



THE HEMISPHERES NEWSLETTER

July 2016
Volume 9, Issue 7

MESSAGE FROM THE BOARD

A Big Step In The Right Direction

Dear Owners,

Since March, Directors have been collecting information to assess and evaluate the existing managerial structure of the association. Prior to the creation and implementation of any new structure, and in an effort to improve the associations effectiveness and quality of service, it was necessary to study what has worked in the past, what did not work, why it did not work, and what could be done to make it function better. The final results of this process clearly indicated that the Hemispheres' self-management styled structure which existed for the past six (6) years was urgently in need of more expertise and professional resources, more updated service structures, and a pertinent need for technology that is current with today's standards.

Among many responsibilities, the Directors' main role is to establish strategies and policies, define directional goals, and to make decisions on behalf of the association based on professional management recommendations. Those responsibilities do not include to act as a man-

ager. It is the task of Licenced Community Associaton Managers with years of management experience. The Hemispheres Community includes four high-rise buildings, thirteen commercial spaces, 1295 residential units, and an annual budget of 12 million dollars. Consequently, after investigating a variety of management solutions, Directors decided that a professional management company was the best option. A team of Directors volunteered to contribute their time to carefully research the credibility, the reputation, the feedback, the property portfolios, and the background of several property management companies, and. after careful consideration, Castle Group was chosen to manage the Association.

Castle Group has been in business for 30 years. It is an experienced and licensed professional management company serving 250 associations throughout Florida with over 1000 employees. As well as providing some new staff and supporting the associations' current staff and outsourced contracts, human resources and maintenance, Castle's specialists have the knowledge to comply with all regulatory requirements and implement state of the art technology. Castle Group provides the Association with 24 hours a day, 7 days a week on call

continues on page 2



BLUE BAR & GRILL
Open Lunch & Dinner / Live music Fridays and Saturdays
Reservation (954) 251 2658
www.bluebargrill.com



Working with you for a better Hemispheres

continued from page 1

licensed staff coverage for all emergencies. Moreover, since Castle Group has preferred and established bulk purchasing arrangements with many service providers, those savings will soon represent significant measurable financial savings to all owners.

Castle Group's main customer base is composed of many associations like our own which has made the decision to transition from being self-managed to professional management. Castle Group offers a knowledgeable and proven systematic transition plan foreseeing full implementation over the course of the next four months. When the high season is upon us in November, Castle Group feels confident they will have completed the transition to our satisfaction. In this issued newslet-

ter, Mr Jordan Goldman, Vice-President of Castle Group will present an overview for their company and Ms. Cathy Grimaldo, Director of Quality Assurance, will also introduce herself. Cathy has been assigned by Castle Group as the Hemispheres full time consultant for the transition period.

A new era has begun for all Hemispheres Residents, and it is very promising!

LOUISE LACHANCE, President

LUBOMIRA NENTCHEVA, Vice-President

NABIH MANGOUBI, Treasurer

GERLANDO CHIARA, Secretary

PETER KOZO, Director

Working with you for a better Hemispheres

Castle Group an Introduction

Dear Hemispheres owners and residents,



My name is Jordan Goldman and I am Vice-President at Castle Group, your new professional management partner serving the Hemispheres. Please allow me to introduce our company to everyone.

Castle Group is a Community Management company specializing in serving the finest Condominium communities throughout the state of Florida. Our full-service company offers a broad spectrum of property-related services, and manage many Hi-rise luxury Condominium Associations like The Hemispheres. Since no two properties are identical, we have created a menu of services that allows our clients to customize a solution to suit their community's particular needs.

Castle's main priority is to create an unparalleled Resident experience for everyone living in Castle's managed communities. Our focus is to create an environment where each Resident feels important and cared for. We work at training the Association's staff to warmly welcome and serve the Residents and do their best to fulfill their needs, as well as anticipate them. Castle is dedicated to providing Royal ServiceSM to everyone, allowing each Resident and their Guests to experience their community through our professionalism and attention to detail.

We are extremely excited and proud to have been selected as your management partner. The Hemispheres has a truly amazing and unique concept, with residences and amenities located both on the ocean as well as on the Bay, allowing the option to enjoy the best of both worlds. We are looking forward to layering our best practices onto your existing operations in order to fully realize The Hemispheres' potential and all that your property has to offer.

continues on page 4

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



Unparalleled Property Services



Castle is *proud* to have been selected as
your management partner.

Castle Group is Florida's Choice for Community Management, specializing in luxury associations. We manage more than 250 Associations. Our references are undeniable and our services are visionary.



844-815-5321 | info@castlegroup.com

12270 SW 3rd Street, Suite 200

Plantation, Florida 33325

www.castlegroup.com

Working with you for a better Hemispheres

continued from page 2

Over the course of the next few months we will be working with your Board and Staff on a number of initiatives, which include evaluating service levels, auditing the physical property, reviewing your budget, creating a comprehensive plan of action, as well as implementing the best practices tailored to help us provide you the pinnacle of lifestyle at the Hemispheres. As these initiatives progress, we will be providing updates to the community through direct emails, as well as through this newsletter.

I am happy to announce that a "Resident Services Department", has been created to handle all residents'

concerns, suggestions, wishes, expectations and needs on a daily basis. We invite and welcome everyone to contact the Resident Services Specialist at residentservices@thehemispheres.com or call the Administration office at 954-457-9732 ext 559 (Resident services phone extension) or drop by, Monday through Friday 8:00am to 4:00pm, and we will respond to your questions and inquiries with great pleasure.

More to come!

Cordially,

JORDAN GOLDMAN

Vice President | Castle Group

Working with you for a better Hemispheres

Castle's Corner

Dear Hemispheres owners and residents,



My name is Cathy Grimaldo and I am the Director of Quality Assurance at Castle Group, the new Professional Management company serving the Hemispheres. The purpose of this article is to briefly introduce myself to you, present you with my past experi-

ences, my qualifications and an overview of the services I will bring to your community in the next few months.

I am proud to have been a part of the Castle Team since 2006 and in my fifteen year career, I have been an Association Manager overseeing over 5,000 condominium units and/or homes.

continues on page 5



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

www.juniperonthewater.com | (954)544-3370 | 1975 S Ocean Dr, Hallandale FL 33009

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

Working with you for a better Hemispheres

continued from page 4

In my past experience as an on-site Community Association Manager for Hi-rise luxury Condominiums Associations such as yours, I have been responsible for managing staff of over thirty employees. I have a plan to train and mentor employees for growth according Castle Royal Service Standards. I will create an efficient team working environment in order to deliver to every resident the impeccable service you are entitled to.

I also have a plan to oversee the Association's numerous vendors such as House-keeping, Valet, Security, Landscaping and Preventative maintenance service companies for all essential equipment. Over the span of the next four months, I will set up policies and procedures, recommend additional rules and regulations for the buildings, create front desk manuals, create Capital Asset/preventative maintenance manuals, create Operations Manual and create Sales and Leasing Orientation packages.

My knowledge in understanding financial statements, writing RFPs, obtaining bids and preparing yearly budgets will allow me to create budget cost savings through contract negotiations and a more efficient operation. This will benefit every owner.

In my experience as an Association Manager, I have performed numerous informational orientations to Boards and Committees members, have educated countless Committees on how to operate and coached Board members on how to approach meetings. I have knowledge and expertise on all Castle systems which enables me to create reports that are needed to keep the Board informed of the property. These reports include weekly reports, weekly action list items, monthly reports, delinquency graphs, the annual planning calendar, yearly site goals, contract spreadsheets, hurricane planning and vendor oversight.

I'm excited for the opportunity to bring my expertise to The Hemispheres and in my current role, I will be responsible for ensuring that Castle's best practices will be implemented in your beautiful community. In doing so, I will partner with the on-site team to customize, implement and eventually audit these best practices. I've spent the last couple of weeks working with them to evaluate. Together, we will determine where the aforementioned best practices would be the most valuable and prioritize the work to be accomplished. I have had the opportunity to meet many of you in person, and appreciate the positive feedback thus far. I look forward to continuing our conversations, and will continue to provide updates on our progress in each Newsletter.

Cordially,

CATHY GRIMALDO

Director of Quality Assurance | Castle Group



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.

Sprinkler Retrofit: “Get ready to vote!”

Dear Owners,

The Hemispheres condominium was built without a fire sprinkler system and your Association will be required to retrofit the buildings with a code-compliant fire sprinkler system by December 31, 2019, unless a majority of owners make a decision to opt out of a fire sprinkler system by December 31, 2016.

Such retrofitting would cost an estimated five millions dollars and would likely result in a special assessment.

A Special Members' Meeting will be held for the owners to decide by voting if they choose to opt in or out for retrofitting the sprinkler system. The Statutes require a majority of the owners' vote; therefore, your immediate attention and vote will be needed to reach a decision. It is not a board decision.

The Notice of that Special Meeting can be sent to owners by emails.

There are numerous benefits to send the Notices via email with no downside:

- Owners world-wide can get in a few minutes their Meeting's Notice;
- Owners would save thousands of dollars in printing, mailing and Labor costs;
- Emailing is eco-friendly and saves the environment.

In order to allow the Association to send you the Meeting's Notice via email, it is necessary that you send an email to: residentservices@thehemispheres.com and write the following:

“I authorize The Hemispheres Association to use my email address as a formal method of communication.”



Please email this authorization before July 24th because the Notices must be sent shortly.

All the owners, whom will have sent this authorization by July 24th, will receive their Notice via email.

All owners, whom will not have sent their authorization by July 24th, will receive their Meeting Notice via mail as usual. To those, please make sure you contact the Resident Service Department in order to confirm with them the address you will be at from July 24th to August 15th in order to make sure you will receive your Notice.

Since the Association is now managed by Castle Group, a condominium association professional management company, I do not see the need anymore to be in charge of the Sprinkler Retrofit issue. Therefore, take notice that I will not be in charge of this issue anymore.

Thank you in advance for your kind cooperation !



LOUISE LACHANCE
President

**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.

CLASSIFIED ADS

EXPERT ALTERATION – Ladies, Men, Children.

I make house calls, Pick up and Delivery 9:00 am to 6:00pm
Contact MaryAnn 954-439-5739

ROOMMATE WANTED SPECTACULAR OCEAN VIEW

Male / Female 3 Bed/2.5Bath Available Immediately.
\$1,200 includes all. The Hemispheres 1980 Ocean South
– Call 404-825-7272

Please call or email Mayra 954-457-9732 x304
adminassistant@thehemispheres.com to place
classified ads by the 18th of every month.

Working with you for a better Hemispheres

Committed to Quality. Committed to you !

Dear Friends and Neighbors,

I am proud and delighted to announce that The Hemispheres Association is now providing residents with a full time "Resident Service Department", which has been created to handle all residents' concerns, suggestions, wishes, expectations and needs on a daily basis.

Creating a full-time Resident Service Department was long overdue and a pressing necessity for the Hemispheres. Most of us have experienced endless time spent in the office waiting room in order to get served, frequent phone disconnections after having been put on hold for several minutes, getting curt and/or inflexible responses rather than getting empathetic and resourceful assistance, or getting frustrated by having to interact with multiple employees about the same problem without getting satisfaction.

The solution to all these problems was surprisingly simple: making sure that the employees who work most closely with the residents have the training, the tools, and the authorization to provide solutions when issues arise in order to be effective the first time around and bring a quick resolution to a reported problem. But in order to provide that kind of high quality service to all of us, a team of human resource specialists had to be mandated to study the organisational structure of the Administration office, make the proper assessments and recommendations, and finally implement a new structure. This is the mandate that was given to Castle Group, and their team of specialists are currently working on that mission and residents have already started to notice and benefit from the improvements with the new quality of service they get.



The first positive amelioration Ms. Cathy Grimaldo and her team of human resource and management professionals have brought us is the creation of the new Hemispheres Resident Service Department. Its vocation is to provide that

quick and efficient service we all desire and deserve. All Residents' concerns, needs, and requests are now being handled on a daily basis and the Resident Service Specialist now works with every resident one on one to resolve their issues. The mission of the new Resident Service Department will also be to take the time to listen to residents and understand our community inside & out and produce desirable and professional quality service and improved use of our amenities. All in all, the Association is trying to make our condominium lifestyle more enjoyable.

We invite and welcome everyone of you to contact the Resident Services Department 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.



At your service!

LOUISE LACHANCE,
President

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



Great News to all Owners! More Savings And More Services!



Dear Neighbors,

In June's Newsletter I reported that in the past the Association has paid \$127,462 for unnecessary bank charges. After investigating the Association's banking relationships, on June 17th the board approved adding BB&T Bank to the Association's portfolio as an additional bank in order to help eliminate most bank charges, if not all bank charges. BB&T was founded in 1872 and is the ninth largest bank in the United States with 212 billion dollars in assets. In Hallandale Beach, BB&T has a branch located at 1201 Hallandale Beach Blvd. More branches are located within five miles in Aventura, Sunny Isles, Hollywood, North Miami and Dania, making it very convenient to the administration and to the owners. BB&T provides a special service division called "Association Services" dedicated to Condominium associations. Their treasury services are designed to meet the Hemispheres specifications and they will provide fast, accurate and flexible solutions to enhance our receivables process and productivity.

The Association's lockbox account is currently with City National Bank and it is costing \$793 per month. Great news, BB&T will provide it at no charge resulting in a savings of \$9,516 per year alone! One of the Association's operating bank accounts is with PNC Bank at an average cost of about \$550 per month. More great news for all owners is that BB&T will provide a better service at no charge, all of which will amount to an additional savings of about \$6,600 per year. Together these two amounts add up to a total of \$16,116 savings per year. In addition to the great savings, BB&T will also provide a variety of beneficial services for all.

Indeed, the new lockbox service from BB&T, which will be activated September 1st, will provide owners six new payment options/methods to pay for their maintenance fees. Come September, owners will have the option to mail their payment to a pre-assigned post office box, or to set up an automatically pre-authorized monthly

payment schedule, or to use an Online Bill Pay Service, or to pay with a Credit Card, or to pay via eCheck, or to make a payment in person at any of BB&T financial centers. BB&T is convenient, cost efficient, offer high standards of service, and best of all, all without any bank fees. Please note that in order to have a smooth transition with the new lockbox, Management will be mailing all the necessary forms, new coupon books, and packages with detailed instructions as soon as the third week in July. Rest assured that negotiations are still in progress in order to obtain the reduction or elimination of the remaining bank charges for the remaining accounts with Wells Fargo, Sun Trust, PNC and City National banks.

To follow up on my last Newsletter article regarding the organization of the accounting department, during the month of June, the board has continued to thoroughly research, evaluate and compare numerous outsourcing companies services and I am happy to report that on June 17th, the board voted to award Dynamic Accounting the outsourced accounting contract for \$46,620 per year with a thirty day cancellation clause by either party. By awarding this contract, every owner will be happy to hear that a greater efficiency in services will be provided with a substantial saving in costs. Those savings will be presented in a future newsletter.

Regarding the services, Dynamic Accounting will be doing the accounts payable and the accounts receivable for the Association. While not limited to the following, the company's specialists will also reconcile the bank statements, prepare the treasurer report, prepare the annual budget, attend board meetings for the presentation of the annual budget, and will provide the Association auditor all required documentation. Dynamic Accounting will not make any management decisions and the outside certified audit would continue to be provided separately by the Association CPA. On behalf of all owners, I would like to thank Mr. Chiara, Ms. Nentcheva, Mr. Kozo and Mrs. Lachance whom volunteered hours of their time to evaluate and negotiate the contract with me in order to produce the best choice of services for the best price.

Addressing the credit cards fees will now be the next task at hand. Indeed, it is highly concerning that thousands and thousands of dollars have been paid unnecessarily to the Associations credit card provider Elavon,

continues on page 10

FINANCIAL CORNER

The Hemispheres Condominium Association

Treasurer's Report

As of April 30, 2016

Checkbook Balances

Operating	1,331,446.80
Capital Projects	1,064,484.70
Security Deposit/Clocker/Marina Deposit	591,990.96

Total Checkbook Balances as of April 30, 2016 \$ 2,987,922.46

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 894,536.75	\$ 3,647,702.74	\$ 3,613,954.67
Expenses			
Salaries and Benefits	100,740.77	418,896.41	483,418.67
Administrative	22,419.58	119,487.56	141,070.00
Insurance	115,880.40	489,339.46	553,600.00
Utilities	187,172.15	928,475.84	937,264.00
Contracts	184,740.57	879,195.63	945,393.33
Rep & Maint - Building	10,886.11	50,303.11	58,141.00
Rep & Maint -	13,423.73	44,407.28	40,321.67
Rep & Maint - Grounds	1,571.42	28,592.66	40,333.33
Rep & Maint - Special	17,424.41	16,261.04	389,413.00
Bad Debt			25,000.00
Total Expenses	654,259.14	2,974,958.99	3,613,955.00
Surplus/(Deficit)	\$ 240,277.61	\$ 672,743.75	\$ -0.33

Treasurer's Report

As of May 31, 2016

Checkbook Balances

Operating	1,352,084.80
Capital Projects	1,064,992.39
Security Deposit/Clocker/Marina Deposit	521,224.96

Total Checkbook Balances as of May 31, 2016 \$ 2,938,302.15

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$ 904,487.74	\$ 4,552,190.48	\$ 4,517,443.33
Expenses			
Salaries and Benefits	115,532.61	534,429.02	604,273.33
Administrative	23,120.27	142,607.83	176,337.50
Insurance	115,048.98	604,388.44	692,000.00
Utilities	241,148.82	1,169,624.66	1,171,580.00
Contracts	248,869.73	1,128,065.36	1,181,741.67
Rep & Maint - Building	10,136.58	60,439.69	72,676.23
Rep & Maint -	5,552.68	49,959.96	50,402.10
Rep & Maint - Grounds	2,039.18	30,631.84	50,416.67
Rep & Maint - Special	22,000.00	38,261.04	486,766.25
Bad Debt			31,250.00
Total Expenses	783,448.85	3,758,407.84	4,517,443.75
Surplus/(Deficit)	\$ 121,038.89	\$ 793,782.64	\$ -0.42

Working with you for a better Hemispheres

continued from page 8

which average about 8.5% on all of the transactions. The credit cards fees paid from 2012 to 2015 totaled \$53,080 just in credit card fees alone. By using other companies such as PayPal or Squareup, which charge a flat fee per transaction, about \$36,000 could have been saved for that same period. Rest assured that we are keeping up the hard work in order to bring all owners more savings

without cutting into any services. This is our vision, our mission, and our realization for owners' satisfaction.



Financially yours,

NABIH MANGOUBI
Treasurer



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

**2016 SATURDAY
OFFICE OPENING**

**The Administration Office
will be open the following days from:
9:00 AM to 1:00 PM
July 16**

**ONLY for ID, Access Cards,
Transponders & Parking Passes**
*Any other business should be conducted
during our regular business hours of:*
**Monday through Friday
from 8:00 AM to 4:00 PM.**

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

Working with you for a better Hemispheres

Welcome Castle to our Wonderful Community Paradise!

Dear Neighbors,

Updates, news, and pertinent information for our residents is the ongoing mission for the improved Hemispheres Newsletter. As you can attest from the two previous newsletters, including this July 2016 issue, the flow of information to owners is built on energetic and dynamic teamwork. More than ever, the informative articles you are reading in the newsletter give you a broader view of our state of affairs at The Hemispheres.

Once again, I am pleased to announce a positive turnaround for the Newsletter which still leaves us in the black. Thanks to just a little planning and prudent decision making, the Association has turned last years Newsletter deficit into a surplus margin of profit. There is \$2,428.22 more in the Association's bank account year to date in only two months. Directors continue on their goal to establish effective policies, implement overdue stricter financial procedures, avoid unnecessary waste of monies, and to ensure the protection of the Association's financial assets. When you read the Treasurer's column in this issue you will see even more reflected savings to all owners.

June 2016 Advertising Revenue	\$1,360
June 2016 Printing Costs	\$1,200
June 2016 Profit	\$151
May 2016 Profit	\$92

Total Profit Since May 2016 \$243

2015 Newsletter Accounting:

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



In this July edition of the Newsletter, I would like to introduce to you the two representatives from Castle Group Management who are committed to bringing The Hemispheres to the next level.

Mr. Jordan Goldman, Vice-President of Castle Group, holds a Bachelor's degree in business from the University of Central Florida and is also a Licensed Community Association Manager. Jordan has over fifteen years of management and construction experience working with communities like our own. Jordan's extensive knowl

edge of condominium association management, his proven ability to analyse challenging situations, and his keen vision to make the right decisions in a fast-paced and complex environment was one of the principal reasons the Association entrusted Castle Group to manage our homes.

Ms. Cathy Grimaldo holds a Bachelor's degree in Business Management from Florida State University and is also a Licensed Community Association Manager with over fifteen years of management experience, including ten years in luxury high-rise condominiums. She is the leader of Castle Group's Transition Team and Quality Assurance Team. She is responsible for implementing and transitioning their new contracts, training new and/or existing staff in current company policy and work ethics, and taking the lead for all procedures and management leadership during our transitional period. In respect of the large size of our community, Cathy will be the on-site full-time lead during this phase of transition

On June 17th, at their own expense, Cathy and Jordan invited all of the Hemispheres employees for a delicious lunch in the Ocean Terrace Room and took the time to get acquainted with every one of them. On the next morning, it was the turn of the Residents to be cordially treated to a delectable breakfast feast in the Hemispheres Ballroom. On behalf of all the Hemispheres employees, Residents, and Board of Directors, I wish to sincerely thank Cathy, Jordan, and the whole Castle Group team, and welcome them to our wonderful community paradise.



GERLANDO CHIARA,
Secretary

MAC PAPERS

Geoffrey Colton



Sales Manager

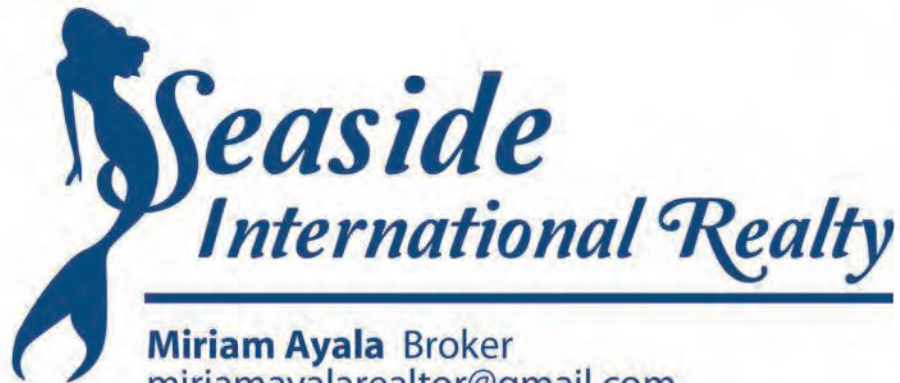
O: 305.362.9699 / C: 305.773.1145

E: gcolton@macpapers.com

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

The Hemispheres is not responsible for the content of the advertising

2016		HAPPY 4th of july		July THE HEMISPHERES			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Tennis Round Robin 8:30am – 10:30am (Every Day @ Bayside Courts)	Table Tennis Round Robin 6:00pm – 7:30pm (Tuesday & Thursdays @ Oceanside Game Room)				1	2	
3	4 <div>OFFICE CLOSED</div> <div></div>	5	6 <u>Trip or Local Bus Service</u>	7	8 <u>Local Bus Service</u>	9	
10	11 <u>Local Bus Service</u>	12	13 <u>Trip or Local Bus Service</u>	14	15 <u>Local Bus Service</u>	16 <div>OFFICE OPEN 9AM-1PM</div>	
17	18 <u>Local Bus Service</u>	19	20 <u>Trip or Local Bus Service</u>	21	22 <u>Local Bus Service</u>	23	
24	25 <u>Local Bus Service</u>	26	27 <u>Trip or Local Bus Service</u>	28	29 <u>Local Bus Service</u>	30	
31							



Miriam Ayala Broker
miriamayalarealtor@gmail.com
www.miriamayalasellsflorida.com



**Your REALTOR and Neighbor
at the Hemispheres**

Located in the Lower Lobby of the
Hemispheres Ocean North Building

1950 S. Ocean Dr. GL-4,

Hallandale Beach, FL 33009

(cell) 305-219-2297 (office) 954-613-7396

Hemispheres Owner

Hemispheres Resident

Sales Expert

Rental expert

Negotiator expert

To sell or to rent call the Hemispheres expert. My business is growing
through referrals. Word of mouth is the best advertisement.

Thank you for referring your friends and relatives!



Come in and visitbonuses for buying or selling in the next 12 months

English, Spanish & Russian



HEMISPHERES MARKET REPORT MAY 2016

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

DENISE & JOHN BRACCO

Decorus Realty

CALL, TEXT OR EMAIL!

dbhwd@aol.com

DENISE: 954-931-4416 • JOHN: 954-931-4415

www.BraccoBeachTeam.com



BRACCO BEACH TEAM



SOME OF OUR FEATURED LISTINGS IN THE HEMISPHERES



1950 S Ocean Dr #22J
\$469,000



1950 S Ocean Dr #8H
\$459,000



1985 S Ocean Dr #5F
\$429,000



1950 S Ocean Dr #22D
\$349,000



1980 S Ocean Dr #22D
\$329,000



1985 S Ocean Dr #11C
\$329,000



1985 S Ocean Dr #ML
\$199,000



1965 S Ocean Dr #2M
\$189,000

VIEW ALL OF OUR FEATURED LISTINGS AT WWW.SEARCHSUNNYISLESPROPERTIES.COM/FEATURED

PENDING SALES

CLOSED SALES

ADDRESS	BR	FB	HB	LIST PRICE	ADDRESS	LP	BR/FB/HB	SP
1950 S OCEAN DR Unit#2E	3	2	1	\$399,000	1950 S OCEAN DR Unit#18Q	\$700,000	3/2/1	\$695,000
1950 S OCEAN DR Unit#MP	2	2		\$335,000	1950 S OCEAN DR Unit#11E	\$579,000	3/2/1	\$535,000
1980 S OCEAN DR Unit#8H	2	2	0	\$365,000	1950 S OCEAN DR Unit#22N	\$399,000	2/2/0	\$385,000
1950 S OCEAN DR Unit#22D	1	1	1	\$349,000	1980 S OCEAN DR Unit#2H	\$389,000	2/2/0	\$360,000
1965 S OCEAN DR Unit#14B	1	1	0	\$224,900	1985 S OCEAN DR Unit#16H	\$269,000	2/2/0	\$255,000
1965 S OCEAN DR Unit#11M	1	1	0	\$189,000	1950 S OCEAN DR Unit#21A	\$375,000	1/1/1	\$350,000
1980 S OCEAN DR Unit#M D	1	1	1	\$168,900				

FIND YOUR CONDO VALUE AT WWW.HEMISPHEREVALUES.COM

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 | Services@NOHMIS.com

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

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

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

www.DeniseandJohnBracco.com

www.facebook.com/HemispheresCondoOwnersandResidents



BRACCO BEACH TEAM

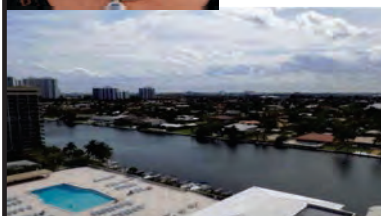


LOCATED NEXT DOOR TO THE ADMINISTRATIVE OFFICE

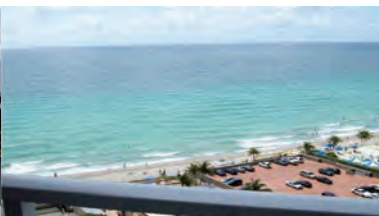
WWW.HALPRINREALTY.COM

Call: Lisa Halprin PA

(954)817-4919



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



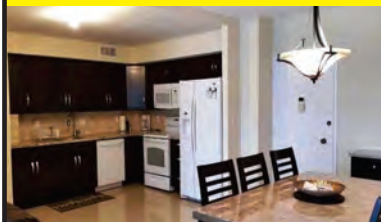
Hemisphere OS-6C 1/1.5 S Vu Tile Irs. , Custom Mirrors \$265K



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

We also do seasonal & yearly rentals call us today. Been in business for over 26 years thanks to your continued support.

For any questions, concerns, suggestions, or ads on our Monthly Newsletter please email us at:
adminassistant@thehemispheres.com

DISCLOSURE STATEMENT: The Hemispheres is not responsible for any products or items advertised in our monthly Newsletter.