



THE HEMISPHERES NEWSLETTER

APRIL 2017
VOLUME 10 • ISSUE 4

SOCIAL EVENTS & RESORT LIVING AT THE HEMISPHERES

Dear Friends and Neighbors,

What many of us love about the Hemispheres is our uniquely large property. Our homes have the luxury of both inter-coastal and ocean-side settings. On any given day we can choose where to enjoy our leisure time. We can watch the sunrise on the ocean and we can watch it set on the inter-coastal waterway. It is wonderful to see so many residents enjoying our beach facilities, pools, gyms, restaurants, the tennis courts, marina fishing, and all the other great services we have to offer. We truly are living in a resort style complex.

Our property houses two wonderful restaurants; the Blue Bar & Grill on the ocean-side and Juniper on the bay-side. Both of their dynamic restaurateurs are not only serving great food, but they also offer shows, music, and dance opportunities for many days of the week.

To improve on a good thing, we have decided to collaborate with our restaurateurs and offered them the idea of «pay as you go» party events. Our ballroom is a magnificent setting for larger type events. With seating for 300 people, the ballroom overlooking the ocean never looked more beautiful than it did during this past New Years Eve Party celebration, or in February, the Romantic Valentines Day Dinner Event. The two Events were a huge success for everyone involved; these organized events are offered to our residents at a discounted rate and the restaurateur pays for the use of the ballroom. The result, a win-win

scenario for both the restaurateurs and the Association.

The next upcoming event at the Hemispheres will be held for Easter Day on Sunday April 16th. A delicious all day Sunday Brunch will be prepared by Chef Anthony Raggini. Anthony is an Executive Chef from Marseille France who began his culinary career as an apprentice in his father's butcher shop; here he developed the skills and the passion that would become the foundation for an impressive career as a Chef. After graduating from La Cadennelle, one of the premiere culinary institutes in France, he then cut his culinary teeth in Marseille before working in world-renowned restaurants in the Cote D'Azur (French Riviera) and then in New York City.

After New York City, Anthony became the founding owner of Blue Bar & Grill, our oceanfront restaurant here at the Hemispheres. Throughout his career he has received high accolades from critics in many publications where his cuisine was described repeatedly as «authentic». In addition to being praised in print, Chef Raggini has made several guest appearances on nationally syndicated television shows such as NBC's Sunday Today, and also on CBC, ABC, Tfi and Floride.tv..

Our community is privileged to have such a reputable and talented Chef with such an extensive and impressive resume. We wish to thank him for his cooperation with organizing upscale and fun special events that are offered to our residents at discounted rates.

Cordially,

Gerlando Chiara
Secretary



*Easter Sunday
Brunch*
Your Family Event of the Year!
Limited Seating!
Get your Tickets Today!

(Please see details on page 2 & 3)



All Day Easter Sunday Brunch

11:00AM – 4:30PM

April 16, 2017

Easter is all about relaxing and having some special family time! What better way to spend Easter this year than experiencing a beautiful live music performance, and indulging your family and loved ones with a sumptuous Ocean front Brunch including unlimited Mimosas, Bellini's or Bloody Mary's!

Menu

Cocktails

Bottomless Mimosas, Bellini's and Bloody Mary's

On the Buffet

- Chef's Salad Bar -

Display of Sliced Fresh Seasonal Fruits & Cheeses

Assorted Artisan Breads, Butter & Preserves

Sweet Pastries, Bagels, Flakey Croissants & Muffins

Coffee, Tea & Fresh Juices

Made to Order

Grilled Atlantic Salmon

Chicken Milanese

Rigatoni Bolognese

House Cured Salmon Lox Platter

Grilled Chicken Pesto Sandwich

Avocado & Goat Cheese Toast

Farmer's Omelets • French Toast

Eggs Benedict



Treat Your Loved Ones to a Lavish Easter Sunday Brunch!

A Spring Musical by The Ocean Event


BLUE
Changroom, Bar & Grill



\$35 per person / \$15 Children

(Ages 6 -12 yrs.)

5 yrs. & under Complimentary

Get your tickets early!

The last event sold out very quickly!

Tickets sold at the restaurant or with a credit card over the phone

(954) 251-2658



www.bluebargrill.com

BLUE BAR & GRILL

1960 S. OCEAN DRIVE HALLANDALE BEACH - FL 33009

Reservation (954) 251 2658 Located in the Hemispheres Condo - Ocean Side

THE HEMISPHERES CONDOMINIUM ASSOCIATION TREASURER'S REPORT

As of February 28, 2017

Checkbook Balances

Operating	\$ 2 049 726,07
Capital Projects	\$ 1 069 333,49
Security Deposit/Clicker/Marina Deposit	\$ 623 791,35
Total Checkbook Balances as of February 28, 2017	\$ 3 742 850,91
Accrued balance of prepayment of our Insurance Premium	\$ 795 809,22
Accounts payable to the trade	\$ 101 296,30

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 908 263,25	\$ 1 830 785,47	\$ 1 814 416,04
Expenses			
Salaries and Benefits	\$ 102 645,33	\$ 237 619,81	\$ 242 491,60
Administrative	\$ 23 620,20	\$ 66 242,14	\$ 68 527,00
Insurance	\$ 110 714,89	\$ 221 429,78	\$ 234 079,50
Utilities	\$ 227 512,88	\$ 432 753,26	\$ 470 870,32
Contracts	\$ 209 251,00	\$ 441 025,23	\$ 442 506,40
Rep & Maint – Building	\$ 3 060,33	\$ 19 561,88	\$ 30 917,34
Rep & Maint – Equipment	\$ 3 213,46	\$ 11 283,95	\$ 29 583,36
Rep & Maint – Grounds	\$ 0,00	\$ 6 646,80	\$ 7 416,68
Rep & Maint – Special Projects	\$ 4 482,13	\$ 7 896,08	\$ 275 523,84
Bad Debt	\$ 0,00	\$ 0,00	\$ 12 500,00
Total Expenses	\$ 684 500,22	\$ 1 444 458,93	\$ 1 814 416,04
Surplus/(Deficit)	\$ 223 763,03	\$ 386 326,54	\$ 0,00

HEMISPHERES ADMINISTRATION OFFICE

1980 South Ocean Drive, Hallandale Beach FL 33009

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

DEPARTEMENTS :

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

GENERAL :

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

PLACES TO EAT

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

Juniper (Bay side)
954-544-3370

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

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

COMMERCIAL UNITS

Beauty Salon (OS)
954-457-8428

Halprin Realty (OS)
954-458-2227

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

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

Nohmis Construction (BS)
954-591-8361

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

Stone Services Group (ON)
786-326-7185

EMERGENCY PHONE NUMBERS

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

Board of Directors :

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

Contracted Services:

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

thehemispherescondo.vertilinc.com

TREASURERS' REPORT : THE 2016 AUDITED FINANCIAL STATEMENTS

Dear Hemispheres Owners,

The 2016 year-end Independent Auditor's Report of the financial statements for the year ending December 31, 2016 was completed last month. The report was prepared by Gladstone & Company, certified public accountants, and is available to all owners. You may obtain a copy of the report at the Administrative Office front desk and you may also see a copy on the Association's Website. We wish to thank our new auditing partner who performed the work on time and with a large number of improvements.

The first improvement lies within the presentation of the statements. You now have two years of financial results presented side by side instead of only one. Indeed, you have the 2016 and the 2015 results for balance sheets and income and expenses. You may now see the fluctuations of the different line items from the previous year to the next one.

Another improvement is that the documents now include more disclosures that were eliminated from the last five years of yearly financials. These more complete disclosures now include reports on the thirteen commercial rental spaces owned by the Association, our windstorm insurance coverage, and the different companies the Association is under contract with.

When you study the report from the CPA, you will be happy to realize that our finances are healthier than they have been in a long time. Our excess of revenue over expense for the year 2016 was \$2,028,859 million dollars and we have achieved an unprecedented \$3,768,736 fund balance (net worth) at the end of the year 2016. Moreover, for the two first months of 2017, I am proud to report that we have already accumulated an additional \$386,326 for a total of \$4,047,530.

In the spirit of full disclosure and transparency, I am required to notify you that we discovered that our prior auditor, Catarineau and Givens, was paid the total sum of \$238,912 over five years for a yearly average of \$47,784. The 2016 professional fee of the new auditor, which was recommended by the Finance Committee and approved by the Board, is \$10,000. It is clear that the Association paid an excess of \$188,000 in the years 2011-2015.

Once again, this is just another example being reported regarding the amount of savings that this Administration has been generating since they took office last February 2016. The accrued savings have nothing to do with neglecting our property but is solely based on viable fiscal planning and the elimination of unusual expenses and waste. Our current CPA has now delivered a better product for less than one quarter of the past price. This much lower fee is what we are trying to accomplish with as many of our contracts as possible. Please note that the Board has already retained the same auditor, Gladstone and

Company, as the auditor for the year 2017 for \$10,000, the same fee as 2016. Another example of responsible purchasing would be the negotiated prices of the new beach umbrellas to include better quality, the addition of our logo on the umbrellas, and all at a cost of 41% less than the Bay side umbrellas that were purchased three years ago.

Lastly, I would like to welcome our newly elected Board Member Mrs. Yvette Serluco. I am grateful she is here and most certainly look forward to her help with managing our finances. Yvette brings a lot of knowledge and experience in the Finance and Information Technology areas and her input for all Board responsibilities will be much appreciated.

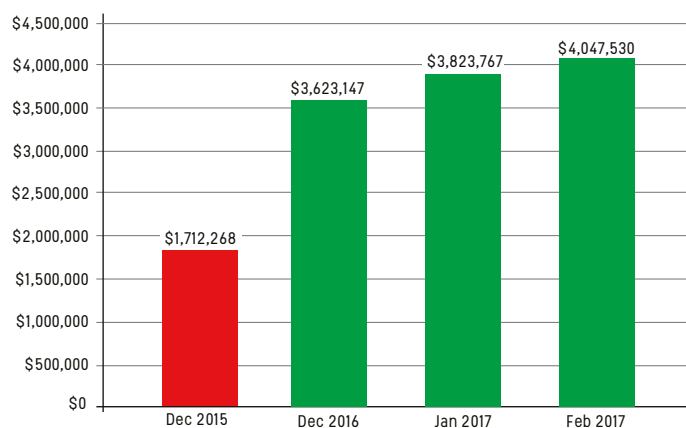
Thank you for your confidence and support.



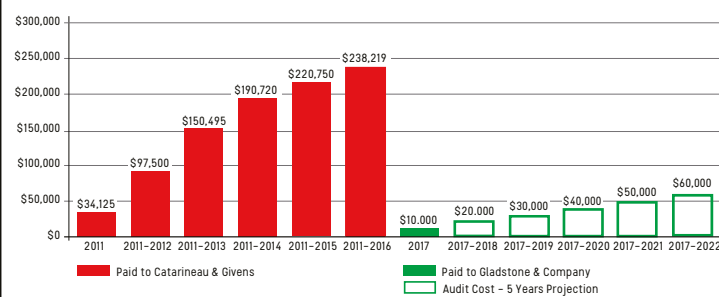
Cordially,

Nabih Mangoubi
Treasurer

FUND BALANCE FLUCTUATION (net worth)



CUMULATIVE AUDITING COST: PAID AND PROJECTED





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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EVALUATION CRITERIA FOR ENGINEERING FIRMS

Dear Neighbors,

In a series of past articles, I have informed you about the state of our property. Along with the aged building roofs in need of replacement, the elevators' modernization, and the building exterior painting, engineers have identified several concrete spalls in recently completed renovation projects and have advised us to perform a complete investigation and condition analysis of our property in order to develop a critical path for repair. Addressing priorities, defining the scope of work, and project staging will be the first step to address our property's needs.

Eleven engineering companies with experience in roof replacement and concrete restoration have been interviewed by Management staff, Renovations Committee and Board members. Nine of the companies have submitted their qualifications and proposals. In order to ensure a non-bias decision and the best possible outcome for us, we have developed a comprehensive evaluation system with point metrics to measure and compare the engineering firms' qualifications. The evaluation system takes into consideration the experience of the engineers for completing similar projects, the availability of licensed construction engineering disciplines and engineering staff to work on our project, and the firm's ability to administer construction projects and communicate with clients and contractors.

The engineering companies have been evaluated based on the following criteria:

OBJECTIVE CRITERIA:

1. Relevant Experience (past 10 years):

- 1.1. Roof Replacement projects
- 1.2. Concrete Restoration
- 1.3. Manage & complete construction projects

2. Company Background & Qualifications

- 2.1. Years in business
- 2.2. In-house professional Florida licensed disciplines
- 2.3. In-house architect/engineering staff
- 2.4. Subcontracted disciplines in Florida
- 2.5. Use of technology in design (BIM)
- 2.6. Use of technology in construction management
- 2.7. Average 5-year Annual Revenue (in Florida)
- 2.8. Professional Liability insurance
- 2.9. General Liability insurance
- 2.10. Bankruptcy in the past 15 years
- 2.11. Number of customer claims/complaints (past 15 years)
- 2.12. Number of arbitrations (past 15 years)
- 2.13. Number of litigations for professional negligence, errors, omissions, malpractice (past 15 years)



3. Proposed Project Prices:

- 3.1. Hourly Rates
- 3.2. Evaluation & Critical Path Summary Phase
- 3.3. Design Phase
- 3.4. Bidding Phase
- 3.5. Construction Phase

SUBJECTIVE CRITERIA (evaluated by the interviewers):

4. Interview Performance

- 4.1. Interview presentation
- 4.2. The 3 most qualified based on the interview (Interviewer's preference)



















Quality engineering for construction projects helps to ensure the quality of the construction work. Engineering evaluations, design, specifications, and regular inspections during the construction phase will help us to correctly prioritize our projects and realistically plan our capital project funds. An experienced engineer consultant will also prevent overpaying contractors and help us to make informed decisions in a timely and cost efficient manner. As a result, quality engineering services will save us money in the long run, protect our assets, and prolong the lifespan of our buildings.



Sincerely,

Lubomira Nentcheva
Vice-President

APRIL 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
A – Wynwood Walls Miami B – Bayside Marina and shops C – Perez Art Museum D – Boca Towne Center			Table Tennis Round Robin 6:00pm – 7:30pm (Tues. & Thurs. @ OS Game Room)		Tennis Round Robin 8:30am – 10:30am (Every Day @ Bayside Courts)	
1						1
2	3 RESIDENT FORUM  4pm – BR	4 Bingo  7pm – OT	5 Art class  1pm – OT Yoga class  6pm – BR	6	7	8
9	10 Zumba Class  7pm – BR	11 Bingo  7pm – OT	12 Art class  1pm – OT Yoga class  6pm – BR	13	14	15 OFFICE OPEN 9AM – 1PM
16	17 Zumba Class  7pm – BR	18 Bingo  7pm – OT	19 Art class  1pm – OT Yoga class  6pm – BR	20 RESIDENT FORUM  4pm – BR	21	22
23	24 Zumba Class  7pm – BR	25 Bingo  7pm – OT	26 Art class  1pm – OT Yoga class  6pm – BR	27	28	29 OFFICE OPEN 9AM – 1PM
30	<div> OT Ocean terrace BR Ball Room  Local Bus Service </div>					

THE HEMISPHERES COURTESY BUS • WINTER SCHEDULE



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

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

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

HEMISPHERES SHUTTLE BUS WEDNESDAYS SPECIAL TRIP SCHEDULE

Please note: schedule is through the second week in May. After that, the snowbirds go home, and there are not enough resident here to run the trips.

APRIL

5 | Wynwood Art District Miami | \$10.00 (Bus must use public parking)

12 | Bayside Marina and Shops | \$10.00 (Bus must use public parking)

12 | Bayside Marina and Shops | \$10.00 (Bus must use public parking)

19 | Perez Art Museum |
 \$10.00 + Admission (Seniors \$12, Adults \$16)

26 | Boca Town Center | \$7.00 (Additional fee for distance)

MAY

3 | Aventura Mall and Promenade Shops | \$5.00

10 | Festival Flea Market | \$5.00



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

RESIDENTS FORUMS

Dear Residents,

Once again, the Spring Season is upon us (although not as noticeable in South Florida) and we commence the Month of April. I wish to extend greetings for Pesach to all who celebrate in this season: "Chag Sameach!" a "Happy and Joyful Easter Season" and "Blessing Upon You for the Miraculous Night Journey". It's interesting that three religions celebrate holidays in the same month; maybe we aren't all that different after all!

Over the past few weeks we received a lot of positive feedback regarding our "Residents Forums"; residents appear to appreciate the open dialogue and candid interaction with the management team. Your Association is committed to an open, two-way dialogue and encourage meaningful resident engagement and cooperation. The forums lay the perfect foundation for a strategic approach to communication. There are two objectives behind the forums: to keep residents informed, and to get input from residents on the issues affecting your community.

FIRST OBJECTIVE: KEEPING RESIDENTS INFORMED

The first objective is to provide clear, relevant, and objective information to assist you in understanding the different issues facing the community. My philosophy is that it is better to provide the facts and circumstances over rumor, and regardless of how harsh the information might sometimes appear, I believe the truth should not be "sugar-coated". By providing the residents with the actual facts, it allows a better identification of the possible alternatives and then promotes to make an appropriate choice of preferred solutions.



Mr. Fred Rodriguez General Manager

SECOND OBJECTIVE: RESIDENTS INPUT

The second objective is to provide democratic participation and allow you to express your feedback on our work and ensure that your concerns and aspirations are consistently understood and considered by your management team. The forums give you the perfect opportunity to voice your ideas and views on a particular issue.

Open forums will be scheduled throughout the month of April (while being cognizant of religious commitments) so as to continue the discussions between management and the residents. We are looking to maintain an every other week schedule so that the events will occur twice per month alternating between a Monday and a Thursday. The Forums for the month of April will be held on April 3rd and 20th. Please continue to engage and provide feedback as these events are also designed to provide clarity in our processes. We are always open to suggestions and constructive criticism.

Please understand that it is imperative that everyone collaborates in addressing the needs and requirements of this community, regardless of any individual or personal agenda. After all, this is your shared home with at least 1200 neighbors! The goal is to plan, execute and enact policies for the majority of the community by serving the best interests of the membership and not for any one or group of individuals.

I am confident that all of us in partnership will be able to achieve our desired objectives and I look forward to continue working with all of you for the betterment of this unique and beautiful community.

Thank You All.

Fred Rodriguez,
General Manager

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Passover Seder *Monday April 10th & Tuesday April 11th, 2017* **\$36.99**

First
Matzah Ball Soup,
Gefille Fish & Chopped Liver

Appetizers
House Garden Salad

Main courses
Braised Lamb Shank
Herb Roasted 1/2 Chicken
Braised Angus Beef Brisket
Honey Glazed Atlantic Salmon
Rainbow Trout Almandine

Dessert
Passover Macaroons & Jelly Rolls
American Coffee & Tea Included



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BLUE BAR & GRILL

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Introduction of a new Board Member

Dear Neighbors,

I have been a Hemispheres owner for the past nine years and I wish to thank the community for electing me onto the Board of Directors. I am looking forward to lending my experience to the service of our Association over the next two years. Having served on the finance committee for the past year gave me the chance to contribute to our community. The experience was both rewarding and motivating. It is now my interest to join the team of Directors to help continue their efforts to establish a framework for the best practices and procedures we can put forth.

Since my professional background is in finance, my priority will be to assist Mr. Mangoubi (Treasurer) with his tasks. I am an executive leader with proven experience in helping the financial service industry implement innovative technology solutions to help increase revenues. My experience includes front and back office operations, budgeting and finance, and cost control and executive management.

Over the past 20 years my focus was technological infrastructure type projects. I learned what it takes to deliver global projects

on time and on budget, how to build strong teams, and how to provide excellent customer service. I have designed and implemented innovative solutions in order to provide new services and to address intricate challenges. Every project I've managed included cost optimization, service level management, business continuity, and risk management.

My academic achievements include an MBA degree in Public Accounting, a Bachelor's degree in Computer Science, and a certification in Project Management. I am very excited for this new challenge and I wish to assure the community that whatever I can do to advance the cause of the Association will be done.



Financially yours,

Yvette Serluco
Director





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FLYING FURNITURE IS VERY DANGEROUS **HURRICANE SEASON :** **SAFETY PRECAUTIONS**

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.

When the weather gets rough and the winds begin to gust, balcony furniture can prove dangerous because they may become missiles. It is not unusual for inclement weather to get so bad that the winds scoop patio chairs and tables off balconies and send them crashing into the street and property below, not to mention quite possibly hitting someone and becoming a dangerous killer. Whenever you plan to leave your home for an extended period of time, please remove your balcony items before you lock your doors, especially during the Hurricane Season which begins May 15th and ends November 30th.

Last October, when Hurricane Matthew became a menace, many residents left multiple items on their balconies. Let's plan not to repeat this situation for the upcoming hurricane season. I remind you that it is every owner's sole responsibility to take these precautions. Surely, it must be understood that in the event of a storm, staff will not be available to carry out specific tasks with regard to inside your individual condos. Please close



your hurricane shutters and remove all items from your balcony before leaving.

When a storm threatens, there is only a small window of time during which the staff has the opportunity to prepare the common areas of the property. This means that those of you who plan to be away must make your own arrangements to protect your personal units ahead of time and not wait until the last minute.

Leaving a well-maintained and properly secured home will provide you the peace of mind that you will not risk hurting anyone or damaging the property. It will ensure that your return will be to a trouble-free, clean, and undamaged home. Please prepare your condominium for any storm during your absence.



Thank you for your cooperation at keeping your property safe in the upcoming hurricane season.

For your safety,

Anthony Rodriguez
CEO/Field Forces Protective Services



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

www.FieldForceSecurity.com

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*Dr. Nathalie Vera
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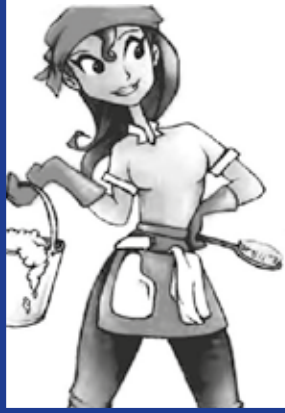
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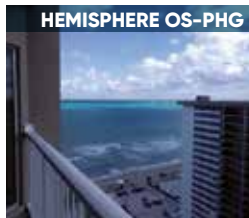


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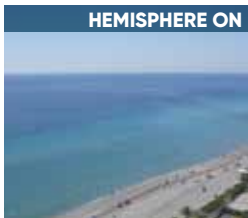
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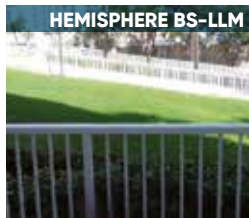
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