



THE HEMISPHERES NEWSLETTER

FEBRUARY 2018
VOLUME 11 • ISSUE 2

PERFORMANCE & ACCOUNTING

Effective accounting is essential to ensuring our Association's continued financial stability. It requires engaging key people and implementing the right procedures. There have been improvements lately in the accounting management of the Association. At the last Board Meeting, the Board has approved The Atlantic Pacific Management Accounting Services Agreement, a written Collection Policy, and Mr. William Coleman has been appointed to prepare a Collection Attorney Fee Agreement for the collection attorneys of the Association. These steps will bring a more organized and performant structure to the management of the accounting, collections, and finances of the Association.

Over the past two years, the Association has made great strides to optimize our dollar spent, create project planning to address our aging infrastructure, and to accurately report the financial position of the Association in a timely, efficient and accurate, and actionable manner. We believe these changes will continue our progress and ensure the Association is in the best possible position to utilize the information provided by our engineering professionals to appropriately and fiscally plan for the projects that we will inevitably undertake over the next two to three years.

At the last open Board Meeting held on January 15th, the Board of Directors appointed Mr. Peter Kozo as the new treasurer. We thank Mr. Mangoubi, the outgoing treasurer, for his time and contributions. We wish to thank Mr. Kozo for accepting the responsibility and are confident that the community will benefit from his dedication and experience.

SAVE THE DATE!

February 28th at 7:00pm, please be sure to take part in the next management monthly Town Hall Meeting. We will welcome the Executive Team of Atlantic | Pacific Management. The meeting will commence with a review of the company's vision and values, followed by an overview of current status of the Association. AP management will show us how the Hemispheres will continue to move towards once again being the most iconic community in South Florida. They will conclude by covering some current issues of interest relating to the new accounting partnership with the Hemispheres. After the presentation, the floor will be opened to residents in order to provide everyone an opportunity to ask questions.

Please make sure you contact Stephanie, our Resident Service Coordinator, to confirm the address at which you would like to receive your mail in the beginning of March. This will ensure that you receive your package and will be able to vote. Email residentservices@thehemispheres.com or call the office at 954-457-9732.

To all the residents, our best wishes for health and happiness in 2018!

Louise Lachance, *President*
Peter Kozo, *Treasurer*
Gerlando Chiara, *Secretary*
Barbara Drabkin, *Director*
Gilbert Rich, *Director*
Tom Gleeson, *Director*



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(Please see details on page 27)



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PROGRESS UPDATES

Dear Hemispheres Residents

We have some updates to share with you on several pending projects as we near their completion allowing us to focus our efforts and resources on our concrete restoration project now well underway.

SECURITY CAMERA SYSTEM UPGRADE INSTALLATION

The community wide security camera system upgrade project is on schedule and nearing completion. We are 100% complete on the Ocean side. We now have 70 cameras recording 24/7 with efficient, high definition recording at night as well.

Our security officers now have more fields of vision; more coverage areas and most importantly, the new cameras are providing clear images both during the day and night. The technicians will be completing 1985, 1965 and 1975 over the next 45 days. The technology enhancements being put in place through this system upgrade will provide enhanced security monitoring and reporting capabilities for the Association.

ENGINEERING INSPECTIONS

The initial inspection and assessment phase of the Concrete Restoration, Painting and Waterproofing project continues with swing stages being deployed now around the towers. The swing stages provide the team of engineers access to the tower's exteriors from top to bottom enabling them to provide a detailed assessment of each tower's exterior surfaces.

The engineers have completed their assessment of existing conditions in Ocean North this week and will begin mobilization and assessment of Bay South next week with an estimated completion date for this tower of February 2nd. If your unit is in one of the lines being inspected, you will receive a letter from management advising you how the inspections will proceed during the swing stages being deployed at your tower.

The engineering team also requires access to certain units to assess balconies in each tower. If your unit is scheduled for a balcony assessment, you will receive a call from management to schedule an appointment for the engineers to visit your unit. The visits have been taking about a half hour.

We will continue to provide updates as this phase of the project continues, we thank all our residents for their cooperation during this process.



LOWER LOBBY FLOORS RESTORATION

We are happy to inform you that our Housekeeping partner, ASI, has completed the stripping and polishing of all the four buildings lower lobby floors. They all shine and look as good as new. We wish to thank Mr. Rossi, CEO of ASI, for choosing to use their Company floor crew instead of the regular employees assigned to the Hemispheres, which has allowed them to do the work in a timely manner, all without any extra charge.

POST-HURRICANE RECOVERY WORK

Our post hurricane recovery work is continuing with a contractor which has been mandated to begin the repairs and replacement for those gates and sections of fencing throughout the property destroyed or damaged during the storm. Drawings and surveys have been provided to the vendor to allow them to begin the permitting process. Our target date for installation is the end of February, assuming no delays in the permitting process.



With kind regards to all,

Carole Lasker, LCAM
General Manager

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FINANCIAL MANAGEMENT UPDATE



*Mrs. Kathleen Ivers, Hemispheres Accounting Manager
Mr. Charles Smith, Atlantic Pacific Regional Manager*

Dear Owners,

After building on a one-year relationship with Atlantic Pacific (AP), our current management company, the majority of the board voted to appoint AP as our new outsourced accounting firm.

Atlantic Pacific will now be responsible for all of the Association's funds and securities. They will prepare the required financial records showing all receipts and disbursements and provide full and accurate books of accounts to keep the Association in financial compliance with the Association's governing document and statutes of the State of Florida.

While not limited to the following, AP will be doing the accounts payable, the accounts receivable, and collecting owners' dues in accordance with the Association's approved and current collection policy. AP will reconcile the bank statements, prepare the financial reports, and prepare the annual budget. They will attend the annual budget meeting and any other meetings deemed to be necessary by the Association for the proper presentation of the financial standing of the Association. AP will also provide the Association's auditor with all the records required for the compilation/review and audit, the year-end financial statements, and all tax returns. The outside certified audit will continue to be provided separately by the Association's CPA.

Mr. Tom Smith (CPA, LCAM, AP Senior Managing Director) will now oversee the Association's account. Mr. Smith has obtained his degree from Hofstra University and began his career with the public accounting firm of Touché Ross & Company, specializing in the areas of real estate and banking. Mr. Smith served as Controller and Chief Financial Officer for several top property management firms in New York City for 18 years. He is a member of the Community Association Institute.

With regards to the Associations' financial operations, Tom has designated Mr. Charles Smith as his right-hand man. Mr. Charles Smith (MBA, MS, and LCAM) will train our onsite staff in the areas of policies, procedures, and the responsibilities necessary to achieve the terms of the agreement between Atlantic Pacific and the Association. While spanning a thirty-five year professional career, Charles's background includes operations, budget, accounting, psychology and community administration.

The Atlantic Pacific Human Resources Department researched and provided the integral Accounting Manager we needed in order to assure the liaison between the Association and the AP Accounting Department is fluid and productive. Mrs. Kathleen Ivers came highly recommended and was very recently hired for this position. She has a college education in accounting, thirty-two years of accounting experience, a reputation for exceptional organizational skills, keen attention to detail, and strong management and communication skills. Welcome to the team Kathleen.

Steps have been taken, a new team is in place, and I look forward to moving ahead in the ongoing effort to organize, streamline, and make our accounting and financial practices more effective, and easier to manage.



Kind regards to all,

Peter Kozo
Treasurer



One year ago
Atlantic | Pacific and Hemispheres
embarked on a journey together.

Thank you
for choosing us as your management company.

Sincerely,
The Atlantic | Pacific Team

FINANCIAL CONTROLS & ACCOUNTING SERVICES

On behalf of Atlantic | Pacific (A|P), I would like to thank The Hemisphere Condominium Association for your faith in us as the accounting and fiscal management services partner to the Association.

The A|P accounting team consists of accounts payable and receivable staff, property accountants, customer service representatives, an accounting manager and a corporate controller. A specific individual from each team is assigned to each property we service. Together, with the property manager and corporate management personnel, there is a complete financial team to manage the financial and accounting processes. Currently, the Association is undertaking an IT enhancement that once complete will allow our customer service team to assist unit owners with answering their accounting questions.

TOPS Management Software, A|P and Hemisphere's accounting software, creates an online environment where financial transactions facilitate reports that are readily available and can be monitored by authorized users from any location, including unit owner ledgers, outstanding payables, cash balances and general ledger reports.

The A|P accounting team:

- Maintains and updates unit owners' ledgers.
- Processes invoices and disbursements using an online payables workflow system that allows board members access from any computer or phone.
- Prepares a monthly financial statement report package that includes:
 - o Cover letter
 - o Executive summary (management report)
 - o Balance sheet
 - o Statement of Revenue and Expenses with variance explanations reviewed and approved by the property manager and regional manager
 - o General Ledger report
 - o Bank reconciliations
 - o Aged accounts receivable report
 - o Accounts payable report
 - o Cash disbursement report
 - o Supporting schedules for balance sheet items
- Coordinates and oversees financial audits prepared by the client's third-party CPA, the filing of State and Federal tax returns and the Annual Report as required by the Florida Department of State



Executive Team of Atlantic | Pacific Management at the Hemispheres
Sean Fontana, Tom Smith, William Coleman, Charles Smith

- Assists in annual budget preparation including the coupon ordering process
- Prepares IRS Form 1099 for vendor payments

To ensure a high-quality product and the most accurate information is reported to the client, the monthly financial reports are prepared on an accrual basis in accordance with GAAP using a fund balance format. This also allows for a greater level of transparency and helps aid in the decision-making process.

All financial reports are reviewed and approved by the accounting manager. In addition, the property manager and regional manager attend quarterly variance meetings with the executive leadership team facilitated by the controller to review each property's financial reports.



Tom Smith
Senior Managing Director
Atlantic | Pacific Management **7**

THE HEMISPHERES CONDOMINIUM ASSOCIATION FINANCIAL'S REPORT

As of November 30th, 2017

Checkbook Balances

Operating	\$1 942 831,08
Capital Projects	\$1 002 624,77
Security Deposit/Clicker/Marina Deposit	\$615 856,73
Total Checkbook Balances as of November 30th, 2017	\$3 561 312,58
Accrued balance of prepayment of our Insurance Premium	\$939 925,60
Accounts payable to the trade	\$158 509,00

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$919 175,41	\$9 997 560,43	\$9 979 288,22
Expenses			
Salaries and Benefits	131 188,41	1 307 668,68	1 333 703,80
Administrative	50 080,03	449 129,91	376 898,50
Insurance	109 161,68	1 233 248,59	1 287 437,25
Utilities	237 053,57	2 550 105,72	2 589 786,76
Contracts	245 451,09	2 490 425,34	2 433 785,20
Rep & Maint – Building	3 672,24	219 314,73	107 147,37
Rep & Maint – Equipment	9 980,36	148 024,81	186 189,85
Rep & Maint – Grounds	5 113,30	84 948,36	119 166,74
Rep & Maint – Special Projects	0,00	60 054,00	1 476 422,75
Bad Debt	-11 972,99	155 296,05	68 750,00
Hurricane IRMA	30 320,90	221 720,98	0,00
Total Expenses	\$810 048,59	\$8 919 937,17	\$9 979 288,22
Surplus/(Deficit)	\$109 126,82	\$1 077 623,26	\$0,00

THE HEMISPHERES CONDOMINIUM ASSOCIATION FINANCIAL'S REPORT

As of December 31st, 2017

Checkbook Balances

Operating	\$2 271 263,50
Capital Projects	\$1 003 058,12
Security Deposit/Clicker/Marina Deposit	\$622 767,28
Total Checkbook Balances as of December 31st, 2017	\$3 897 088,90
Accrued balance of prepayment of our Insurance Premium	\$827 125,20
Accounts payable to the trade	\$441 100,59

Revenue and Expenses

	Month	Year-to-Date	Budget (Year-to-Date)
Income	\$1 023 739,96	\$11 021 300,39	\$10 886 496,00
Expenses			
Salaries and Benefits	161 105,30	1 468 773,98	1 454 949,66
Administrative	242 444,37	691 574,28	411 162,00
Insurance	148 709,23	1 381 957,82	1 404 477,00
Utilities	254 253,80	2 804 359,52	2 825 222,00
Contracts	249 597,87	2 740 023,21	2 655 038,40
Rep & Maint – Building	13 162,27	304 669,94	134 388,00
Rep & Maint – Equipment	15 270,26	145 275,77	228 116,00
Rep & Maint – Grounds	9 974,26	40 748,98	87 500,00
Rep & Maint – Special Projects	6 400,00	66 454,00	1 610 642,94
Bad Debt	(25 742,56)	129 553,49	75 000,00
Hurricane IRMA	16 917,74	238 638,72	0,00
Total Expenses	\$1 092 092,54	\$10 012 029,71	\$10 886 496,00
Surplus/(Deficit)	(\$68 352,58)	\$1 009 270,68	\$0,00

THE NEW HEMISPHERES' COLLECTION POLICY

Dear Hemispheres Owners,

The life-blood of any Association is the monies collected from owners for maintenance dues and fees. As of January 29, 2018, the amount owed and outstanding by owners is \$404,043. Our collection process is not one to be complacent about. Our Association needed to have a cohesive and consistent collection process in order to minimize any uncollected monies. The centerpiece of an effective assessment process is an administrative resolution setting forth the Association's policy on the collection of delinquent assessments.

At the last Board Meeting on January 15th, the Board of Directors voted yes to a collection policy that represents the Association's written statement of assessment enforcement practices. Its purpose is simple: to communicate in writing to all owners exactly what actions the Association will take to pursue delinquent assessments. It will be incorporated into the Association's Rules and Regulations.

The new collection process adopted by your Association is clearly defined. The collection policy provides for graduated sanctions for untimely payments. The collection procedure will be enforced in a consistent and uniform manner and owners will be treated with respect throughout the established collection process. In agreement with the new accounting contract, Atlantic Pacific will be responsible for the collection of owners' dues in accordance with the Association's approved collection policy.

Striving for consistent action and communication with owners is the foundation of an effective collection process. The collection policy is posted on the Hemispheres website and on the community channel. You may also get a copy by emailing Stephanie at residentservices@thehemispheres.com or by coming to the office and asking Ali, our office front desk receptionist.

Cordially,



Peter Kozo
Treasurer

COLLECTION POLICY

Assessments are due on the first of the month and the following policies apply to all delinquent accounts:

First Step: Reminder Letter

Any unit owner's account which is more than fifteen (15) days delinquent in the payment of any Assessment will be sent a written notice of the delinquent balance and a request for immediate payment with the inclusion of any late fee consistent with the Association's governing documents and Florida Statute 718;

Second Step: Demand Letter

Any unit owner's account which is more than thirty (30) days delinquent in the payment of any Assessments will be sent a notice of Demand including the delinquent balance and a request for immediate payment. Also included will be a warning that if payment is not received within fifteen (15) days, the Association will forward the delinquency to the Association's Collection Counsel for further action. Finally, the letter will warn that this is the final non-legal request for the owner to pay the delinquent balance and that non-payment may result in the suspension of the unit owner's rights to use all the common areas and amenities including: the property's pools, gyms, tennis courts, car wash and laundry facilities.

Third Step: Legal Action

Any unit owner's account which is more than forty-five (45) days delinquent in the payment of any Assessments will be sent to the Association's attorney for immediate legal action.

Forth Step: Suspension of Rights

Any unit owner's account which is delinquent in excess of ninety (90) days in the payment of any Assessments will have the Association suspend the unit owner's rights as well as the unit owner's tenant's and guest's rights to use Common Areas and Amenities. If the Association imposes a suspension, the Association must provide written notice of such suspension by mail or hand delivery to the unit owner and, if applicable, to any tenant, licensee, or invitee of the unit owner.

General Provision

As permitted by law and recommended by the Association's management and/or attorney, the Board has the discretion in its business judgment to depart from the above-stated processes from time to time in order to protect the Association's interest.

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PARKING : ONGOING CHALLENGES

Dear Hemispheres Residents,

My name is Anthony Rodriguez and I am the CEO of Field Force Protective Services, your security partner serving the Hemispheres since 2010. While our security staffs' first priority is to ensure the residents' security and safety, we are also responsible for enforcing the Association's policies in conjunction with the Management staff. In this regard, I would like to ask your cooperation with some reoccurring issues.

1. Please have patience when reporting that another resident is parked in your designated parking space. Residents are demanding to have cars towed and not giving security enough time to contact the owner of the vehicle to have it removed

2. Please understand that if you get a temporary parking pass that it's for a specifically designated vehicle and it's NOT transferable between vehicles. You must return to the office (access control) and have the pass reassigned to the new designated vehicle.

3. The area around the cooling towers on the upper deck of the 1965 building is a designated «NO PARKING» zone with ample signage posted. We have had a number of incidents where vehicles parked there have either been hit or damaged in some way. The steam or vapour that comes from the cooling tower can causes damage to the paint of your car. The Association will not be liable for any damages caused to your vehicle if you park in a designated «NO PARKING ZONE»

When a parking violation occurs, security will try as much as possible to contact the owner of the car so as to spare

you getting your car towed. However, it is not always possible to contact the owner and thus a first warning is issued by placing a sticker on the vehicle's window. Security will usually wait 24 hours before issuing the second warning. If the vehicle is still in violation after 48 hours, a third and final warning will be issued before mandating the towing company. However, be informed that your «Blue Book» containing the Hemispheres' rules and regulations allows us to tow without any warning for any car parked in violation of the rules.

Executive Towing and Recovery is is our current service provider. Vehicles are towed to 5900 Dewey St #200, Hollywood, FL 33023. In reference to the tow charge, please be aware that Field Force Security has nothing to do with the prices charged for towing. We have called them to inquire about the charges you will be facing if your vehicle gets towed from the property and it is approximately \$120 plus storage if the vehicle is not picked up within 24 hours. The storage fee is \$24 per day and after the first 24 hours there is a one time administrative fee of \$30. On the 5th day, there is a one time \$250 lien fee. If you have any questions regarding towing fees, you may call the towing company directly at (954) 444-0054.



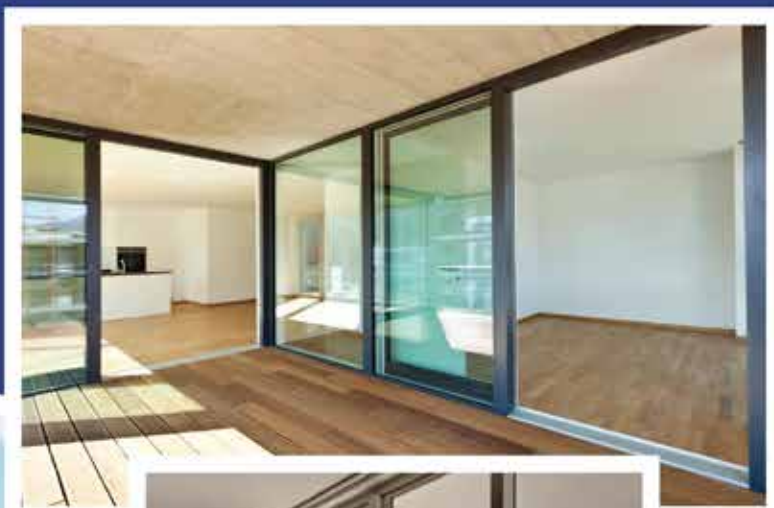
I suggest that it is better to be safe rather than sorry. Please be sure that your vehicles and your guests and visitors' vehicles are parked in accordance with the rules in order to avoid the inconvenience and cost to everyone involved.

Cordially,

Anthony Rodriguez
CEO/Field Forces Protective Services



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Dear Hemispheres Owners,

There are 1298 residential units at the Hemispheres. As of August 2016, 551 owners were using the AUTOPAY Program to pay for their monthly maintenance fees and about 500 owners were mailing their checks monthly with the coupons. These 2 methods are efficient and free of cost for the Association. However, there were about 230 owners who were still dropping off or mailing their check directly to the Administration office. This method is not cost effective because it causes delays and costs to the Association. Thousands of dollars are lost every year because the changeover is not complete.

In fairness to every owner, back in September 2016, the Association required the cooperation of all owners to kindly only use one of the accepted methods of payment that were provided and to stop dropping off or mailing their checks directly to our office.

I asked our new accounting partners for an update and I was surprised to learn that we still had to deposit around 100 checks in January 2018 for regular maintenance fees payments. A big thanks goes out to the 130 owners who switched over to the proper payment methods. On the same note, I would now like to reach out to the 100 owners who still have not switched over to one of the following accepted methods of payment:

COUPONS & UNIQUE "BILL PAY ACCOUNT NUMBER"

On December 13, 2017, the 660 owners who are not registered in the AUTOPAY Program were mailed a coupon book including a unique bill pay account number for EACH unit. You will need this number for all and any method of payment you will choose.

PAYMENT BY CHECK

Make your check payable to "The Hemispheres Condominium Association, Inc.". Make sure that you write your "Bill Pay Account Number" on your check and to enclose your coupon with your payment and mail to BB&T Association Services, P.O. Box 2914, Largo, FL, 33779-2914.

You can also drop off your payment with your coupon to any BB&T Branch Banking Center. There is one located right next to Publix on Hallandale Beach Boulevard. Please do not mail postdated checks because checks are cashed the date they are received and the Association will not be responsible for postdated check fees.

AUTOPAY PROGRAM (ACH)

No more late payments and no more late payment penalties. The AUTOPAY program is the easiest and most convenient way to make your payment. You enroll once in the program and the payments are made automatically every month. In January 2018, we have a little more than 50% of all owners (638 out of 1298) who are using the AUTOPAY Program to pay for their monthly maintenance fees and we thank you for taking this step. This method is free and simple and ensures that your maintenance fees get paid on time every month.

In an effort to ensure you are never late on your recurring monthly maintenance fees, we encourage you to sign up for automatic payment. You can enroll at the Hemispheres website www.thehemispheres.com and select «Make Payment» in the top right hand corner and simply follow the directions. This is a FREE SERVICE to owners. You may also complete the «Association Pay Authorization» form you will find in the coupon booklet that you received in December, attach a voided check and mail it to: BB&T Association Services, P.O. Box 2914, Largo, FL, 33779-2914 or you may complete the blank form on page 14 of this newsletter or on our website. Attach a voided check and mail it to the same address.

If you need assistance, Kathleen, our new Accounting Manager will help you set up AUTOPAY and will answer all of your questions. Please contact Stephanie, our Resident Services Coordinator at 954-457-9732 ext. 559 or residentservices@thehemispheres.com and she will schedule you an appointment with Kathleen. Make sure to bring your checkbook and coupon book.

ONLINE BANK PAYMENT

If you wish to use an online Bank Payment Service provided by your personal bank or service: Make sure that you enter your "Bill Pay Account Number" into your online payment service and the account you want your payment credited to upon receipt of your payment. Additional instructions are included in your coupon book.

OTHER PAYMENT METHODS

If you wish to pay by Credit Card or E-Check, a Service Fee Will APPLY. Go to the Hemispheres website www.thehemispheres.com and select «Make Payment» in the top right hand corner and simply follow the directions. Please be aware that a service fee will apply to use this service. IT IS NOT FREE.



Thank you for your cooperation,

Peter Kozo
Treasurer

Association Pay (ACH) Authorization

BB&T Association Services (727) 549-1202 or toll free (888) 722-6669



Sign up to automatically pay your association payment from your checking or savings account at any U.S. financial institution. We are unable to accept authorizations for accounts located outside of the United States.

Enroll online through the 25th of the month to be effective for the next debit month by visiting BBT.com/Payments. If your association is not set up for online enrollment, complete the authorization form below. Complete a separate authorization form for each payment obligation.

To enroll by U.S. mail - Complete the authorization form below and attach a voided check. Mail form to **BB&T Association Services, P.O. Box 2914 Largo, FL 33779-2914**. Continue to make your payments until you are notified by the bank when your automatic payment will start.

Association Pay Terms and Conditions:

- You are enrolling in Association Pay to authorize recurring payments through electronic funds transfers by ACH debit entries.
- **When your payment is due, your account is debited automatically on the 3rd of the month. If the 3rd is on a weekend or holiday, your account is debited the next business day.**
- Payments will appear as **your full or abbreviated Association Name** on your bank statement.

Paper authorizations must be received by the 20th of the month to be effective for the next debit month. If the 20th falls on a weekend or holiday, the deadline is the last business day prior to the 20th. This Authorization will remain in effect until BB&T receives written notice from you or your association or its management company to cancel or change it. You hereby authorize BB&T to accept changes in amounts or account information or cancellation of this Authorization from the association or its management company. Notice from you must be in writing and sent to the address referenced below or faxed to BB&T Toll Free Fax: 866-297-8932. Notice must be received by BB&T on or before the 27th of the month to be effective for the next debit date. When the 27th of the month falls on a weekend or holiday, the deadline is the last business day prior to the 27th. Some exceptions apply; visit BBT.com/Payments to view the Association Pay deadline calendar. You may print a Cancel or Change Request for Association Pay from the BB&T Online Payment System or online at BBT.com/Payments. All payments initiated for debit are subject to acceptance by the designated financial institution. All ACH transactions authorized herein must comply with applicable U.S. law. Your completion of this authorization form indicates your agreement to be bound by the NACHA Operating Rules. For questions, contact BB&T Association Services Toll Free at 888-722-6669. Doc. ID# 105

Keep top section for your records

Mail enrollments, cancels or changes to Association Pay: BB&T Association Services – P.O. Box 2914, Largo, FL 33779-2914

Attach voided check

Association Pay (ACH) Authorization

Return bottom section

Association or Community Name: _____ Unit No. _____

Is the account that is being debited for your homeowner payment funded electronically by a financial agency outside of the U.S. territorial jurisdiction? ☐ Yes ☐ No

Bank Account Owner Name _____ Phone _____

Mailing Address _____ City _____ State _____ Zip _____

Property Address _____ City _____ State _____ Zip _____

Bank Name _____

Bank Routing No. _____

Checking ☐ Savings ☐ Account No. _____ Check box if account to debit is a business account. ☐

By signing this authorization, you agree to the following: 1) I have read and agree to the Terms and Conditions provided and 2) I am authorized to initiate transactions on the account provided. I authorize a) the above named association to debit the account to collect my association payments b) BB&T to initiate electronic funds transfers by ACH debit entries to the account for the purpose of making those payments and c) the financial institution to withdraw these payments from my account. Doc ID# 105

SIGNED _____ DATE _____

Email _____

BILL PAY ACC#:	SERIAL #:	MGT CO#:	ASSOC#:	FREQ:	DATE REC'D:
----------------	-----------	----------	---------	-------	-------------



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**We are Honored to be serving
The Hemispheres Community!**

Dear Hemispheres Residents,

I would like to thank everyone who attended the ASI town hall meeting of December 14th. It was a pleasure to meet you and share great conversation.

Please know that we are in constant contact with all the Hemispheres managers to insure the lines of communication remain intact thereby making sure any and all requests are handled immediately!

Once again: Thank you for your valuable input, as it is very important to us.

Happy New Year 2018!

Cordially,

*Lewis Rossi
CEO/ASI*



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Starting from the back row left :
Raul, Sylvestre, Erick, Miguel, Claudia, Maria, Victoria, Sheila, Elna, Mary, Mercedes, Emperatriz, Delly, Mariela, David, Juan

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Life can be so busy, we forget to enjoy the simple things!

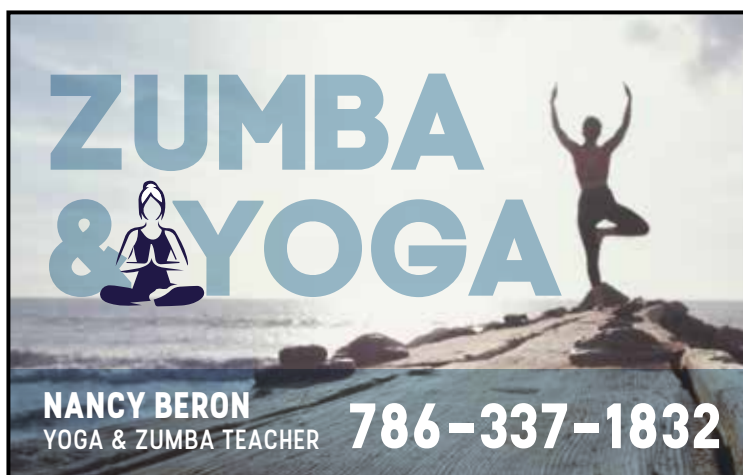
This is an

INVITATION

to all Hemispheres residents to participate in our zumba, yoga and art classes

RELAX, UNWIND AND DISCOVER A TALENT YOU NEVER THOUGHT YOU HAD!

If there are any questions, please feel free to contact the teachers below, or stop by the office for more details.



**ZUMBA
& YOGA**

NANCY BERON
YOGA & ZUMBA TEACHER **786-337-1832**



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1/4 front cover page	\$300
1/4 page inside	\$95
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 **25th of each month.**



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

WHAT'S NEW THIS MONTH AT THE HEMISPHERES?

**Stephanie
Sicard**
Your Resident
Service Coordinator

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



HEMISPHERES SHUTTLE BUS WEDNESDAYS SPECIAL TRIP SCHEDULE

FEBRUARY 2018

2 FRIDAY | The Original Miami Antique Show | \$15.00 +
Admission fee (\$20.00)

14 | Shops at Merrick Park | \$15.00

19 MONDAY | Coconut Grove Arts Festival | \$15.00 +
Admission fee (between \$5-\$15)
Price TBD at later date when available

28 | Swap Shop Flea Market | \$15.00

MARCH 2018

9 FRIDAY | Orchid Festival at Fairchild Gardens | \$15.00 +
Admission fee (Seniors \$18, Adults \$25)

14 | Boca Town Center | \$15.00

21 | Vizcaya Museums and Gardens | \$15.00 +
Admission fee (Seniors \$12, Adults \$18)

28 | Perez Art Museum | \$15.00 +
Admission Fee (Seniors \$12, Adults \$16)

APRIL 2018

4 | Coral Castle | \$15.00 +
Admission fee (Seniors \$18, Adults \$15)

11 | Sawgrass Mills Mall and Ikea | \$15.00

18 | Festival Flea Market | \$15.00

**THE BUS DRIVER WILL FOLLOW THE NORMAL PICK UP SCHEDULE
ON THE DAY OF THE SPECIAL BUS TRIPS.**

BN 9:15 • BS 9:20 • OS 9:25 • ON 9:30

**BY 2:30 PM ALL RIDERS NEED TO BE ONBOARD THE BUS
TO HEAD BACK TO THE HEMISPHERES.**



THE HEMISPHERES CONDOMINIUM ASSOCIATION INC.

Dear Residents,

Here at the Hemispheres, we continue to strive to enhance the quality of life of our residents, while creating a pleasurable environment. This year, we have some really exciting shuttle bus trips planned for the enjoyment of our residents. I know you have some questions, so let me address just a few for you:

1. Where and when can I sign up for the trips?

There will be a registration sheet in the administrative office one week prior to the date of the trip.

2. Can I bring a guest (non-resident) with me?

Due to limited seating, our priority has to be the Hemispheres residents. However, we will have a wait list for each trip. If the trip is not full 48 hours prior to the event, those seats will become available to the wait-listed residents as well as guests of residents. Wait-listed people will be contacted via phone to come to the office to pay.

3. How many people can I sign up at once?

Again due to limited seating and high demand, you may sign up yourself as well as one additional resident. Both seats must be paid for at the time of registration.

4. What if I paid for a trip and I can't attend?

Trips are non-refundable unless the Hemispheres have to cancel the trip, 24 hours before the actual event. If you are unable to attend, you are free to sell your spot to a friend or neighbor. You may also contact the office and see if anyone is wait-listed for the trip.

We look forward to seeing our residents take advantage of these special days that we have worked so hard to make available to you. If you have further questions or concerns, please feel free to stop by my office. I am looking forward to meeting all of you soon!

Until next time, have a healthy and happy new year 2018!

Stephanie

Stephanie Sicard
Resident Services Coordinator/Newsletter Manager

AN INVITATION TO ALL RESIDENTS

TOWN HALL MEETING

Hosted by: Atlantic Pacific

Wednesday, February 28th, 2018

In the Ballroom at 7:00 pm

SPECIAL GUESTS

Mr. Tom Smith
Mr. Billy Coleman
Mr. Charles Smith
Mr. Sean Fontana

AGENDA

Review of the company's vision and values and how they can continue to benefit our community. We will also cover some current issues of interest relating to the new accounting partnership.

Open Forum

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*Dr. Nathalie Vera
and Dr. Eric Schuetz*

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Pastrami Dogs

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Our Masterpiece!

Our Signature homemade tomato sauce, marinated mustard chicken breast, roasted garlic, spinach, mozzarella, and freshly grated Parmesan - \$12

All pizzas are approximately 11 inches, serves 1-2
* 10% Discount on pick ups

MARGARITA PIZZA - A Blue classic!

Our Signature homemade tomato sauce, fresh mozzarella and fresh basil - \$10

(addition of pepperoni for \$2 more)

VEGETARIAN PIZZA

Packed with flavor!

Our Signature homemade tomato sauce, fresh mozzarella, mushrooms, roasted red peppers, onions, topped with fresh basil and a sprinkle of dried oregano - \$11

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FEBRUARY 2018

SUN	MON	TUES	WED	THURS	FRI	SAT
SPECIAL TRIP	A - ST The Original Miami Antique Show - \$10 B - ST Merrick Park - \$10			C - ST Coconut Grove Arts Festival - \$10 D - ST Flea Market - \$10		
				1	2 Fees due	3 A
4	5 Zumba 4:30PM - BR 	6 Bingo 7PM - OT 	7 6PM BR ART 1-3 	8 	9 	10 MANAGEMENT OFFICE OPEN 9AM - 1PM
11 	12 Zumba 4:30PM - BR 	13 Bingo 7PM - OT 	14 6PM BR HAPPY Valentine's DAY B	15 	16 	17
18	19 Zumba 4:30PM - BR C	20 Bingo 7PM - OT 	21 6PM BR 	22 	23 	24 MANAGEMENT OFFICE OPEN 9AM - 1PM
25	26 Zumba 4:30PM - BR 	27 Bingo 7PM - OT 	28 6PM BR TOWN HALL MEETING 7PM BR D	Local Bus Service		

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

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

OT Ocean terrace
BR Ball Room

*minimum 10 participants required. **PLEASE REGISTER**
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ART Art Teacher - Tony 305-868-2016

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HEMISPHERES CLOSED SALES FOR THE YEAR OF 2017

(SIX) 3 BED/2 BATH UNITS

	Beds	Baths	List Price	Sale Price	SP\$/SqFt
High	3	2	\$689,000	\$650,000	\$353.45
Low	3	2	\$345,000	\$325,000	\$182.58
Average	3	2	\$491,500	\$458,750	\$253.14
Median	3	2	\$432,500	\$397,500	\$223.31

(FIFTEEN) 2 BED/2 BATH UNITS

	Beds	Baths	List Price	Sale Price	SP\$/SqFt
High	2	2.5	\$685,000	\$680,000	\$492.75
Low	2	2.5	\$250,000	\$225,000	\$181.45
Average	2	2.5	\$409,813	\$360,815	\$265.18
Median	2	2.5	\$389,000	\$360,000	\$250.00

(THIRTY TWO) 1 BED/1.5 BATH UNITS

	Beds	Baths	List Price	Sale Price	SP\$/SqFt
High	1	1.5	\$329,900	\$307,000	\$352.87
Low	1	1.5	\$179,000	\$160,000	\$183.91
Average	1	1.5	\$251,981	\$233,438	\$266.53
Median	1	1.5	\$249,350	\$222,500	\$252.87

(THREE) 1 BED/1 BATH UNITS

	Beds	Baths	List Price	Sale Price	SP\$/SqFt
High	1	1	\$219,900	\$210,000	\$263.16
Low	1	1	\$144,900	\$110,000	\$129.41
Average	1	1	\$179,933	\$162,667	\$201.03
Median	1	1	\$175,000	\$168,000	\$210.52

(THREE) 0 BED/1 BATH UNITS

	Beds	Baths	List Price	Sale Price	SP\$/SqFt
High	0	1	\$195,000	\$195,000	\$357.80
Low	0	1	\$159,900	\$150,000	\$275.23
Average	0	1	\$174,933	\$170,000	\$311.93
Median	0	1	\$169,900	\$165,000	\$302.75

FOR MORE INFO OR QUESTIONS PLEASE CALL OR EMAIL

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HEMISPHERE BN-14K

2/2 Southern Vu's Of Both IntraCstl. & Ocean
\$275K



HEMISPHERE BS-MZJ

2bdm 2 ba with tenant till july furn only \$225k



HEMISPHERE BS-6D

1 bdrm 1.5 ba with north view, nicely furn \$229,900



HEMISPHERE OS-2N

1bdm 1.5 ba south exp. needs TLC \$215K



HEMISPHERE BS-4K

1bdm 1.5 ba great north view of ocean and intra needs some TLC only \$215k



HEMISPHERE OS-PHG

2/2 south exposure updated \$385k



HEMISPHERE OS-15H

2/2 north view nicely furnished, newer kitchen and baths \$425k OR rent \$1950/annual



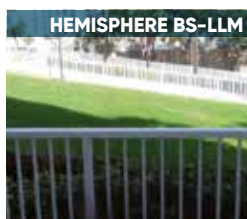
HEMISPHERE ON-MN

1-1.5 south view pool deck, ocean granite kitchen and baths \$250k negotiable



HEMISPHERE OS-20B

Beautiful 1bd 1.5 ba Hi flr north view!! Priced great \$315k



HEMISPHERE BS-LLM

1bd 1.5 ba Kept well... furn incl organ \$175,000K



HEMISPHERE OS-3E

3 bdrm 2.5 ba Absolutely stunning!!



HEMISPHERE OS-16L

2/2 great view Tenant friendly \$323k



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