



## THE HEMISPHERES NEWSLETTER

JANUARY 2017  
VOLUME 10 • ISSUE 1

### MESSAGE FROM THE BOARD

Dear Neighbors,

Happy New Year 2017! Ringing in the new year would not be complete without reflecting a little on the past year's experiences, learning from the oversights, taking pride in the achievements, and setting new goals to once again start afresh. So, let's raise a toast to a Happy New Year 2017 and get inspired to pursue the realization of our future goals. Cheers!

2016 brought many improvements throughout our community. The social and financial benefits that have been achieved are worthy of reflecting on. With the new Board being formed in February 2016, an ambiance focused on treating everyone with kindness, courtesy, and respect prevailed. Once the Resident Service Department was implemented, the word on the street was unanimous: «this is the best thing that has ever happened at the Hemispheres!» Residents now have an ear to hear them, a source of care regarding their concerns and suggestions, and viable solutions to help with resolutions and satisfaction.

Committees can be an integral part of any Board that chooses to implement and utilize them for the benefit of the community they serve. A milestone has been achieved here at the Hemispheres in 2016, a long overdue void has been filled. Eight new committees composed of more than thirty owners have been created. Cooperation, teamwork, communication, and democracy will help us with our future Hemispheres' goals, dreams, and desires.

The administrative office has been organized to deliver a more efficient service to the residents. One can now also visit our website and see weekly updates about all the ongoing improvements done to the property. Over the past six months, Castle Group has assisted the Board with managing the Association. We are now pleased to announce that Atlantic Pacific will be our new Management partner and will carry on the responsibilities of management beginning January 1st 2017. The transfer of information from Castle Group to the Atlantic Pacific representatives and the transition to ensure the continuity of the services provided to the residents was successfully completed during the last two weeks of December.

Finally, it is a pleasure to inform you that as of November 30th we have achieved a monetary surplus of just under \$1.7 million dollars for the 2016 fiscal year. We are beginning 2017 with a healthy financial status and are doing so without any increase in your fees, dues, or any special assessments. By utilizing careful money management our surplus is growing by the day, and is doing so for the first time in many years.

To everyone, our best wishes for health and happiness in 2017.

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



## Valentine's Day Dinner & Show

**Your Privileged Ticket Pre-sale to  
the Most Romantic Event of the Year!**

*(Please see details on page 3)*

**BLUE**  
— Oceanfront, Bar & Grill —



## A TREMENDOUS ASSET TO THE BOARD : BARBARA DRABKIN

Dear Neighbors and Friends,

The best Board member candidates would be the 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. 😊



Barbara Drabkin, MD, MBA, LCAM  
Director Of the Board

Well, as you might imagine, people with those qualities are far and few between. However, they exist and Barbara Drabkin is certainly one of them. We had the privilege to vote her as a new Director of the Board at the last Board Meeting of December 9th. I would like to share with all of you some of the reasons why we are delighted to have her on the Board. Barbara has made the Hemispheres her home for more than forty years and genuinely cares for our community. She has extensive knowledge and experience with every aspect of our

community and knows a large number of residents. Therefore, she will be able to help the Board in many ways. However, the thing that motivated me the most to suggest to my fellow Directors to ask Barbara to join the Board, was her optimism, her generosity and her compassion. Whenever Barbara was asked to help, no matter what the project was, she was the first to accept, worked the hardest, and waited until the last person would leave at the end of the day, before going home herself, even if she was exhausted.

Barbara Drabkin is knowledgeable, intelligent, educated and skilled in many areas, but to top it all off, and what makes her very unique, is her absolutely out of the ordinary drive and sense of initiative. Benjamin Franklin is reported to have said, "If you want something done, give it to a busy person." Barbara is one of those. She has more energy than many twenty year olds and can easily multi-task. As soon as a plan is made, Barbara knows how to prioritize the tasks, who to call for

people resource, where to go and what to do. Essentially, she simply knows how to be productive and efficient in order to make things happen in no time at all.

Among many others, here are two examples that illustrate her abilities. Last August, there were only a few days left in order to get the 649 votes necessary to avoid the five million dollar Sprinkler special assessment and we were still short a few hundred votes. I crossed paths with Barbara and she generously offered to help. Immediately, she made a few phone calls, knocked on a few doors, and set up a network of cooperation with neighbors and friends by putting together a dynamic team of volunteers. She also suggested to post notices in strategic locations. Soon after, owners started coming into the office to bring their proxies and it was as busy as the entrance of WalMart over the holidays. Due to Barbara's initiative and dynamism, we received a total of 845 votes, which translated into 65.25% of the whole membership. That was the all time highest percentage of voter turnout for any vote at the Hemispheres for as far back as I can remember.

Here is another example of Barbara's remarkable «Can Do» attitude. After she helped the Board during Hurricane Matthew, the Board assessed the importance for first responder volunteers and the need for a Security / Emergency Measures Committee. She responded right away to our invitation and was happy to help. Just a few days later, Barbara notified me that she already had her first meeting. In less time than it takes for most people to say it, Barbara had already gathered a group of twelve owners to constitute the Hemispheres Emergency Action Team, «HEAT» and were already scheduled to take the program called "CERT" (Certified Emergency Response Team), given by the City of Hallandale Fire Department. How efficient is that?

Board Directors for condo associations are necessary and vital, and thank goodness for the rare good ones like Barbara Drabkin. Indeed, she is one of the most caring, positive and competent individuals I have ever met in my life. I look at Barbara as a role model and as a tremendous asset to our Board and an even bigger asset to our community. I would like to thank her for joining the Board but would also like to ask the residents to lend her a kind word of support when the opportunity presents itself. Being a Director is a challenging job, and appreciation and support from residents goes a long way.



Sincerely,  
Louise Lachance,  
President of the Board



*Come Celebrate with us the Most Romantic Event of the Year!*

**In the Magnificent Hemispheres Ballroom**



**Valentine's Day Dinner & Show**  
**Tuesday, February 14th**

*Exclusive Preferred Pre-Sale*

**\$59.99\***

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

*Do not be disappointed as the last event sold out very quickly!*

*Your Gourmet Chef at your service!*

**Anthony Raggiri**

\*(discount price per guest for Hemispheres Residents for sales in January only Regular price: \$ 64.99)

- First**
- Butternut squash bisque*
- Appetizers**
- Homemade duck Foie Gras*
- Baby spinach & goat cheese salad*
- Escargot surprise*
- Main courses**
- Herb crusted Atlantic salmon*
- Pan roasted wild bass*
- Duck leg confit*
- Angus beef prime rib*
- Lobster & seafood linguini*
- Dessert**
- Warm chocolate tart*



Featuring

**"The Ultimate Motown Tribute Show"**

Live Music with an 11-piece band

A fantastic tribute to the many artists & great songs from the classic Motown years. Expect to hear smash hits by the Temptations, Marvin Gaye & The Supremes.

Great music from the 60s, 70s, and 80s!

You'll be treated to "My Girl," "No Woman Like the One I've Got", "What's Going On", "I Will Survive" and dozens more!

All of this and backed by a live band!!



[www.bluebargrill.com](http://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*

# COMMITTEES & Areas of Responsibility

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

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

## COMMITTEE UPDATE

Dear Neighbors and Friends,

Time is a priceless commodity, and once it is spent it is gone forever. Volunteers who have the capacity to give their time should be commended and praised. On behalf of the Hemispheres' residents, we wish to thank all of the Committee volunteers who have accepted to give their time to the betterment of our community. On December 3rd, the first meeting for all the Committee members was hosted and was one of many more to come. This unique milestone is setting the standards of operation that we hope will pave the way for continued Committee participation with the managing of our homes for many years to come.

Managing a large community in such a way that improvements are consistently made in all facets of a condominium type lifestyle is the primary goal for the Association. Ensuring that both our social and financial structures are vibrant and healthy is paramount. Committees are, and will be so here at the Hemispheres, an integral part of the mechanics needed to achieve the primary goals. Board members should be comfortable delegating tasks to committees as opposed to having the Board handle and manage every detail.

Although we all own personal properties at the Hemispheres, not one of us personally owns the Hemispheres. Collectively, one thousand two hundred ninety five (1295) owners do own the Hemispheres. Committees are the extension of our community owners, and of course, Board members make the final decisions because they are the ones liable for the decisions that are made, however, this Board wants to rely on the help of Committees to take the pulse of what the majority of owners want.



Responsible acting Committees research a specific area of need, make surveys, speak to other owners and residents, brainstorm, and then make recommendations to the Board based on what they believe the majority of owners want, desire, and need. Both Board and Committee members should never function to fulfill personal agendas and needs. Our purpose and duty is to fulfill the needs of the majority of the owners and to seek and serve the community's best interests as a whole. Every action, every recommendation, and every decision has to be made with the benefit of the collective Association in mind and free from any personal benefit as deciding criteria. This is the main reason why this Board has decided to create Committees.

How will the Committees function? Here is the general idea: There are currently eight (8) Committees and a chairperson will represent each of them. The Board will assign one Board member to liaise with each Committee. This person is called the liaison. Committee members work together and the chairperson presents their recommendations to the Board liaison, whom in turn, presents the recommendations to the Board for a final decision.

Let us all benefit from the idea that «Teamwork divides the Task and multiplies the success!».

Cordially,

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

**A WARM THANK YOU TO ALL  
OUR COMMITTEES' VOLUNTEERS WORKING  
FOR THE BETTERMENT OF THE HEMISPHERES**





**sav-quick PRINTING**

HIGH SPEED DIGITAL | FULL COLOR | OFFSET | COPIES | BLUEPRINTS

722 S. DIXIE HIGHWAY UNIT 1 • HALLANDALE BEACH, FL 33009

PH: 954-458-0405 • FAX: 954-458-0426

[orders@savquickprinting.com](mailto:orders@savquickprinting.com) • [www.savquickprinting.com](http://www.savquickprinting.com)

*The Print Shop for those who care about saving time and money!*

**OFFSET PRINTING**

ALSO...

- HIGH SPEED DIGITAL
- BLACK AND COLOR COPYING



American-Mediterranean Cuisine Restaurant | Intracoastal Waterviews | Sunset & Dinner Menu | Sunday Brunch | Live Music & Events

[www.juniperonthewater.com](http://www.juniperonthewater.com) | (954)544-3370 | 1975 S Ocean Dr, Hallandale FL 33009



# BUDGETDRUGS™

A HealthMart® Pharmacy

- Free Local RX (prescription) delivery
- Family owned for over 40 years
- Always talk to a person, not a machine

Our Health Mart pharmacy specializes in serving our community with fast, friendly, professional service and the highest-quality medicines and health products. You'll always work with somebody at our pharmacy who greets you by name, and our pharmacists take the time to counsel you and answer your questions.

**Mon-Fri: 830am-530pm | Sat: 830am-2pm | Sun: Closed**

2500 East Hallandale Beach Blvd, FL 33009

Phone: 954-457-8011 | Fax: 954-457-7164

BudgetDrugs@gmail.com

www.budgetdrugs.com

www.facebook.com/budgetdrugs

**FREE**

Medicare Plan Consultation

Ask us how to save you \$\$\$ on Medicare...



## HAVE BRIGHT WHITE TEETH

**Call Now**  
for an appointment  
954-457-8288

**FREE TEETH WHITENING**  
with regular \$75.00 cleaning (D1110)



All dental treatments available including implants, crowns, dentures and cleanings.

**Dr. Stephen Rothenberg DDS**

416 E Hallandale Beach Blvd, Hallandale Beach, FL 33009

### 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.

## 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
- Dennis Valentin/Pool Supervisor 954-457-9732 ext. 321

### 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

- Beach Front Collectibles (ON)  
1-800-532-3269
- 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 Accountinf - 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 November 30, 2016

### Checkbook Balances

Operating	1,116,062.97
Capital Projects	1,067,900.41
Security Deposit/Clocker/Marina Deposit	582,453.41
<b>Total Checkbook Balances as of November 30, 2016</b>	<b>2,766,416.79</b>
Accrued balance of prepayment of our Insurance Premium	996,433.95
Accounts payable to the trade	119,596.00

### Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
<b>Income</b>	<b>904,112.69 \$</b>	<b>9,977,218.84 \$</b>	<b>9,938,375.33 \$</b>
<b>Expenses</b>			
Salaries and Benefits	107,787.93	1,241,473.67	1,329,401.33
Administrative	45,888.97	353,567.60	387,942.50
Insurance	110,714.89	1,281,680.05	1,522,400.00
Utilities	208,011.57	2,467,411.03	2,577,476.00
Contracts	187,369.27	2,507,394.02	2,599,831.67
Rep & Maint - Building	13,017.76	208,900.07	256,137.86
Rep & Maint - Equipment	5,194.55	83,705.83	106,300.58
Rep & Maint - Grounds	12,976.80	19,362.45	19,250.00
Rep & Maint - Special Projects	4,785.00	99,036.99	1,070,885.75
Bad Debt	0.00	23,394.44	68,750.00
<b>Total Expenses</b>	<b>695,746.74</b>	<b>8,285,926.15</b>	<b>9,938,375.69</b>
<b>Surplus/(Deficit)</b>	<b>208,365.95 \$</b>	<b>1,691,292.69 \$</b>	<b>-0.36 \$</b>

## Treasurer's Report: Clarification and More Good News!

Dear Neighbors,

First, I will bring clarification to some questions that have seemed to be brought up: "The payment of the insurance premium contract." Based on our strong cash position, the payment of \$1,328,579 to the insurance company was made in full in order to save the finance and interests costs of \$11,805.64. For more details, please read my article in the October newsletter.

Our cash in the operating fund has been replenished quickly due to the monthly surplus and the insurance accrual. Our cash has already increased from \$594,004.36 since the payment was made in September to \$1,116,062.97 in sixty one days by the end of November as projected. It takes experience to manage such a cash flow successfully. I have taken the extra step to publish the remaining accrued prepaid insurance and the Accounts payable for the trade in our current Newsletter treasurer report.

Now, let's address some new issues. At the Board of Directors meeting of December 9th, the accounting firm of Gladstone & Company was retained to perform our 2016 audit based on the recommendation of the finance committee for a CPA.

For the last five years, our financial audits met the spirit of the law, unfortunately, the statements were gradually diluted and not as informative as they could have been for an eleven (11) millions dollars budget. The commercial leases were not mentioned in the financial audits and our contracts disclosures and other comparatives were not published as well. To increase the owners' awareness, these are some examples of what will

be improved upon in our 2016 audit.

On another matter, Director Chiara and myself attended an Association show on December 6th, where we inquired about renegotiating our energy gas contract with different vendors. We have already started receiving proposals. One of the better proposals is showing a 16.35% saving amount. The Association's yearly Gas and Oil usage amount is about \$200,000 per year. Such saving could amount to about \$32,500 per year barring any energy cost increase. The savings will add up to over \$128,000 over 4 years. Unfortunately the winter rates are usually higher so it is better to accept the variable rate now until we can take advantage later of the lower rates to lock it starting in March 2017. We have already signed a new contract with Infinite Energy, starting January 1, 2017, and are awaiting its return.

Finally, I had informed you in the September Newsletter about the fact that the state of Florida holds unclaimed property accounts in the excess of one billion dollars and that these are mostly from dormant accounts in financial institutions, insurance and utility companies, securities and Trust holdings.

In my quest to turn every rock in the name of savings, and in order to manage the Hemispheres finances to the best of my knowledge, I had decided to investigate the possibility that the Hemispheres might have some unclaimed property.

Low and behold the hunt paid off. As the Association's Board Treasurer, in August, I filed four (4) claims with the state of Florida. Good news for every owner! On October 17, 2016, we received the check that was issued to our Association amounting \$9,560.12 for unclaimed money that belonged to but was unrevealed to our Association.



Cordially,  
Nabih Mangoubi  
Treasurer

DETACH CAREFULLY AND RETAIN FOR YOUR RECORDS BEFORE CASHING OR DEPOSITING THE WARRANT

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND CAPITOL BUILDING MUST APPEAR BELOW TO BE AUTHENTIC

FLAIR ACCOUNT CODE 43-712007001-43200200-00-22003000	SWDN C7000010240	ADN UP19616	OBJECT 8600	DATE 10/17/16	WARRANT NO 74-0354888-0	64-975 612
---	---------------------	----------------	----------------	------------------	----------------------------	---------------

OLO 430000 SITE AP CONTACT (850) 413-5555 FOR PAYMENT QUESTIONS VOID AFTER 12 MONTHS

**STATE OF FLORIDA**  
DEPARTMENT OF FINANCIAL SERVICES

**PAY**  
NINE-THOUSAND-FIVE-HUNDRED-SIXTY & 12/100 DOLLARS

**4-25 076 824**  
**AMOUNT**  
\$\*\*\*\*\*9,560.12

EXPENSE WARRANT

TO THE ORDER OF  
THE HEMISPHERES CONDOMINIUM ASSOCIATION, INC.  
ATTN NABIH MANGOUBI  
1980 S OCEAN DRIVE  
HALLANDALE BEACH FL 33009

TO: DIVISION OF TREASURY  
TALLAHASSEE

JEFF ATWATER, CHIEF FINANCIAL OFFICER

6L3061

# 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)

## Bulky Item Pickup!



**954-457-9732 ext. 559**

**Only \$5 per item!**

(Up to 15 pounds items or less)

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

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

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

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

**YOUR NEIGHBORS WILL THANK YOU!**

## SUCCESSFUL RESULTS OF GREAT TEAMWORK

### A POSITIVE PILOT COMMUNITY PROJECT : JUNK IN THE TRUNK !

Dear Residents,

I am happy to report that our first try at our pilot community project «Junk in the Trunk» was a success. Many residents responded positively to our call for efficient trash removal by contacting Resident Services in order to schedule a pick-up. We wish to warmly thank all of you who made the effort to participate. Success is no accident. It takes every resident's cooperation in order to achieve any community project. Consequently, because of the positive outcome, we will repeat the project once again in February.

On February 8th and 9th, we will hire an extra employee so you can schedule large trash item pick-ups directly from your condo units. The price is still going to be minimal and will only aim to cover the cost of the rental of the trash container and the labor. Price: \$5.00 per item for items up to 15lbs or less. Over 5 items will be charged at \$25.00 per half hour. Items over 15lbs will also be charged at \$25.00 per half hour. Please contact Resident Services 954-457-9732 ext. 559 and schedule your pick up with them as early as possible so that Management can plan effectively.

The only negative we experienced in December was the construction and demolition waste that some residents still



left in the common areas of our buildings. Leaving this type of trash in front of the service elevator, in the trash rooms of every floor, and sometimes even in the hallways, is not allowed. If you are renovating your bathroom, kitchen, or floors, none of that waste belongs in the common areas. You must tell your contractor to dispose of the construction waste by taking it off the property completely.

There is a Broward County landfill, which accepts yard waste, construction and demolition waste, and bulk trash. Bulk trash is \$10 (\$40 per ton). It is located at: The Broward County Bulk/Yard Waste Drop-Off Center, 5601 W. Hallandale Beach Blvd., West Park, FL Saturdays 8:00am - 4:00pm

We remind you that it is the responsibility of every resident and his or her contractor to dispose of their unwanted waste appropriately. It is not the responsibility of the Association. Construction waste, demolition waste, and bulk items waste disposal service cost is not included in your maintenance fees because not all residents need this service. Thank you in advance for your cooperation with respecting your neighbors and at the same time, contributing to the benefit of your Association.

In closure, we have received the 48 new beach chairs and 32 new umbrellas just in time for the high season. If you choose to, you now no longer need to BYOBS (Bring Your Own Beach Stuff). Please kindly take in consideration that it would be appreciated that if you leave your chair for more than an hour, to please bring your belongings with you so that your neighbors may also be able to enjoy the new equipment.

Thank you all for your cooperation!



«Doing the right thing even when no one is watching, this is called Integrity.» - C.S. Lewis ~

Gerlando Chiara  
Secretary

#### NEWSLETTER FINANCIAL RECAP

##### 2016 NEWSLETTER ACCOUNTING

December 2016 Ad Revenue	\$2,172.50
December 2016 Printing Costs	\$1,568.89
December Profit	\$603.61
May to November Profit	\$3,033.37
<b>Total Profit Since May 2016</b>	<b>\$3,636.98</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>

Trusted **Licensed & Insured** Designers & Contractors  
Offering **Quality** and **Reliable** Remodeling Services in the Hemispheres for **Over 10 Years!**

**NOHMIS**  
DESIGN & CONSTRUCTION

Office Located in **Bay South Bldg** Unit **GL-3**  
When **EXITING** the Elevators office is to the **LEFT**  
**Lower Lobby, East Side** of Building

**Full Service Firm!**

**Professional Design Services:**

*Interior Design, Architectural & Engineering*

**Full Time Staff:** *We are always available with staff ready to serve you in our office! Come Visit!*

**Full Service Contracting:** *We hire exceptional contractors to provide Plumbing, Electric, AC, & Impact Window services.*

**Trusted:** *References and in person tours of our work are available! Ask around about us.*



**(954) 591-8361 | [www.NOHMIS.com](http://www.NOHMIS.com) | [Services@NOHMIS.com](mailto:Services@NOHMIS.com)**

Registered Architect: AR0002750 | Certified General Contractor: CGC1520177

 **Seaside**  
*International Realty*

**Miriam Ayala** Broker  
[miriamayalarealtor@gmail.com](mailto:miriamayalarealtor@gmail.com)  
[www.miriamayalasellsflorida.com](http://www.miriamayalasellsflorida.com)

**1950 S. Ocean Dr. GL-4**  
**Hallandale Beach, FL 33009**  
**Direct: 305-219-2297**  
**Office: 954-613-7396**



*My business is growing through referrals.  
Word of mouth is the best advertisement.  
Thank you for referring your friends and relatives!*

Located in the lower lobby Hemispheres, Ocean North Building.



# MAC PAPERS

Geoffrey Colton  
Sales Manager

O: 305.362.9699 / C: 305.773.1145  
E: gcolton@macpapers.com

5900 NW 176th Street  
Hialeah, FL 33015 / macpapers.com



**The Magical Hands**  
DETAILERS  
www.themagichands-sfl.com

Call For  
Scheduling

1

2

3

4  
FREE

Ask  
for special  
of the  
week

Nelson  
954.914.9274

305.345.7671  
themagichands@aol.com

SCHEDULE: MONDAYS AT THE BAY SIDE and FRIDAYS AT THE OCEAN SIDE  
START TIME: 10:30AM  
Please visit our website.



## SANDY CLEANING SERVICE

Many years experience,  
with references.

786-663 9414

## Snowy Mini-MART

Groceries, sundries, snacks, beer, wine, fresh  
sandwiches and much more.



One stop for all your needs.

Ocean South Lower Lobby

954-458-2930

## CLASSIFIED ADS

### EXPERT ALTERATION

Ladies, men, children. I make house calls,  
pick up delivery. 9:00 am to 6:00 pm  
Contact MaryAnn • 954-439-5739

### PROPERTY FOR SALE!

Ocean front - 1 bedroom, 1.5 bath  
Huge balcony, Gorgeous view, mid 200's  
Please call Claudia 1-514-488-1557

### MEN'S LOCKERS FOR RENT IN OCEAN GYM.

\$50 per year.

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

### LOOKING FOR A BABYSITTER?

Contact Crystal at 305-240-8387  
(Hemispheres resident)

## REPAIRS AND REMODELING

Your Neighborhood of the Hemispheres

Professional Service & Affordable Prices



**Antonio Esposito**  
with **STONE**  
 **SERVICES**  
 **GROUP, INC.**

State License and Insured # CGC061794

Call us. No job is too small.

20 Years of Experience.  
Working at the Hemispheres  
for over 3 Years.

"All Work Guaranteed"



Call now for a Free Written Estimate

786-326-7105

aeremodeling1@hotmail.com

Come Visit us at:

**B.S. SHOWROOM**  
1985 South Ocean Dr # GL1  
Hallandale Beach, FL 33009



## 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.

# JANUARY 2017

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2 OFFICE CLOSED <i>Holiday</i>	3	4	5	6	7
8	9 Zumba Class 7pm - BR	10 Bingo 6:30pm - OT	11 Art class 1pm - OT Yoga class 6pm - BR	12	13	14 OFFICE OPEN 9AM - 1PM
15	16 Zumba Class 7pm - BR	17 Bingo 6:30pm - OT	18 Art class 1pm - OT Yoga class 6pm - BR	19	20	21
22	23 Zumba Class 7pm - BR	24 Bingo 6:30pm - OT	25 Art class 1pm - OT Yoga class 6pm - BR	26	27	28 OFFICE OPEN 9AM - 1PM
29	30 OFFICE CLOSED Zumba Class 7pm - BR	31 Bingo 6:30pm - OT				

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

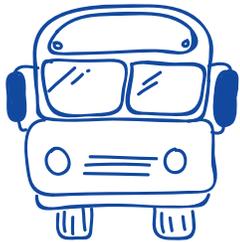
**Tennis Round Robin**  
8:30am - 10:30am  
(Every Day @ Bayside Courts)

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



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

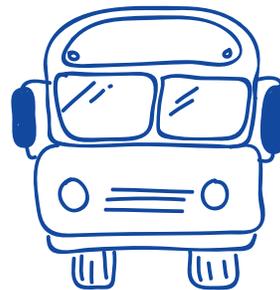
January 2017

January 4, 2017 | Swap Shop

January 11, 2017 | Aventura Mall

January 18, 2017 | Festival Flea Market

January 25, 2017 | IKEA and Sawgrass Mills Mall



All trips must be pre-paid in the office (\$5.00 per rider, not including driver gratuity), no later than the 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.

# 15%

OFF DENTURES



## Experience The New Generation in Dentistry at Smile Design Dental of Hallandale Beach



SMILE DESIGN  
DENTAL  
HALLANDALE BEACH

NEW PATIENT OFFER

**\$99<sup>00</sup>**

EXAM, CLEANING & X-RAYS

ADA Codes D0150, D1110, D0272

Unless perio disease present. For non-insured patients only.

**15% OFF**

ALL IMPLANT PROCEDURES

Must present coupon

### Routine and Specialty Dental Services all rendered in one convenient location:

- ✓ General and Family Dentistry
- ✓ Dental implants
- ✓ Cosmetic Dentistry (porcelain crowns and porcelain veneers)
- ✓ Root Canals
- ✓ Dentures and Partial Dentures
- ✓ Orthodontics (traditional metal braces, ceramic braces, Six Month Smiles & Invisalign)
- ✓ Extractions
- ✓ Periodontal Therapy
- ✓ Sedation is available
- ✓ Emergency and Walk-Ins welcome
- ✓ Financing Available



Dr. Nathalie Vera  
and Dr. Eric Schuetz

 **10% OFF**  
TREATMENT FOR ALL VETERANS

Se Habla Español

HOURS AVAILABLE

Monday - Friday: 9:00am 5:00pm • Saturday by Appointment Only

**954.388.2894**

2100 East Hallandale Beach Blvd. #305 • Hallandale, FL 33009

[WWW.SmileDesignDentalFL.com](http://WWW.SmileDesignDentalFL.com)



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



**MOST INSURANCES COVERED**



## SAFETY TIPS FOR SENIORS LIVING ALONE

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.

Many older adults live on their own nowadays and that means taking the right precautions to ensure that living alone doesn't mean living dangerously. It is appropriate to take a few steps to prevent accidents in your condo and ensure that help can get to you in the event it's needed:

- 1. Avoid slippery conditions:** Make sure floors aren't slippery. Put down non-slip floor mats in your bathrooms and install safety bars (also known as 'grab bars') in bath tubs and showers, and next to toilets.
- 2. Remove tripping hazards:** Stray electrical cords, rugs that don't lie flat, and poor lighting are common causes of falls within the home. Make sure your bulbs are the proper wattage and install nightlights to illuminate your floors at night.
- 3. Don't place items in hard to reach places:** Keep the things you need within easy-to-reach. Climbing to get to items in high places is another common cause of falls.
- 4. Keep handy emergency phone numbers:** Such as the ones from your family members, friends, neighbors and your building security front desk guard provided on page 6.
- 5. Consider an alert system:** In the last years, there have been several new senior alert systems to hit the market. In the event of a fall or accident, you just press a button, worn on a bracelet or necklace, and help is summoned. There is no need to get to a phone.
- 6. Get to know your neighbors:** Senior isolation is a big problem, and it's one of the single most dangerous things for seniors who live alone. While living alone doesn't always mean being lonely, the two things go hand-in-hand for many seniors, and it's a potentially life-threatening mixture of things. You don't have to be best friends, but if you and your neighbors get to know each other, you're all more likely to notice when something is awry.
- 7. Organize a daily check-in:** Ask a loved-one or friend or neighbor to call each day to make sure everything is okay. You can offer to do the same for them. If you don't have anyone who you can count on to do this reliably, medical alert system services offer such service.



**8. Stay in good health:** One of the biggest risks for seniors who live alone is injury. If a senior slips and falls and there is nobody around to help, a simple concussion could quickly become life-threatening. Because of this, it's essential for seniors who live alone to stay as healthy as possible. Things like exercise, a healthy diet, an active social life, and drinking plenty of water drastically cut down on the health risks that face solitary seniors, and make it much easier for seniors to remain safe in their own homes.

*“Mr. Roy Bromley is the 24/7 Security Supervisor whom I have assigned specifically to your Hemispheres property. He has been in the security field for the past twenty-three years.”*

**9. Develop a disaster kit:** All people (and especially seniors) should have a disaster preparedness kit on hand. This kit, meant to be used in the event of power outages or natural disasters, should include survival supplies like dried food, bottled water, flashlights, matches, candles, and medical supplies. Ideal for tending to one's own needs while help arrives, this simple little disaster kit can make severe weather or rolling blackouts easier.

**10. Make sure that your front desk Security has a copy of your unit keys in their lock box:** In the event that you are incapacitated and are unable to open your door from the inside, security, fire or police will be able to enter your unit in a timely manner in order to help you otherwise they may have to force your unit door open if no key is available and it will take a lot more time which is usually critical in case of emergencies.

**11. Keep lists of medications, allergies and personal information in your wallet or purse:** This information can be invaluable to emergency medical personnel when they come to your home, especially if you're unconscious or unable to communicate.

Independent living can be as fulfilling as it can be daunting. The risk of feeling or being isolated or suffering an injury without nearby assistance can be discouraging. Luckily, these simple tips will help you make it easier to stay safe in your own homes.

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



Mr. Roy Bromley  
 Hemispheres Security Supervisor



# Dermatology boutique

110 N Federal Hwy  
Suite 302, Hallandale Beach

**(954)251-0367**

Skin Cancer  
Cosmetic Dermatology  
Skin, Hair & Nail Disorders

Cynthia Golomb, MD  
Board Certified Dermatologist & Dermatopathologist  
[www.DermatologyBoutique.com](http://www.DermatologyBoutique.com)



— THE HEMISPHERES —  
**MARINA**

**ONLY 3 SPACES LEFT!**

**NEED TO ANCHOR YOUR BOAT? NO PROBLEM!**  
EACH SLIP IS EQUIPPED WITH A BOAT LIFT AND LOCKER.  
For hemispheres' resident only.

**JOIN US!**  
residentservices@thehemispheres.com • 954-457-9732 ext. 559

**DO YOU HAVE A COMPUTER YOU HAVE NO USE FOR ANYMORE?**

**WE  
NEED  
IT !!**



The Amenities and Renovations Committee is seeking donations of usable computer equipment. We would like to place at least two computers in each card room for the use of those residents who lack internet access.

Please contact Resident Services to arrange for a pick up.

**THANK YOU !**



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.

**ATLANTIC | PACIFIC MANAGEMENT**  
is committed to **EXCELLENCE** and “**NEXT LEVEL SERVICE**”

WISHING YOU A  
**BRIGHT AND HAPPY NEW YEAR!**

[www.apcompanies.com](http://www.apcompanies.com)



AtlanticPacificCompanies



#apcompanies



apcompanies

**MIAMI** | 1025 KANE CONCOURSE | SUITE 215 | BAY HARBOR IS FL 33154 | T: 305 867 2245 | F: 305 867 2246

**BOCA RATON** | 622 BANYAN TRAIL | SUITE 150 | BOCA RATON FL 33431 | T: 561 819 5433 | F: 561 819 5553

# HEMISPHERE SPECIALISTS!

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

JOIN OUR EMAIL LIST FOR MONTHLY MARKET REPORTS & UPDATES

FIND YOUR CONDO VALUE [WWW.HEMISPHEREVALUES.COM](http://WWW.HEMISPHEREVALUES.COM)

## Denise & John Bracco

Decorus Realty 

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

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

[www.BraccoBeachTeam.com](http://www.BraccoBeachTeam.com)  
[www.DeniseandJohnBracco.com](http://www.DeniseandJohnBracco.com)

[www.facebook.com/HemispheresCondoOwnersandResidents](https://www.facebook.com/HemispheresCondoOwnersandResidents)



BRACCO BEACH TEAM



### ONSITE OFFICE AT THE HEMISPHERES

NEXT DOOR TO THE ADMINISTRATIVE OFFICE

LIKE US ON FACEBOOK:  
[HALPRINREALTY.COM](http://HALPRINREALTY.COM)

Call: Lisa Halprin  
(954)817-4919



Hemisphere BN 10K 2/2 gorgeous s vu!! Completely renovated open kitchen & furnished \$399,000



Hemispheres ON 4G 2/2 south view of pool & ocean! Furn \$380,000



Hemispheres OS-16L 1/1.5 gorgeous s. view \$258,000.00



Hemisphere S 7C 1/1.5 Tile Flrs With or without tenant \$240K



Hemispheres ON Q 3/2.5 South East corner Tile Flr updated \$700's



Hemispheres ON 10F 2/2 NW corner . Beautifully updated completely furn \$380,000



Hemispheres BN 17C 1/1 south view of ocn and intra! \$250,000



Hemispheres ON 9N 1-1.5 south view tiled floors!! OCEAN OCEAN OCEAN!!! \$350,000