

# THE LEXI Bayview Residences



Volume 13 Issue 9

A Monthly Newsletter for the Residents of The Lexi Condominium

May 2024

## THE LEXI Bayview Residences

7901 Hispanola Avenue  
North Bay Village, Florida 33141

### ASSOCIATION OFFICERS

**Vice President** .....Paul Clapps  
**Secretary**..... Kevin Colin  
**Treasurer** ..... David Tarr  
**Director** ..... Dimitri Haacke

### PROPERTY MANAGEMENT

**Property Manager**.. Yumi Rodriguez  
*manager@thelexi.net*  
**Asst. Property Mgr**...Gabriel Biso  
*assistant@thelexi.net*  
**Front Desk**.... frontdesk@thelexi.net

### IMPORTANT NUMBERS

**Main Office** ..... 305-864-0655  
**Miami-Dade Contact Center** .....3-1-1  
M-F 7am-7pm | Saturday 8am-5pm

#### Miami-Dade Emergency Evacuation Assistance Program

**Hotline:** 305-513-7700  
**Email:** eeap@miamidade.gov

#### National Hurricane Center

Storm Forecasts | [www.nhc.noaa.gov](http://www.nhc.noaa.gov)

**American Red Cross** 305-644-1200

#### Federal Emergency Management Agency (FEMA)

1-800-621-FEMA (3362)

#### FPL Power Outage

1-800-4-OUTAGE | 1-800-468-8243

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## IMPORTANT LEXI NOTICES

**6th Floor Pool Deck is now open.** Pool continues to be closed due to the Department of Health pending Re-inspection which should take place the week of the 20th.

**GYM update:** All repairs have been done. Waiting for new flooring to arrive in approximately 4 weeks.

**Unit Key:** It is extremely important that the management office has a copy of your key in case of an emergency. We ask that if you have changed the key to your unit or you are not sure if you've provide management with your key please contact 305-864-0655 to verify.



**Release of Emergency Unit Keys:** The management office requires a copy of the key to each unit for emergency purposes only. If you know that a realtor, a vendor and/or visitor will require access to your unit please **do not** contact the Management Office and request that we release this emergency key. Management will not release this key to realtors, vendors, visitors, etc. It is your responsibility to provide access to the unit.

**Maintenance Payment:** Monthly assessment payments should be remitted on/ or before the 1st day of each month. If you have any questions or concerns on how to make your payments, contact the management office for assistance. Please keep in mind that, in accordance with your Declaration of Condominium documents, assessments not paid within five (5) days will automatically incur a late fee of 5% or \$25, whichever is greater. Additionally, late payments will bear interest from the date due until paid at a rate of eighteen percent (18%) per annum. We are here to assist! If you have any questions related to accounts receivable (AR), please contact our AR team at [receivables@kwpmc.com](mailto:receivables@kwpmc.com) or call 786-360-0346.

## RULES & REGULATIONS REMINDERS:

### GARBAGE, RECYCLING, AND BOXES

Only garbage, properly sealed in garbage bags, not to exceed a standard (13-gallon) bag, shall be deposited down the trash chute. No construction materials of any kind shall be deposited down the chute. No items may be left within the trash chute rooms. Residents should refrain from using the trash chute between 10:00 P.M. and 8:00 A.M. All recyclable items, such as glass containers, plastic bottles, cans, newspapers, etc., shall be disposed of within the appropriate collection containers located within the receiving area. Recycling protocols shall be followed when using recycling bins to include plastic and glass containers. All boxes should be broken down (flattened) and neatly placed within the area designated for cardboard. Furniture and other bulk items may be placed in designated areas on bulk days. The above-mentioned applies to all parties, Commercial and Residential. Residents are not to dispose of plastic bags inside of the recycling containers. These are not an accepted recycle item.

### STORAGE AREAS

Storage units are for the sole use of unit owners and their lessees. Unit owners and lessees assume direct responsibility for all contents placed in the storage unit. The use of the storage unit is limited to your assigned storage space. No items are to be placed or maintained outside Lexi Rules and Regulations Page 7 of 26 of your assigned space. The Association will remove and dispose any items placed outside of any storage unit, and the unit owner and/or lessee shall be responsible to any expense related to the removal. In the event the Association deems, in its sole discretion, that an item need be removed, the Association is not required to obtain any prior approval or provide notice. Any items identified within any storage unit, which are hazardous to and endangers the safety of the community or violates any governmental or association regulations will be immediately removed by the association. Owners and lessees shall solely be responsible.. Unit owners and their lessees should take appropriate precautions to ensure the security and safety of stored items to include the prevention of weather-related damage.

### BICYCLES

Residential unit owners or their lessees who desire to place or store bicycles in the garage; must first register said

bicycles with the management office and obtain a decal. Bicycle owners are responsible for the upkeep and security of their bicycles. The Association reserves the right to remove any bicycle, with notice, that shows signs of neglect or decay. Bicycles shall not be placed within parking spaces or any area not designated for bicycles in the garage. The Association shall not be held responsible for any loss or theft which may occur. Bicycles placed in areas other than the designated storage areas will be subject to removal by the Association. The Association will perform audits on an annual basis to ensure compliance.

### PARKING GARAGE

Parking spaces are not to be used as storage areas and should only be used for registered vehicles.

## WELCOME TO THE LEXI

**Humberto Gonzalez**  
*Chief Engineer*

Humberto has been working in property management for the past 29 years. In his spare time, he loves to ride dirt bikes and boating. He has been married for 34 years. Humberto loves Classic Rock Music.



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Brent Boaz, License #P13524

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# NATIONAL SAVE YOUR HEARING EVENT

## **Did You Know: May is Speech-Language-Hearing Month**

Untreated hearing loss is surprisingly common. People may not even realize they're missing sounds and words. A hearing examination is the first step to addressing it.



**Melanie Plotkin, H.A.S.,** Hearing Aid Specialist

**Javier Benitez, HAS, BC-HIS,** Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

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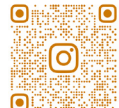


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