

\*Preparing and planning for an engineering project to repair concrete spalls on the porte cochere of the Ocean South building.

\*In progress is the pre-construction phase for the roof replacement, concrete spall repairs, exterior waterproofing and painting of the 4 building towers: Phase 1 - Planning Stage.

In conclusion, the best way I can summarize the last 10 months is Whew! I am so glad we are caught up from the past and can now focus even more on the future. Always legal, always compliant, and always with a permit, in that way we will all sleep better at night.



Regards,

Lubomira Nentcheva  
Vice-President

# DO YOU NEED TO GET RID OF BULKY ITEMS?



We have the easy solution for you !!!



Take advantage of the  
**JUNK IN THE  
TRUNK DAYS!**

Wednesday & Thursday  
**February 8th & 9th**

**Schedule your pick up today!** Please Contact Resident Service :  
[residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com)

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**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.)

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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.

# FEBRUARY 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
			<b>1</b> Art class 1pm - 4pm - OT Yoga class 6pm - 7pm - BR 	<b>2</b> 	<b>3</b> 	<b>4</b>
<b>5</b>	<b>6</b> Zumba Class 7pm - BR 	<b>7</b> Bingo 7pm - OT 	<b>8</b> Art class 1pm - OT Yoga class 6pm - BR  	<b>9</b>  	<b>10</b> 	<b>11</b> OFFICE OPEN 9AM - 1PM
<b>12</b>	<b>13</b> Zumba Class 7pm - BR 	<b>14</b> Bingo 7pm - OT   <b>BALLROOM Valentine EVENT</b>	<b>15</b> Art class 1pm - OT Yoga class 6pm - BR 	<b>16</b> 	<b>17</b> 	<b>18</b>
<b>19</b>	<b>20</b> Zumba Class 7pm - BR 	<b>21</b> Bingo 7pm - OT 	<b>22</b> Art class 1pm - OT Yoga class 6pm - BR 	<b>23</b> 	<b>24</b> 	<b>25</b> OFFICE OPEN 9AM - 1PM
<b>26</b>	<b>27</b> OFFICE CLOSED Zumba Class 7pm - BR 	<b>28</b> Bingo 7pm - OT 				

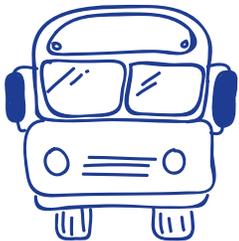
Table Tennis Round Robin  
6:00pm - 7:30pm  
(Tues. & Thurs. @ OS Game Room)

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

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

 Junk in the Trunk  
 Local Bus Service

## THE HEMISPHERES COURTESY BUS • WINTER SCHEDULE



The Hemispheres courtesy bus runs Monday, Tuesday, Thursday and Friday. Every Wednesday, there is a special trip; the destination will be announced in the monthly newsletter.

	BAY NORTH	BAY SOUTH	OCEAN NORTH	OCEAN SOUTH	PUBLIX
<b>AM</b>	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
<b>PM</b>	1:15	1:20	1:25	1:30	2:10
	2:15	2:20	2:25	2:30	3:00

### THE BUS DOES NOT RUN ON

New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving day and Christmas Day.

## HEMISPHERES SHUTTLE BUS WEDNESDAYS SPECIAL TRIP SCHEDULE

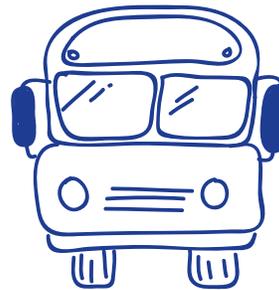
### FEBRUARY 2017

February 1, 2017 | Festival Flea Market

February 8, 2017 | IKEA and Sawgrass Mills Mall

February 15, 2017 | Swap Shop

February 22, 2017 | Aventura Mall and Promenade Shops



All trips must be PRE-PAID at the office (\$5.00 per rider, not including driver gratuity), no later than Tuesday before the scheduled trip. Trips are non-refundable, and there is limited seating! Don't wait until the last moment. On the day of the trip seats may be sold only if available. A minimum of 6 people must have paid upfront in order for the trip to run.

Pick-up schedule for Wednesday Special Trips is as follows :

**BN** 9:00AM **BS** 9:05AM **OS** 9:10AM **ON** 9:15AM

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

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## BEING EXTRA CAREFUL WHEN DISCARDING CIGARETTE BUTTS

Dear Hemispheres Residents,

My name is Anthony Rodriguez and I am the CEO of Field Force Protective Services, your security partner serving the Hemispheres since 2010. Field Force is a full service security company committed to the highest standards of excellence and dedicated to one clear mission : keeping you and your property safe and secure.

At Field Force, when faced with an emergency, we take the necessary measures to ensure every one of the Hemispheres' residents is safe. However, we also need every resident's cooperation particularly regarding fire hazard situations. I am sure you will all agree that the sight of someone throwing a cigarette butt from a balcony is enough to make your blood boil.

Last month, a balcony fire was caused by the improper disposal of a cigarette butt. It appeared that someone from an upper floor might have thrown a cigarette causing the chair on the balcony of a lower unit to catch fire. Our security guards located the fire and put it out while fire rescue was enroute. Luckily, no one was injured, however, damages were caused to the balcony. This fire could have quickly spread and become a tragic incident.

A careless act by one person may have dire consequences for others, including your neighbors, security staff, and the firefighters who risk their lives.

Field Force is reminding all smokers to be cautious and to ensure that their cigarettes, cigars, and pipes are properly extinguished before being discarded and to dispose of them responsibly and safely in proper receptacles or ashtrays without littering.



Needless to say, throwing your cigarette butts off your balcony is not a safe way to go, it is irresponsible and highly dangerous. Also, please be informed that extinguishing cigarettes in plant pots is not safe either as the soil in those planters is often packed with flammable materials that can easily ignite when dry. For your information, it is also possible to recycle your cigarettes' ashes and waste. Billions of cigarette butts end up in dumpsters and landfills, or get tossed as litter on shorelines, in parks, sidewalks, and our property. Please visit <http://www.terracycle.com/brigades> for a unique free recycling program.

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



Cordially,

**Anthony Rodriguez**  
CEO/Field Forces Protective Services



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## Get Ready To **VOTE**

Dear Owners,

Your Board Election Package will be mailed to you February 24.

Make sure you contact the Resident Services Department in order to confirm with them the address you will be at in the beginning of March in order to make sure you will receive your election package, otherwise you will not be able to vote.

Email [residentservices@thehemispheres.com](mailto:residentservices@thehemispheres.com) or call the office at 954-457-9732

The Association has retained Reliance Management & Consulting, which is the same monitoring company that has supervised our elections since 2014.

If you do not receive your ballot by March 8th please call Reliance Management direct at 786-606-1870.

Thank you for your cooperation !

Management



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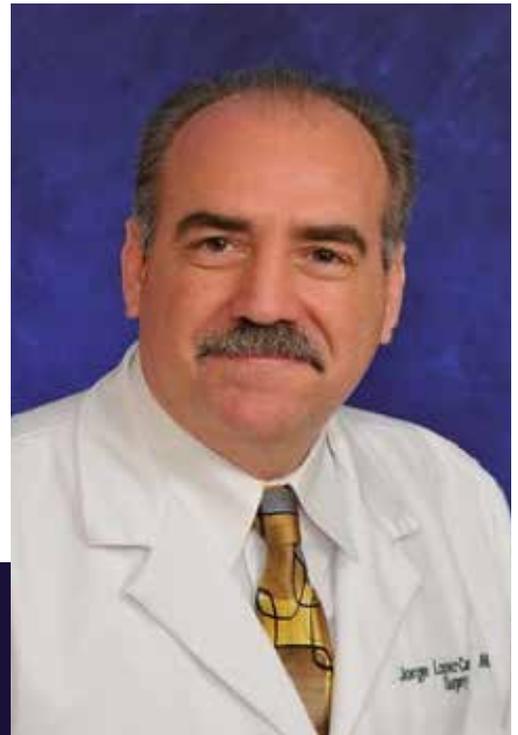
Dr. Lopez-Canino is Board Certified General Surgeon, who strives to bring that individual attention to each one of his patients with knowledge, compassion, choices and respect.

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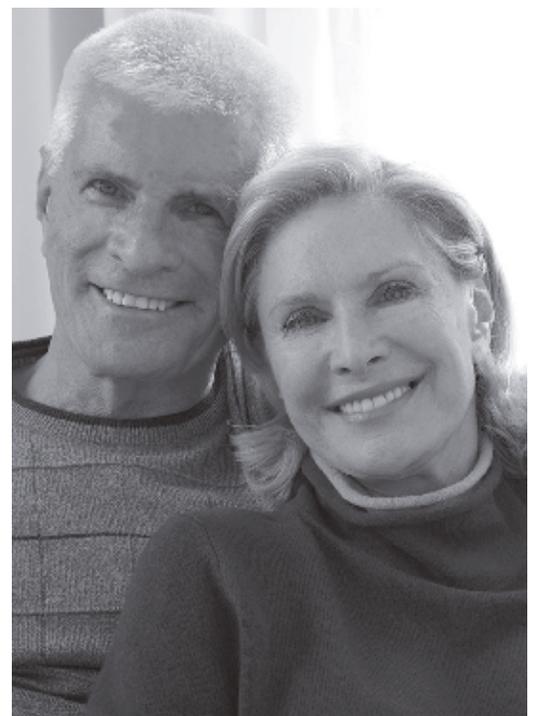
It covers the beneficiary's claim portion of all Medicare approved benefits not covered by original Part-A & Part-B, EXCEPT \$2,200 (a calendar-year deductible set by the Federal Government).

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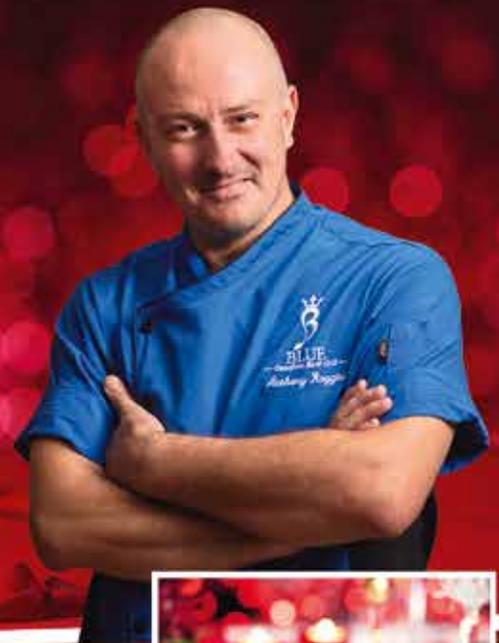
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*First  
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*Appetizers*

*Homemade duck Foie Gras  
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Escargot surprise*

*Main courses*

*Herb crusted Atlantic salmon  
Pan roasted wild bass  
Duck leg confit  
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*Dessert*

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