



# THE HEMISPHERES NEWSLETTER

August 2018  
Vol. 11 Issue 8

## MESSAGE FROM THE BOARD

Your Board is working for you.....

We have just completed the first 4 months of our mandate and much has been accomplished. We have been working hand in hand with Management towards the steady improvement of the property and of the living conditions of the residents.

We have been working as a team with Management and the Engineers in order to develop a sensible and workable approach to the necessary renovations that will be undertaken soon.

We hope that the presentation by Thornton Tomasetti of their findings and approach to the execution of the works at the Town Hall meeting held on July 26, has given a good picture of what lies ahead. The presentation, while giving an overview of the 5-year program, provided full details on the immediate needs this year and next year. The complete presentation in its entirety is available to the Unit Owners either in the office or emailing resident services for a copy. Clearly, we will do everything in our power to do this work systematically while making efforts to minimize the inconvenience of construction work to the residents. We are also working on various financing approaches to facilitate the financial burden on Unit Owners. Initially we will concentrate on the most urgent interventions, such as the Southeast portion of the Ocean Garage, the porte-cochere at the entrance of Ocean South and the roofs of both Bay South and Ocean North, which are the worst of the 4 buildings.

The survey of the condition of our elevators by VDA, our elevator consultants, has been completed and the report has been received. The elevators have reached the end of their economic life, but the good news is that there are no dire safety issues and that with continued proper maintenance the elevators can be expected to operate without major problems until we get to the point of actually replacing them.

With the assistance of VDA, we have now hired PREMIER Elevators as our new elevator maintenance company with markedly advantageous terms over those with KONE, the previous maintenance company. PREMIER has much experience with the maintenance of elevators such as ours and will ensure their uninterrupted operation and safety.

You may have noted that Greenway has been making improvements in our landscaping, particularly on the Bay side near Juniper and the putting green. This area had been neglected for a long time and needed a facelift to make it attractive. The results are very nice indeed and hopefully to your liking.

ASI have been making an effort to improve housekeeping and in particular have undertaken mini-projects, such as the polishing of the marble in the lobbies that had been scratched in the past by unprotected walkers and also cleaning and polishing the landings in front of the service elevators and the floors of the laundry rooms. The trash handling areas have been pressure cleaned to make them more orderly.

ESRM have completed the installation of the new CCTV camera system around the property so that now we have better coverage and we are fully code compliant. This system will enhance our security at the Hemispheres.

As you know, for some time we have been having difficulties with our access control system and have experienced frequent breakdowns of the access gates. We are in the process of contracting a new access control company that will provide a better and more responsive service than before at a lower cost.

As the chaise lounges at the Bayside pool have severely deteriorated, we are exploring possibilities for their replacement.

The challenges we face as a board concern us all, but there are opportunities and solutions if we come together and think creatively to develop innovative solutions. Going forward we welcome and will explore the ideas and suggestions that come from continued interaction and dialogue with our stakeholders.

Lawrence Doczy, ..... *President*  
Alfred Marzouk, .... *Vice President*  
Gerry Fojo, ..... *Treasurer*  
Yvette Serluco, ..... *Secretary*  
Barbara Drabkin, ..... *Director*  
Hank Rosenblum, ..... *Director*  
David Simhon, ..... *Director*



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## RATS CATS DOGS AND PIGS

### Rats at the Hemispheres?

No, at least not the furry variety, don't believe or spread unfounded rumors. We live on seventeen plus acres of land bordered by the Intracoastal Waterway on one side and the Atlantic Ocean on the other. Wherever there is water and vegetation there is wildlife. It shouldn't be surprising to see a creature scurry by outside or in the garage from time to time.

Water rats, feral cats, opossum, iguana, and gecko all share the habitat surrounding our buildings. That doesn't mean that they infest the buildings.

Their food supply is on the outside and that's where they generally stay. The manner of construction of our buildings also makes entry and transit of our premises difficult for these creatures.

Of course common sense and proper handling of refuse is important to keep the critters on the outside but we'll get to that later when we talk about pigs.

Tower Pest Control services the Hemispheres on a regular basis. You can see small animal traps located throughout our property. They have been placed to prevent a problem, and they have. Tower has certified that we do not have a rodent intrusion in our buildings.

### Cats, a small population of feral cats is nature's way of controlling rodents and other small animals.

We have always had cats living on the beach and in our garages.

Stories of cats soiling our outdoor furniture are untrue. Cats by instinct seek concealed areas to bury their waste.

Unfortunately, well-meaning residents of the Hemispheres providing food for the cats created a feline population explosion. To remedy this situation a number of the cats on the Oceanside were captured, neutered and relocated to a cat sanctuary in Opa-locka. The remaining Hemispheres cats will be captured by our staff, sent out for neutering and vaccination and then returned to us to patrol the garages and our waterfronts.

Please do not feed the cats at the pool. If you must feed them please do it on the beach or in the garage.

### Dogs, at first dogs were simply not permitted at The Hemispheres. Over the years policy has changed.

Presently, small service and emotional support dogs are allowed. Dogs should be less than 20 pounds and need to be certified as service or assistance animals. All dogs must be registered at the Administration office and have an official ID.

Service or assistance dogs are not permitted in the passenger elevators, main lobbies, or main decks. Residents walking their dogs are required to use the lower level service entrances, and clean up all droppings.

Any accidents are the responsibility of the registered owner. Clean-up fees and fines will be levied against all violators.

### Pigs, at The Hemispheres, yes we have a few of the two legged variety.

If you throw cigarette or cigar butts, food, liquid or any other substance over your terrace you are being a pig. If you allow your animal to soil a public area and don't clean it up, you are being a pig. If you neglect to follow the simple disposal guidelines posted in the trash rooms and leave a dirty smelly mess for your neighbors you are definitely being a pig. And yes, if you intrude on your neighbor's peace with excessive presence, smells, sounds, or loud music you are being a pig.

Let's be civil, respect ourselves and each other and always act with consideration.

*Hank Rosenblum*

Comments or feedback:

[hemispheresresidents@gmail.com](mailto:hemispheresresidents@gmail.com)





**I WANT  
YOU**

## **FOR A HEMISPHERES COMMITTEE**

**Activities**

**Finance**

**Rules**

**Renovations/Amenities**

**Safety**

**Violations**

**Welcome**

**For additional details please contact  
[volunteers@thehemispheres.com](mailto:volunteers@thehemispheres.com)**

**Snowbirds Welcome!**

## NEIGHBOR TO NEIGHBOR

Our employees are the backbone of our organization. We have over 17 acres of property, 4 buildings with 1300 units, 2 pools, 2 restaurants, exercise rooms, commercial units, a marina, 2 garages, huge cooling towers and hot water boilers. If we look around, we live in a community that resembles a small city.



With such a large community, maintenance and service is a crucial part of our daily operation. We cannot pick and choose what needs to be done, everything needs to be done, and all we do is necessary and important.

Sometimes we may not always appreciate the amount of effort and dedication our employees provide when systems and functions run smoothly and efficiently. It is often more obvious when things go wrong. It is important to realize that these good people of ours are always dedicating their time and effort to provide you their best services. Our team members keep our community functioning while being top professionals.

We have a lean staff maintaining our large complex, and we are fortunate to have quite capable staff that cares for our community.

Let's recognize their efforts by understanding their functions and saying- thank you all.

The office runs with a very limited staff.

Ali, who staffs the front desk is quite knowledgeable and answers our residents' many questions with professional and courteous responses.

Luz, who is responsible to provide our residents with access control. She has a complicated job that is difficult to fully appreciate. She provides access control for all of our residents, verifies tenant leases, provides car access, and other challenges that she has to deal with on a daily basis. She continues to do it with stride and professionalism.

Gabby has served the Hemispheres tirelessly for many years; she does her work with stride. She works hand in hand with our maintenance staff to support our construction, maintenance and renovation needs. Please keep in mind that Gabby and the maintenance team's primary function is to serve the Hemispheres' need first and owner/tenant apartments on availability basis. In some instances, an owner requests service and may need to wait a week or more. The reason for this is that because our staff members are busy maintaining our common areas, which is their first priority. Remember, this is a courtesy service that the Hemispheres provides to the owners based on priority and availability of the staff.

Of course, the head of our maintenance is Hector. Hector is a senior staffer who knows our building inside and out, his experience and knowledge cannot be surpassed. He keeps our machinery, A/C, hot water, access control and many other things that are too long to list/ Of course, he has his trained staff who assist him to ensure that our life at the Hemispheres is comfortable.

The other integral part of our operations is our new General Manager, Gilberto who just joined us and doing an excellent job and our Assistant Manager Stephanie, who is responsible for all the administration support at the office, and we all know, this is not a little task and she is now in charge of the Hemispheres Newsletter. Let's not forget Selassie, our new bookkeeper who made her positive mark in the little time she has been here and ensures that our accounts receivable and payable run more efficiently.

Last, but not least, our pool staff, our security staff from Field Force and our cleaning staff from ASI are here all the time to serve you, protect you and make your stay enjoyable at the top of the line resort environment at the Hemispheres Condo complex.

Again, we, at the board, appreciate their

services. **Alfred Marzouk, Vice President**

### WiFi Updates:

**WiFi in all 4 buildings are up and running. Ocean pool has WiFi, and we are currently working on the BS pool WiFi**





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## CALLING ALL HEMISPHERES RESIDENTS!

We are inviting all The Hemisphere resident's to submit any old pictures or articles, from any sources, about The Hemispheres. We have a special project we wish all of you to participate in!

Please send the pictures and articles to:  
[hemispheresresidents@gmail.com](mailto:hemispheresresidents@gmail.com)



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Reserved page placement additional charge	\$100

The deadline for your advertisement to be placed in the next month's Newsletter is the **25<sup>th</sup>** of each month.





Miriam Ayala  
305.219.2297

Miriamayalasellsflorida.com



Miriam Ayala, your Resident Realtor for the past 15 years cares about the residents and community at the Hemispheres. Keeping property values up, is her top priority.

## Client Testimonials:

“Miriam is by far the best Agent we ever used, I tell everyone about Miriam she's the best!”

--Acacio, Bay North

“Happy with her professionalism and with the negotiation of my purchase.”

--Manny, Bay South

“Miriam always picks up her phone, she kept me up to date through out the entire process of the transaction, I recommend her any chance I get!”

--Aida, Ocean North

“It was a pleasure working with Miriam. Her knowledge of the industry is incredible, we will refer her to our friends and Family.”

-- Frank, Bay North



Bay North Unit #12C  
1 bed/1 bath \$209,000



Bay South Unit #21Q  
3 bed/2.5 bath \$399,000



Bay North Unit #7R  
2 bed/2 bath \$1,950

# THE HEMISPHERES

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	PRICE
Full page inside	\$250
Full back cover page	\$450
1/2 back cover page	\$275
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Business card ad	\$55
Classified Ad	\$20 for 4 lines (\$5 each add. line)
Reserved page placement additional charge	\$100

The deadline for your advertisement to be placed in the next month's Newsletter is the **25<sup>th</sup> of each month.**

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**The Law** is the bedrock of civilization, and only with the law can organized society peacefully exist. A set of rules and regulations within the law helps us to live together without conflict. When you become a member of the Hemispheres Condominium Association you are legally committed to abide by the rules and regulations set forth in our Blue Book. In this space, in the coming months we will publish those rules and explain the reasons they are in effect.

Last month we covered the Tennis Court Rules, this month let's look at the laws, rules and regulations that apply to renting out your Hemispheres apartment.

## RENTING OUT YOUR APARTMENT, OR THINKING ABOUT IT? HERE'S WHAT YOU SHOULD KNOW

You are responsible to give your tenant a copy of the Hemispheres documents including Rules and Regulations. **If the tenant violates a rule you are responsible!**

You can rent out your apartment only once in any calendar year. Three months or one year are the only terms. Sub-Leasing or re-renting is only permitted in cases of death or extreme hardship and must be approved by the General Manager or the Board.

Below are the applicable Blue Book Rules. Please read them thoroughly if you are considering leasing out your unit. There are real and financial consequences for violations.

### DISSEMINATION OF INFORMATION TO RENTERS (LESSEES)

It shall be the responsibility of the unit owner (lessor) to supply the renter (lessee) with a set of the revised Condominium Documents, which also include Rules and Regulations and Advisories. Any portions of said documents, applicable to renters, including changes in Rules and Regulation and the issuance of Advisories shall be promptly transmitted from the unit owner to lessee.

All renters (lessees) shall be required to abide by any provision's in the Condominium Documents and Rules and Regulations which may be applicable to renters. Copies of the Condominium Documents and Rules and Regulations and Advisories are available for inspection by renters (lessees) in administration.

### LEASING, USE AND OCCUPANCY RULES & REGULATIONS

#### A. Leasing:

No unit shall be leased for a term less than three (3) uninterrupted months and no more than once during any consecutive twelve (12) month period. No owner may lease his unit without the prior written approval of the Board of Directors.

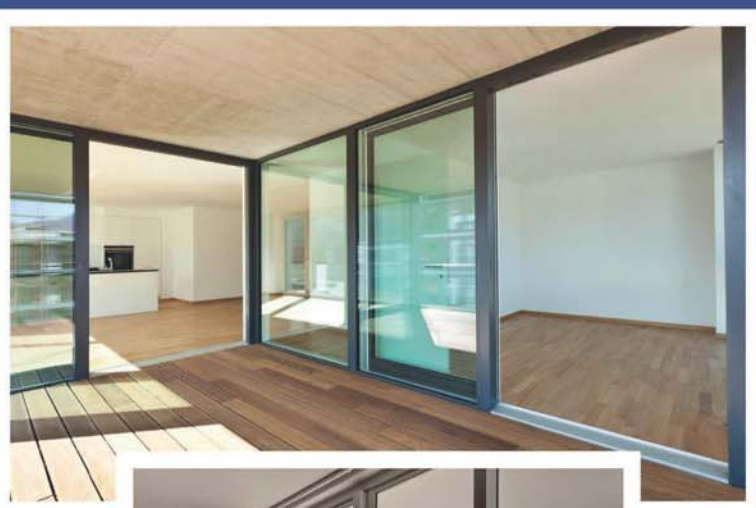
An owner intending to lease his unit is responsible to contact the Associations Management Office to obtain a lease application package. All forms in the lease application package must be completed by the proposed tenant and submitted to the Management Office along with a copy of the proposed lease, a standard lease addendum as promulgated by the Board from time to time and a non- refundable \$100.00 screening fee.

Within fourteen (14) days from receipt of the completed lease application package and any additional information which may be required by the Board of Directors, the Board of Directors shall also be responsible to schedule a personal interview with the Board of Directors or its designated committee.

Unless otherwise provided by the Board or the Committee, all individuals who will be occupying the unit shall be present at the personal interview.

*Hank Rosenblum*

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## RENTING OUT YOUR APARTMENT, OR THINKING ABOUT IT? HERE'S WHAT YOU SHOULD KNOW, Continued

No tenant may occupy the unit prior to obtaining the Board of Directors approval unless the tenant has been previously approved and is awaiting approval of a lease renewal.

A lease application shall be deemed automatically withdrawn if the prospective tenant occupies the unit prior to receipt of approval from the Board of Directors.

Tenants shall be required to place in escrow with the Association a security deposit in a sum to be established by the Board of Directors which shall not exceed the highest sum permitted by Chapter 718, Florida Statutes as amended from time to time. The security deposit may be used by the Association to repair any damages to common elements resulting from acts or omissions of tenants (as determined in the sole discretion of the Board of Directors).

The owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant.

### **B. Sub-Leasing:**

The lessee may request the right to sub-lease his unit as per section 9.03 of the Declaration, as amended, in the event of undue hardship. Undue hardship is defined as a serious medical condition which leaves the original lessee no other alternative than to vacate the leased premises.

Verification of the asserted hardship must be by a written and notarized statement by the attending physician. All requests for sub- leasing shall simultaneously require the written consent of the unit owner attached thereto, and to be effective, must have written approval of the General Manager or the board of Directors. Sub- leasing shall be limited to the remainder of the original lease.

### **C. Re-Renting:**

A unit may not be rented more than once during any consecutive twelve (12) month period. Re-renting by the unit owner within such twelve (12) month period may be permitted in the event of the death of the lessee, as verified by a copy of the death certificate, delivered to the General Manager.

Re-renting by the unit owner may also be permitted in the event of undue hardship as hereinabove set forth. In either event, re-renting shall be for a minimum of one (1) year lease, and only with the approval of the General Manager or the Board of Directors. In the event the lessee has vacated the leased premises prior to the expiration date of the lease, no one else except the unit owner and/or spouse may occupy the leased premises for the remainder of one year from inception date of the lease. Other members of the unit owner's immediate family as herein defined, and guests may share such occupancy only when the unit owner (and/or spouse) is physically present in the said leased premises and subject to occupancy limits as set forth herein.

Your feedback is greatly appreciated. Please send comments to [hemispheresresidents@gmail.com](mailto:hemispheresresidents@gmail.com)







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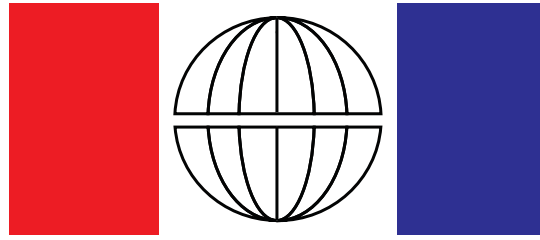
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Hemispheres Administration Office	Places to Eat	Emergency Phone Numbers	
1980 South Ocean Drive, Hallandale Beach, FL 33009  Office Hours: Monday through Friday - 8:00am to 4:00pm  DEPARTMENTS:	Blue Bar and Grill (Oclub) 954-251-2658	Security	954-456-1626
		Bay North Front Desk	954-456-1965
	Juniper (Bayside) 954-544-3370	Bay South Front Desk	954-458-1985
		Ocean North Front Desk	954-458-1950
	Roman's Snack Bar (Opool)	Ocean South Front Desk	954-458-1980
- Resident Services 954-457-9732 ext. 559 residentservices@thehemispheres.com	954-454-1111	Roy Bromley (Security) 954-457-9732 ext. 551 roy.bromley.ffps@gmail.com  <b>Board of Directors</b>  Lawrence Doczy, President Alfred Marzouk, Vice President Gerry Fojo, Treasurer Yvette Serlucio, Secretary Barbara Drabkin, Director David Simhon, Director Hank Rosenblum, Director	
- Gabby/Maintenance/Contractor 954-456-1257 maintenance@thehemispheres.com	Snowy Mini-Mart (OS) 954-458-2930		
- Luz/Access Control 954-457-9732 ext. 305 accesscontrol@thehemispheres.com			
- Stephanie/Admin Assistant 954-457-9732 ext. 304 adminassistant@thehemispheres.com	<b>Commercial Units</b>		
- Ali/Receptionist 954-457-9732 ext. 301 reception@thehemispheres.com	Beauty Salon (OS) 954-457-8428	<b>Contracted Services</b>  Atlantic Pacific - Management Atlantic Pacific - Accounting Field Force Protective - Security Park One, Inc - Valet Greenway - Lawn Maintenance Amercian Services Industries - Housekeeping	
- Selassie/Accounting 954-457-9732 ext. 550 accounting@thehemispheres.com	Elite Properties & Investments LLC (OS) 305-321-7889		
- Carole/Manager 954-457-9732 ext. 310 baymanager@thehemispheres.com	Neil Lechtner, Attorney (BS) 954-457-4357		
- Selassie/Accounting 954-457-9732 ext. 550 accounting@thehemispheres.com	Nohmis Construction (BS) 954-591-8361		
- Gilbert/General Manager 954-457-9732 ext. 308 generalmanager@thehemispheres.com			
- Hector Franco/Chief of Maintenance 954-457-9732 ext. 314		<b>thehemispherescondo.vertilinc.com</b>	
- FPL 954-797-5000			
- AT&T Uverse (Customer Service) 866-299-6824			
- Hemispheres Office Fax 954-456-8376			



## **THE HEMISPHERES**

### **WE CAN FIX IT!**

Here is an updated list of the services available.  
Please call Gabby at 954-457-9732 Ext 313 with any questions.

#### **PLUMBING**

- Replacement of Cast Iron Vent Pipes and other Cracked Cast Pipes
- Replacement of Floor Drains
- Repair Toilets and Replace Wax Rings
- Replace Toilet Tank and Repair Flushing Mechanisms
- Toilet Installation
- Minor Pipe Repairs and Replacement including Service Valves
- Bathroom Vanity Repair and Replacement
- Bathroom Faucet Replacement
- Shower/Tub Faucet and Cover Plate Replacement
- Shower/Tub Overflow and Shut Off Valve Repair
- Shower Head and Arm Replacement
- Kitchen Faucet Repair and Replacement
- Garbage Disposal Repair and Replacement
- Snake Drain lines
- Repair and Replace Pipework for Dishwashers

#### **ELECTRIC**

- Minor Electrical Repairs including Replacement of Outlets, and Photocells
- Changing out and Replacement of Existing Light Fixtures
- Replacement of Low Voltage Pool Lights
- Replace Smoke Detector and Battery
- Replacement of Fluorescent Bulbs
- Replacement of Wall Switch and Cover Plate
- Replacement of Electronic Light Ballast
- Replace Broken Element Boxes
- Replacement of Balcony Electrical Cover Plate and GFI Receptacle
- Replace or Repair Broken Conduit
- Replacement of Various In-Unit Breakers

#### **BUILDING**

- Minor Repair and Replacement of Drywall damaged by water leaks
- A/C Closet Acoustic Ceiling Tile Replacement
- Miscellaneous Stucco Repairs
- Mailbox Lock Replacement
- Various Caulking including Bathrooms
- Paint Balcony Floor
- Repair Damaged Concrete Blackwalls
- Minor Concrete Repair
- Paint Front Door
- Paint Various Areas within the Unit

#### **MECHANICAL**

- Replacement of Pool and Other Pumps
- Minor Ice Maker and Refrigerator Repairs
- Minor Dishwasher Repairs
- Dishwasher Installation
- A/C Thermostat Replacement
- A/C Speed Switch Repair
- A/C Motor Repair and Replacement
- A/C Condensation Drip Tray Replacement
- A/C Fan Blower
- A/C Coil Cleaning



# WHAT'S **NEW** THIS MONTH AT THE HEMISPHERES?

*Stephanie  
Sicard*  
Your Resident  
Service Coordinator

954-457-9732 ext. 559  
residentservices@thehemispheres.com



## Our New Landscape near Mini Golf



Dear Residents,

I would like to say how much of a pleasure it has been serving the Hemispheres. Each and every one of you helps this community continue to flourish and are truly appreciated. Your continued feedback, Positive or negative helps Management and the Board know what you as resident's feel is working or is not.

Please submit any questions you may need clarification on to [adminassistant@thehemispheres.com](mailto:adminassistant@thehemispheres.com) and I will insert the question and answer on the following months column.

Suggestions are also welcomed! If you would like to share your name or remain anonymous, you may do so.

I am so excited to hear from you guys!

Till next time,

Stephanie


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24 HOUR ELECTRONIC  
SURVEILLANCE**

**NO DUMPING OR RUBBISH**

# August 2018 - Event Calendar

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1  Fees Due	2	3 Local Bus Service	4
5	6 Local Bus Service	7	8 Local Bus Service	9	10 Local Bus Service	11 Management Office Open 9am to 1pm
12	13 Local Bus Service	14	15 Local Bus Service	16	17 Local Bus Service	18
19	20 Local Bus Service	21	22 Local Bus Service	23	24 Local Bus Service	25
26	27 Local Bus Service	28	29	30	31	

## HEMISPHERES SHUTTLE BUS | *Summer Schedule*



The Hemispheres Shuttle Bus runs every Monday, Wednesday and Friday, local trips only, from May through October.

### THE BUS DOES NOT RUN ON:

New Years Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day

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



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## Hemispheres Treasurer's Report as of June 2018 Financial Statements

The Hemispheres accounting team continues to closely monitor daily operational expenses and as a result the association has accumulated non-obligated cash in the amount of \$2.0 million. Moreover, monthly collection meetings in collaboration with collections attorney Rhonda Hollander have substantially improved our 90 day delinquent accounts. I can satisfactorily report that we have made great progress with our finances while keeping our accounting records and practices in place as required.

As a reminder, a copy of the yearly audit is available to all unit owners at the Administration Office and we are please to share our financial information. Administrative and reporting suggestions from our auditor have been implemented by management as we look forward to further improving financial record keeping.

Over the past three years our Insurance agent has significantly reduced premiums and this year is no exception. For 2018-19 they once again reduced our annual policy cost during the renewal period. With several ongoing projects and the need for cash flexibility, the savings generated allowed for the annual financing of the policy.

Finally, regarding ON 22Q, we have completed all obligatory renovation work and appraisal. The Board plans to have two open-house events in August solely and exclusively for current Hemisphere owners .

# Hemispheres Condominium Association Financial's Report

## As of June 30, 2018

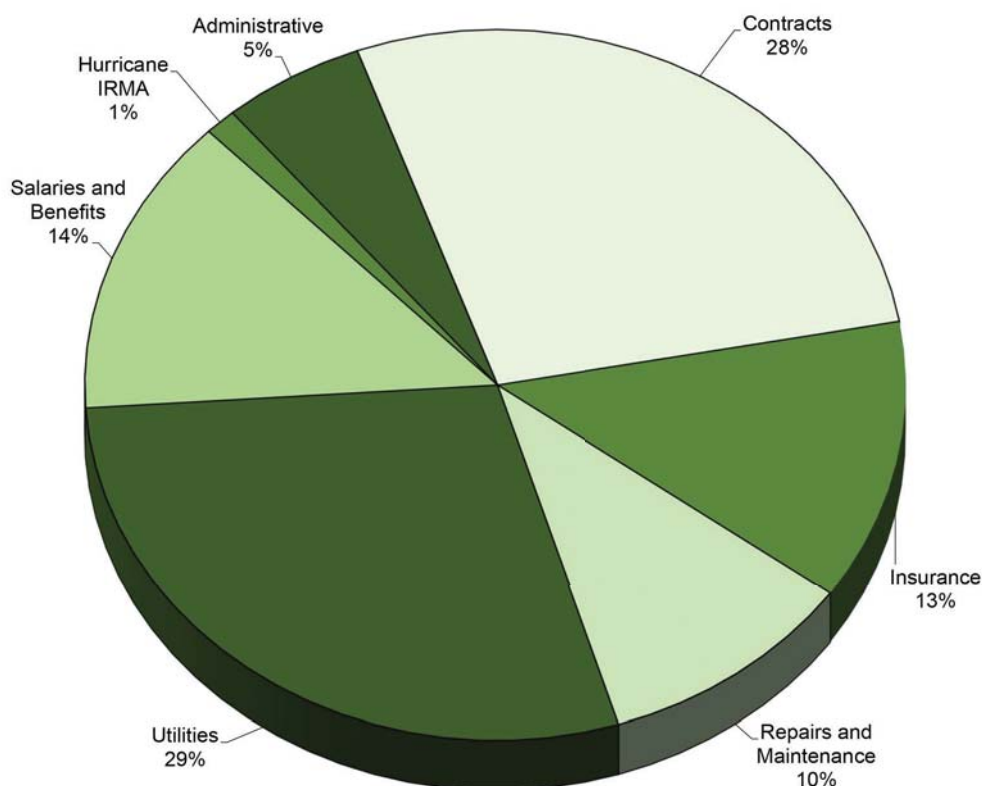
### Checkbook Balances:

Operating	\$	3,193,663.24
Capital Projects		1,005,782.04
Security Deposit/Clicker/Marina Deposit	\$	567,635.75
<b>Total Checkbook Balances as of June 30, 2018</b>	<b>\$</b>	<b>4,767,081.03</b>

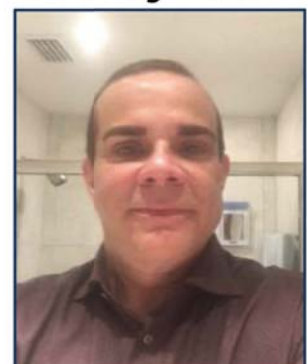
Account Receivable Delinquencies	\$	270,610.42
Accrued balance of prepayment of our Insurance Premium		168,516.40
Accounts payable to the trade		223,702.73

### Revenue and Expenses:

		Month		Year-to-Date		Budget (Year-to-Date)
<b>Income</b>	<b>\$</b>	<b>932,042.40</b>	<b>\$</b>	<b>5,545,019.36</b>	<b>\$</b>	<b>5,418,706.98</b>
<b>Expenses:</b>						
Salaries and Benefits	\$	111,738.39	\$	713,073.86	\$	779,952.96
Administrative		31,051.98		291,366.00		205,327.02
Insurance		109,161.68		669,399.80		703,813.86
Utilities		208,380.71		1,499,423.78		1,433,114.76
Contracts		233,558.60		1,441,455.76		1,402,570.80
Repairs, Maint, Supplies		50,351.96		334,844.07		192,308.10
Rep & Maint - Special Projects		108,250.00		199,315.79		664,119.48
Bad Debt		1,289.28		25,561.62		37,500.00
Hurricane Irma		0.00		39,036.00		0.00
<b>Total Expenses</b>	<b>\$</b>	<b>853,782.60</b>	<b>\$</b>	<b>5,213,476.68</b>	<b>\$</b>	<b>5,418,706.98</b>
<b>Surplus/(Deficit)</b>	<b>\$</b>	<b>78,259.80</b>	<b>\$</b>	<b>331,542.68</b>	<b>\$</b>	<b>-</b>



### Where does the Money Go?



Gerardo Fojo,  
Treasurer



## 90 Day Delinquencies Comparison - 2015 to 2018



### Delinquencies

Fiscal Year	90 Day Delinquent Accounts	Expense change from prior year	% change from prior year
2018 - May	\$ 167,318	\$ (211,445)	-126.4%
2017 - May	378,763	(47,815)	-12.6%
2016 - May	426,578		
2015 - May	825,259		



Dear Hemisphere Residents,

ASI would like to thank you for the opportunity to serve the community over the years and appreciates your involvement in the process of our success.

Our philosophy is simple: to ensure that the Hemisphere Residents are completely satisfied with the cleaning of the community. We involve everyone in your cleaning needs: the VP of ASI Operations Janie Guirola, the Area Manager Alberto Jimenez and the most important asset, our dedicated cleaning team. We are always here to ensure that we get it right, each and every time.

In closing, please know that ASI is in constant contact with all the Hemisphere managers to ensure that the lines of communication remain intact thereby, making sure all requests are handled immediately!

Sincerely,

Lewis Rossi  
ASI CEO



**Please feel free to contact America Service Industries  
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***Congratulations to our New On-Site Manager!***



**Janie Guirola**  
ASI VP of Operations  
[jguirola@asiflorida.com](mailto:jguirola@asiflorida.com)



**Alberto Jimenez**  
ASI Area Manager  
[ajimenez@asiflorida.com](mailto:ajimenez@asiflorida.com)



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