



THE HEMISPHERES NEWSLETTER

August 2016
Volume 9, Issue 8

MESSAGE FROM THE BOARD

Steady Progress : Better Management Practices & Accomplishments

Dear Owners,

The Sprinkler Retrofit Special Membership Meeting has been set and your input is extremely important. The Meeting package has been mailed to all unit owners and it is time to cast your much needed vote. The Meeting will be held on August 16th, 2016 in the ballroom at 7 pm. Owners must now decide if they want to vote YES (to opt out of retrofitting fire Sprinklers) or No (vote not to opt out). Owners do not have to attend the Meeting in person and they may cast their vote at anytime until the deadline of August 16th by simply sending their proxy to the administrative office. You may send this proxy by mail, by fax, via emails or by bringing it in person to the office. Proxies are also available at the front desk. There is a lot at stake for the owners. If 648 owners do not vote YES, a special assessment of about 5 million dollars will be required in order to install the sprinklers.

Since June 17th, day one of the arrival of Castle Group, the management transition team has hit the ground running. Indeed, they have been busy working at getting familiar with the property, getting to know the employees, and addressing

the needs of the residents through the new Resident Service Department. Guided by the leadership from Ms. Cathy Grimaldo, the management and employees have been accomplishing goals together more than ever before. In order to keep you better informed as to what is being done by management, both upfront and behind the scenes, a regular weekly report is now being posted on our website.

The new Resident Service Department is addressing the needs of the Hemispheres residents. In addition to handling walk in residents' concerns and daily phone calls, in the past month, the new Resident Service Department addressed 150 residents' requests via emails which were responded to within 24 to 48 hours. This new service is greatly needed and will continue to serve all residents on a daily basis.

The philosophy of the board and that of the new management team is to listen to the comments of the residents, to show them respect, and to aim to adapt the approaches, programs, and policies to better serve the needs of the Hemispheres community.

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



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Maintenance Fees Payment: Making it Efficient & Fair for Everyone

Dear Owners,

I am pleased to announce that the new Hemispheres Association partnership with BB&T Bank will provide personalized services to owners without any bank charges to the Association. The closest branch is located for your convenience right next to Publix on Hallandale Beach Boulevard and is opened from 9am to 5pm every weekday.

There are 1295 residential units at the Hemispheres and currently 551 owners are using the AUTOPAY Program to pay for their monthly maintenance fees and about 500 owners are mailing their check monthly with the coupon. These 2 methods are efficient and cost free for the Association. However, there are about 230 owners who drop off their check in person to the Administration office every month. This method is not cost effective because it causes delays and costs to the Association, about \$20,000 every year in labor and material.

In fairness to every owner, starting September 1st, the Association will require all owners to kindly only use one of the six (6) accepted methods of payment. After September 1st, payments will no longer be accepted in the office.

Here are the six (6) methods of payment available to you:



For your convenience, you can join The Hemispheres "AUTOPAY" Program with just a few quick clicks. The "AUTOPAY" program provides for the direct debit of your maintenance fees from your bank account. We know that everyday life is busy and thus enrolling in AUTOPAY allows owners to be free from writing a check each month, avoids mailing fees, and is a wonderful way to be eco-friendly. Please join this program by going to the Hemispheres website www.thehemispheres.com and select «Make Payment» in the top right hand corner and simply follow the directions. This option is only available to owners with a US Funded bank account.

You may also make your payments one at a time, by using an online Bank Payment Service through your own personal bank.



If you manually write your check, please make your check payable to "The Hemispheres Condominium Association, Inc.", write your "Bill Pay Account Number" on your check, enclose the coupon with your payment and mail to: P.O. Box 628207 Orlando, FL 32862-8207. Please do not mail postdated checks as checks are cashed the date they are received and the Association will not be responsible for postdated check fees.



BB&T has more than 2,150 financial centers to serve you. Take your coupon along with your payment to any BB&T location near you.

You may also pay by credit card using Visa®, MasterCard®, American Express® or Discover® for a \$9.99 fee or pay by eCheck for a \$9.99 fee.

For all easy instructions, please kindly visit the Hemispheres website www.thehemispheres.com and select «Make Payment» in the top right hand corner and simply follow the directions.



Nabih Mangoubi
Treasurer

Working with you for a better Hemispheres

Hemisphere Team tasks completed in July 2016

Dear Owners,

During the month of July, Castle has been layering its best practices onto your existing operations in order to fully realize the Hemispheres' potential, enhance your quality of life and the value of your property. We are consistently inspecting the property and focusing on creating an environment where each resident feels important and cared for and we are working to do our best to fulfill your needs as well as anticipate them.

On the Hemispheres' website, each week, we are posting a report called "Resident Weekly Report" which is showing the membership the tasks that are getting accomplished. Below are highlights of the reports for the month of July:

- Please allow me to introduce you to Mrs. Carolina Barona. The new Hemispheres office receptionist/administrative assistant.



- The old president room has been converted in a convenient large conference room where many meetings now take place. For instance, a Mandatory Hazardous Communications Course was taught in the new conference room, providing all Hemispheres' maintenance employees with training on hazardous materials and precautions they must take to protect themselves from hazardous chemicals and materials.

New
Conference
Room



- The waterfall maintenance was addressed as well as other items on our action list.

Before
Washed



During
Pressure Wash

After
Washed



Maintenance
Employees
Course



Working with you for a better Hemispheres

- Housekeeping staff professionally pressure washed the back of the swimming pool chairs at Ocean Pool.



Before



After

- Management met with the pool attendants and provided them with instructions to improve the Community services by working as a team. Their duties and responsibilities were reviewed. Management added new tasks to be incorporated beginning July 1st 2016 to add value to the property and Royal Service to all residents and their guests. Training continues to be ongoing.

- Management has been cross training Administrative office employees to shorten the wait time for services provided.

- Management is working with each of the Association's vendors, including Security, Housekeeping, Landscaping, and Valet to name a few. We have and continue to conduct thorough walkthroughs and inspections focusing on redefining responsibilities and improving services to the Residents.

- We have been working with The City of Hallandale Beach to trim back dead palm fronds, clean up debris between the City foliage and the Hemispheres' fence Oceanside.

- The Sprinkler Retrofit Special Membership Meeting package was sent to all unit owners. The Special Membership Meeting will be held on August 16th, 2016 in the ballroom. We will be placing proxy at the front desk to be given to owners to promote voting from all owners.

- Elevators are due for modernization. Management is currently obtaining prices.

- We are aggressively working towards eliminating illegal rentals less than 3 months by surfing vacation websites and identifying the units, keeping Security up to date on each reported incident.

- We've replaced two (2) broken basketball backboards.

- Rusty fans have been replaced in some of the common area bathrooms.



Before



After

- Housekeeping staff has been instructed to keep a keen eye out to detail by removing cigarette butts from the hedges and landscaping, by buffing elevators more often, by insuring the gym and pool area bathrooms are clean to name a few, to professionally pressure washing the back of the swimming pool chairs at Ocean Pool.

- Valet was instructed to clean up their respective valet offices to give the entrance area a polished professional appearance. A meeting was held with the Park 1 Valet Manager placing an emphasis on providing Royal Service.

- Tower Pest control was asked to come out again to spray for fire ants OS and BN & BS on a more consistent basis.

- A new Resident Services department was established in the Administration office. We invite and welcome everyone of you to contact the Resident Services Specialists at: residentservices@thehemispheres.com, or call the Administration office at 954-457-9732 ext 559, or drop by Monday through Friday 8:00am to 4:00pm, and the Resident Service Specialists will respond to your questions and inquiries with great pleasure and greet you with a smile as well.

Cordially,



Cathy Grimaldo
*Director of Quality Assurance /
Castle Group*

AUGUST 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Tennis Round Robin 8:30am – 10:30am (Every Day @ Bayside Courts)	Table Tennis Round Robin 6:00pm – 7:30pm (Tuesday & Thursdays @ Oceanside)					
	1	2	3 Trip or Local Bus Service	4	5 Local Bus Service	6
7	8 Local Bus Service	9	10 Trip or Local Bus Service	11	12 Local Bus Service	13 OFFICE OPEN 9AM - 1PM
14	15 Local Bus Service	16 Members Special Meeting (Sprinkler Retrofitting) 7:00pm - Ballroom	17 Trip or Local Bus Service	18	19 Local Bus Service	20
21	22 Local Bus Service	23	24 Trip or Local Bus Service	25	26 Local Bus Service	27
28	29	30	31			



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.

BUS SCHEDULE

Summer Hours

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



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

Connect to The Hemispheres Residents And Beyond

MONTHLY NEWSLETTER ADVERTISING

Prices Effective September 2016

BLACK AND WHITE ADS		Price
■	Full Page Inside	\$150
■	½ Page Inside	\$ 95
■	¼ 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
■	½ Back Cover Page	\$175
■	½ Page Inside	\$135
■	¼ Front Cover Page	\$300
■	¼ 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 8:00am to 4:00pm.

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



Working Together to Benefit our Community

Dear Neighbors,

Directors are always looking for ways to better our services, improve our living environment, and to tweak our finances. For the July newsletter we have enlisted the proficient Vice President of the board, Mrs. Lubomira Nentcheva, to prepare the July Newsletter layout. Her volunteered talent and time has made the Newsletter look better than ever, not to mention that her efforts has saved the Association all the layout costs. On behalf of everyone, thank you Mrs. Nentcheva.

Newsletter financial recap below:

July 2016 Advertising Revenue.....	\$1,775.00
July 2016 Printing Costs	\$985.25
July 2016 Surplus	\$789.75
May & June 2016 Surplus	\$243.00
Total Surplus Since May 2016.....	\$1,032.75

2015 Newsletter Accounting:

2015 Advertising Revenue	\$13,134
2015 Printing Cost	\$24,660
2015 Newsletter Deficit	-\$11,526

Here is a wonderful way we can all participate in helping to reduce some of our costs in order to improve our services in other areas. Please allow me to kindly bring to your attention an issue that might not seem like a big deal at a first glance, but actually has important consequences. Some Residents tend to leave furniture and other belongings they no longer want in the common trash areas of the buildings and sometimes the hallways too. These large items are not only cumbersome, but they are also unsightly. By leaving behind these items as trash, it costs the Association thousands of dollars

every month in labor, transportation, and container rental expenses to dispose of them. Our employees should not be working at disposing of those items, but should rather work at maintaining the property. It is the responsibility of every resident to dispose of their unwanted belongings appropriately. Please be kind to your fellow neighbors and have your furniture items or other useful items recycled.

There are many organizations which would be happy to receive and even pick up your unwanted furniture and belongings at no cost to you. These organizations will then give them to people in need. For example: Please contact the Salvation Army at: <http://www.salvationarmyusa.org> and schedule a pick up online or call (954) 524-6991. You may also donate your clothes, furniture, and other household items by contacting Florida Gardens: (954) 981-9368 and help the fight against cancer and save lives. They even issue a 501 (c) (3) IRS tax receipt with each donation. They also have a need for medical supplies such as wheelchairs, walking canes, and shower chairs. This organization will then sell your donated goods with the net-proceeds directly contributing to help people stay well, get well, and find cures. We can all help to fight cancer by contacting: info@floridagardensthift.or

Thank you in advance for your cooperation with respecting your neighbors, helping others in need, and at the same time, contributing to the benefit of your Association.



Gerlando Chiara
Secretary

«We make a living by what we get, but we make a life by what we give.»

- Winston Churchill -





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Committee Volunteers Recruitment Campaign

Greetings everyone!

Living in a condominium community means working together. As such, your Association needs volunteers in order to create committees that will operate efficiently and harmoniously. If you have an aptitude for cooperation, enjoy teamwork, and have the pertinent experience we need you! Please submit your candidacy for one of the five suggested committees presented below.

Your contribution will be an asset to creating a stronger, happier community—something that will benefit everyone. Kindly provide us with your contact information, a short bio or resume, the Committee you would like to join and a few words about your motivation in joining this Committee.

Please email the information to Resident Services at residentservices@thehemispheres.com or bring in person to the office.

The deadline for application will be Friday, August 12th. Please submit your candidacy today! Once the names of all interested volunteers are compiled, Management will be contacting them with additional information.

Looking forward to hearing from you!



Jordan Goldman
Vice President / Castle Group



Committees Descriptions:

Landscaping and Beautification: The role of this committee will be to make recommendations to improve how the association presents itself to the outside world. The committee will develop short and long term plans to improve specific areas throughout the community.

Social and Welcoming: The role of this Committee will be to make recommendations for major functions and assist in planning and coordinating social events for the community. This committee will make recommendations on how to welcome and educate new residents/owners to the community and what information they should be provided.

Rules & Regulations: The role of this Committee will be to make recommendations on rules that need to be revised in order to better serve the needs and desires of the Residents.

Amenities and Maintenance: The role of this Committee will be to make recommendations regarding areas that require improvement or replacement with short term and long term action goals for maintenance related areas.

Violations: The role of this committee will be to recommend whether to confirm or reject a fine levied by the board according to the procedure established in the Florida Statutes.

AT YOUR SERVICE:

Board of Directors:

- Louise Lachance, President
- Lubomira Nentcheva, Vice President
- Gerlando Chiara, Secretary
- Nabih Mangoubi, Treasurer
- Peter Kozo, Director
- Gilbert Rich, Director
- Tom Gleeson, Director

Department Heads:

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

Contracted Services:

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

IMPORTANT PHONE NUMBERS

All Numbers have area code (954)

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

Hemispheres Office Contact Sheet

Ivan Paredes - General Manager.....	
Mayra Giannini - Admin. Assistant.....	304
Receptionist.....	301
Joe Tocci - Chief Engineer.....	317
Mariya Kashin - Accounts Receivable....	550
Accounts Payable.....	306
Hector Franco - Chief of Maintenance...	314
Gabby Gonzalez - Contractor/Maint.....	313
Luz Arias - Access Control.....	305
Dennis Valentin - Pool Manager.....	321
Roy Bromley - Security Supervisor.....	551

PLACES TO EAT

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

Juniper (Bay side)
954-544-3370

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

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

COMMERCIAL UNITS

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

Beauty Salon (OS)
954-457-8428

Halprin Realty (OS)
954-458-2227

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

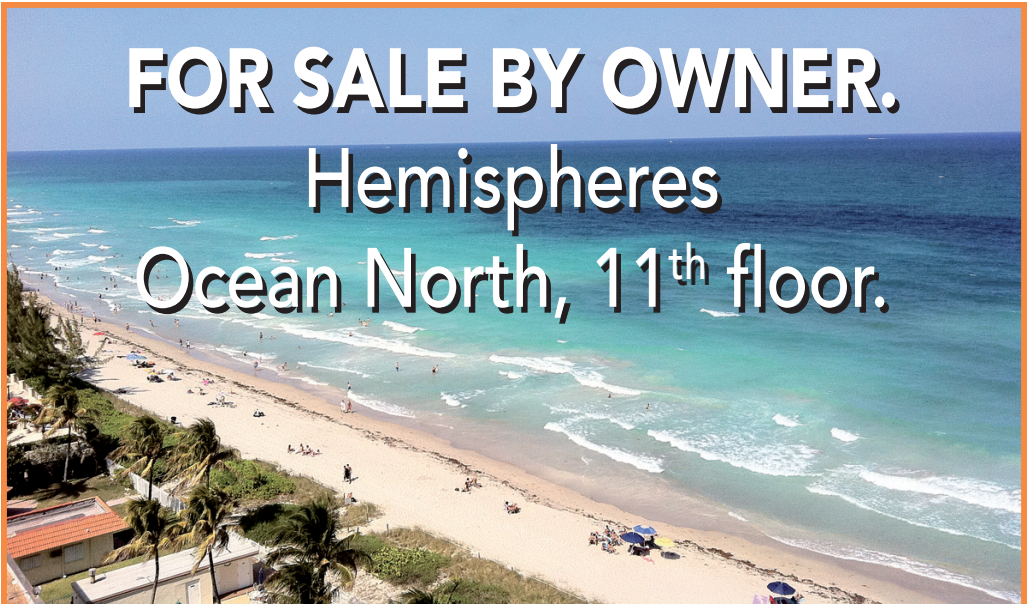
Neil I. Lechtner, Attorney (BS)
954-457-4357

Nohmis Construction (BS)
954-591-8361

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

Stone Services Group (ON)
786-326-7185

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a boat lift and locker.*

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

Florida Treasure Hunt

The state of Florida holds unclaimed property accounts in the excess one billion dollars. These are mostly from dormant accounts in financial institutions, insurance and utility companies, securities and Trust holdings.

Chapter 717, FS requires financial institutions and other entities to report intangible personal property they are holding that is considered unclaimed or abandoned. The property must have been inactive for a set period of time, usually between one and five years.

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 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, I filed four (4) claims with the state of Florida amounting to \$9,648.12. The state takes about 90 days to distribute valid claims.

I suggest that all owners of the Hemispheres try it for themselves. If you lived a long time in Florida go to: <https://www.fl-treasurehunt.org> and follow the instructions. If you lived in other states go to: MissingMoney.com.

Don't be disappointed if you don't find anything as it means you did a good job safeguarding your money. Good hunting!



Nabih Mangoubi
Treasurer

The Hemispheres Condominium Association Treasurer's Report As of June 30, 2016

Checkbook Balances

Operating	1,418,916.61
Capital Projects	1,065,468.57
Security Deposit/Clocker/Marina Deposit	514,761.98
Total Checkbook Balances as of June 30, 2016	\$ 2,999,147.16

Revenue and Expenses

	Month	Year-to-Date	Budget(Year-to-Date)
Income	\$ 893,412.92	\$ 5,445,603.40	\$ 5,420,932.00
Expenses			
Salaries and Benefits	115,211.28	649,640.30	725,128.00
Adminstrative	19,288.15	188,954.08	211,605.00
Insurance	115,048.98	719,437.42	830,400.00
Utilities	236,669.64	1,406,294.30	1,405,896.00
Contracts	202,405.51	1,387,934.95	1,418,090.00
Rep & Maint - Building	7,109.76	89,382.27	146,711.64
Rep & Maint - Equipment	6,650.73	62,932.99	59,232.60
Rep & Maint - Grounds		5,855.00	2,250.00
Rep & Maint - Special Projects	50,001.78	88,262.82	584,119.50
Bad Debt			37,500.00
Total Expenses	752,385.83	4,598,694.13	5,420,932.74
Surplus/(Deficit)	\$ 141,027.09	\$ 846,909.27	\$ -0.74

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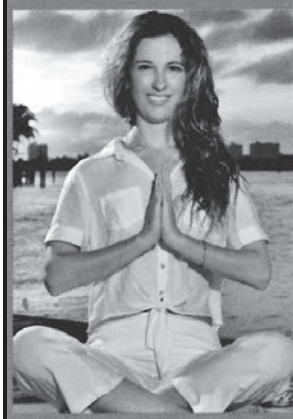
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WANTED: Hemispheres Condominium under \$150,000!

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HEMISPHERES MARKET REPORT JANUARY - JULY 2016

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UNITS PENDING

ADDRESS	BR	FB	HB	LIST PRICE
1985 S OCEAN DR Unit#11P	2	2	0	\$338,000
1985 S OCEAN DR Unit#PHH	2	2		\$365,000
1950 S OCEAN DR Unit#22J	2	2		\$469,000
1950 S OCEAN DR Unit#3P	2	2		\$375,000
1985 S OCEAN DR Unit#MH	2	2		\$215,000
1980 S OCEAN DR Unit#M D	1	1	1	\$168,900
1965 S OCEAN DR Unit#2B	1	1		\$175,000
1985 S OCEAN DR Unit#21A	1	1	1	\$225,000
1950 S OCEAN DR Unit#4D	1	1	1	\$229,900
1965 S OCEAN DR Unit#14B	1	1	0	\$224,900
1950 S OCEAN DR Unit#15B	1	1	1	\$375,000

UNITS CLOSED JANUARY - JULY 2016

ADDRESS	LIST PRICE	BR/FB/HB	SALE PRICE
1950 S OCEAN DR Unit#18Q	\$700,000	3/2/1	\$695,000
1950 S OCEAN DR Unit#18Q	\$700,000	3/2/1	\$695,000
1950 S OCEAN DR Unit#2E	\$399,000	3/2/1	\$339,000
1950 S OCEAN DR Unit#11E	\$579,000	3/2/1	\$535,000
1985 S OCEAN DR Unit#7E	\$500,000	3/2/1	\$475,000
1950 S OCEAN DR Unit#MP	\$335,000	2/2	\$278,750
1950 S OCEAN DR Unit#3H	\$309,000	2/2	\$300,000
1950 S OCEAN DR Unit#22N	\$399,000	2/2/0	\$385,000
1980 S OCEAN DR Unit#2H	\$389,000	2/2/0	\$360,000
1985 S OCEAN DR Unit#16H	\$269,000	2/2/0	\$255,000
1950 S OCEAN DR Unit#21A	\$375,000	1/1/1	\$350,000
1965 S OCEAN DR Unit#4M	\$190,000	1/1/0	\$172,500
1950 S OCEAN DR Unit#22D	\$349,000	1/1/1	\$325,000
1950 S OCEAN DR Unit#18D	\$314,900	1/1/1	\$285,000
1985 S OCEAN DR Unit#22M	\$228,999	1/1/1	\$217,000
1985 S OCEAN DR Unit#6D	\$220,000	1/1/1	\$202,500
1985 S OCEAN DR Unit#15M	\$230,000	1/1/1	\$218,000
1965 S OCEAN DR Unit#11M	\$189,000	1/1/0	\$180,000
1950 S OCEAN DR Unit#14B	\$250,000	1/1/1	\$250,000

UNITS FOR SALE VISIT >> HEMISPHERES OWNER RESIDENTS << FACEBOOK PAGE

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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!

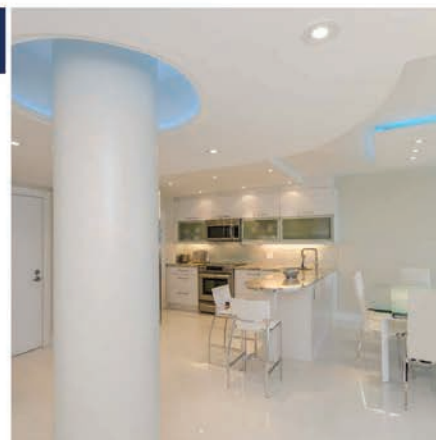
Professional Design Services:

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.



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Registered Architect: AR0002750 | Certified General Contractor: CGC1520177



YOUR EMAIL ADDRESS PLEASE!

In order to allow Association's notices and communications to be delivered to all unit owners world-wide, without any delay, nor expensive cost and in an eco-friendly manner, please send an email at

residentservices@thehemispheres.com

and write that you authorize The Hemispheres Association to use your email address as a formal method of communication.

Thank you in advance for your kind cooperation.

the Management Office

Condos, Sales, Leasing, Owner-Occupants and Investors

New Listings in your neighborhood!

2301 S Ocean Dr #1604
(Quadomain Catania)
2bed/2bath \$459,000

421 NE 14th Ave #107
(Meadowbrook Condo)
2bed/2bath \$179,000

500 Layne Blvd #6
(Natchez Co-op)
1bed/1bath \$75,000



Elisa Salmeron
786-344-7011
Elisa@SotoRealty.com

Mike Soto
305-772-9012
Mike@SotoRealty.com



www.SotoRealtyGroup.com



LOCATED NEXT DOOR TO THE ADMINISTRATIVE OFFICE
WWW.HALPRINREALTY.COM
Call: Lisa Halprin PA
(954)817-4919



Hemisphere BN 14K 2/2 Southern Water Vu's Spacious \$300K



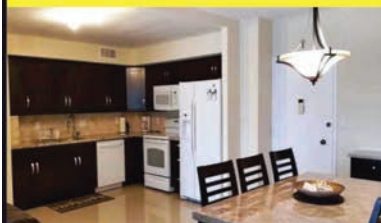
Hemisphere OS-6C 1/1.5 S Vu Tile Irs. , Custom Mirrors \$265K



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



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



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



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



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



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

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