

# THE LEXI

## Bayview Residences



Volume 14 Issue 5

A Monthly Newsletter for the Residents of The Lexi Condominium

January 2025

### THE LEXI Bayview Residences

7901 Hispanola Avenue  
North Bay Village, Florida 33141

#### ASSOCIATION OFFICERS

**President**..... Kevin Colin  
**Vice President** ..... Dimitri Haacke  
**Secretary**..... John Flickinger  
**Treasurer** ..... David Tarr

#### PROPERTY MANAGEMENT

**Property Mgr**...Lloyd Woodruff, LCAM  
*manager@thelexi.net*  
**Asst. Property Mgr** ..Armando Garica  
*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

Published monthly at no cost for the  
LEXI Bayview Residences by Coastal Group  
Publications, Inc. Contact CGP at  
(305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com)  
to ADVERTISE in one of our newsletters or  
to get a FREE newsletter for your property.

### SHOUT OUT!

The Lexi Condominium Association Board of Directors and the KW Property Management Team would like to extend a heartfelt shout-out to the Social Committee members, Barbara and Mary, for organizing an incredible holiday season of events!

- The Kids Halloween Event and Adult Halloween Event were a tremendous success, filled with fun and laughter for all who attended.
- The December Holiday Event showcased amazing food, lively music, and delicious drinks, all complemented by outstanding décor.
- The lobby décor throughout the holidays was a wonderful sight, spreading joy and festive spirit to everyone.

Barbara and Mary, your dedication and countless hours spent coordinating these events are truly remarkable. A simple “thank you” doesn’t capture the depth of our gratitude for everything you bring to the community as valued committee members.

### EXTRA SHOUT OUT!

On behalf of the KW Property Management Team, we’d also like to express our sincere appreciation to all the owners and current residents who contributed to the 2024 Employee Holiday Fund. Your generosity brought joy and warmth to our team during the holiday season—thank you!

### EMPLOYEE SHOUT OUT!

We’d like to shine a spotlight on Armando Garcia, the Administrative Assistant for the Lexi Condominium Association. Armando consistently goes above and beyond in his role, proving himself as an exceptional team player:

1. He actively supports the Social Committee with event preparations.
2. He arrives as early as 6:30 AM to address unexpected issues like leaks in the gym.
3. He works late to assist the IT team in resolving challenges with the EV station.
4. He steps in to help the maintenance team and front desk staff with various tasks throughout the week.
5. He even shows up on evenings and weekends to support the front desk when needed.

These are just a few examples of Armando’s commitment to the building, the association, and his coworkers. Armando, your willingness to go the extra mile does not go unnoticed. Thank you for your hard work and dedication!

# POINTERS AND TIPS

## Help Us Prevent Clogged Water and Waste Lines!

To keep our plumbing system running smoothly and avoid costly repairs, please follow these essential rules:

**1. Do not flush baby wipes down the toilet.**

Even if labeled “flushable,” baby wipes can still clog the pipes.

**2. Only flush toilet paper.**

Avoid flushing any other paper products, as they can lead to blockages.

**3. Never pour grease down the toilet or kitchen drain/disposal.**

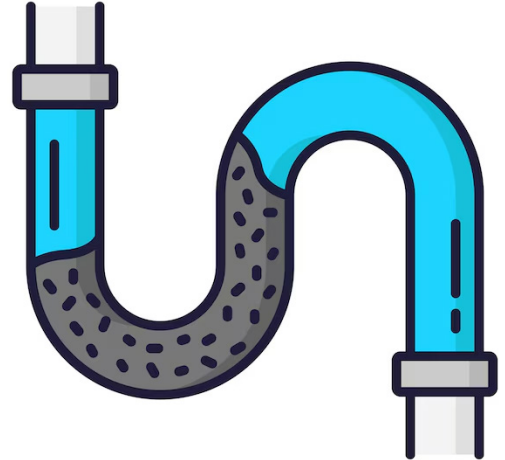
Grease can solidify and cause severe clogs in the pipes.

**4. Prevent children from throwing items into the toilet.**

Small toys, paper, and other objects can cause significant plumbing issues.

**5. Report potential issues promptly.**


If you suspect a problem with your unit’s plumbing, inform building maintenance immediately. Catching issues early can prevent larger, more expensive repairs.



**Uplift Literacy** **GET INVOLVED** **ReadingPals**


**Join our ReadingPals community, and give the gift of literacy!**

Uplift Literacy is recruiting dedicated volunteers who want to make a meaningful difference in your area!




ReadingPals commit just one hour per week to help children build early literacy skills while fostering meaningful relationships.

**LEARN MORE or SIGN UP by visiting our website at [www.upliftliteracy.org/readingpals](http://www.upliftliteracy.org/readingpals)**



**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
*New Patient Special \$79 (D0210, D0150, D110)*

**9456 HARDING AVE.  
 SURFSIDE, FL 33154  
 (305) 866-2626**

**4011 W. FLAGLER ST.  
 CORAL GABLES, FL 33134  
 (305) 643-1444**

[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)  
[www.dentistsurfside.com](http://www.dentistsurfside.com)



Condo Resident **Perks**

Now through January 31st only!

Your New Year's resolution:  
**I will hear better this year.**  
Achieve it with Edge AI from Starkey.

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



GET **\$1000 OFF**  
the purchase of a pair of the all new  
Starkey Edge AI hearing devices<sup>1</sup>.

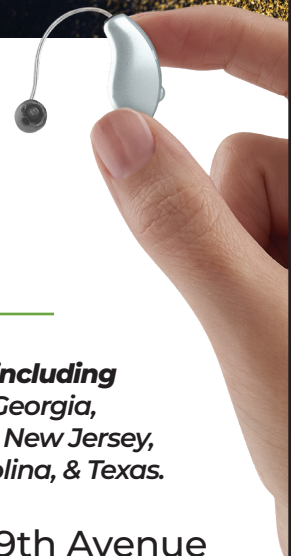


**Introducing Edge AI** Starkey's  
EDGE AI's cutting-edge technology  
mimics the brain's auditory cortex to  
help fix that broken process — classifying  
complex soundscapes, enhancing speech,  
and reducing noise in real-time with  
advanced and powerful AI at the edge.

- **Waterproof Up to 1 meter**
- **Identifies speech 30% more often than our previous models.**
- **Next Generation Connectivity**
- **Smart Adaptation distinguishes between noise and speech.**

Google ★★★★★ **Hear what our patients are saying:**

*"Tremendous customer service. They actually deliver great service, not just talk about it. The product they sell is good, but they make it exceptional with their service and expertise. And they are really nice people which is the icing on the cake." - R. Cartwright*



**Over 36 locations including**  
Arkansas, Florida, Georgia,  
Indiana, Maryland, New Jersey,  
North & South Carolina, & Texas.

**WE SPECIALIZE IN SECOND OPINIONS!**

**CALL US TODAY!**  
**(888) 272-9589**

**Aventura:** 19046 NE 29th Avenue  
**Surfside:** 222 95th Street  
[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)

1. Cannot be used on prior purchases or combined with prior discounts. \$1,000 off HAA's SRP.



# WANTED

## PRINT JOBS

*anything that puts ink on paper*

---

**Condo/HOA Services**  
 Residential or Commercial  
 Voting/Election Packages  
 Annual Notices (w/ affidavits)  
 Letterhead • Property Signage  
 Stickers & Decals • Window Lettering  
 Newsletters • Binding

**Denizens | Businesses**  
 Club Promoters | Schools  
 Restaurants | County | City  
 Celebrations • Obit Books • Biz Cards  
 Promo Materials • Brochures  
 Announcements • Posters-Banners  
 Vehicle Wraps

---

**Contact Marc** *(the newsletter guy)*  
 cgpmarc@earthlink.net  
 786-223-9417

for a no obligation quote on your next print job  
**\* NO JOB TOO BIG OR TOO SMALL\***



**stellar**  
 Public Adjusting Services  
 Professional Insurance Claim Representation

*CALL US BEFORE YOUR INSURANCE COMPANY!!*

**(305) 396-9110**  
 STELLARADJUSTING.COM








**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



# GOT PROPERTY DAMAGE?

# GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Bouaz License #P17524

# DIAMOND



# REMODELERS



@DIAMONDREMODELERS

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, **family owned for 40 years.**

*specializing in condo & apartment interiors*

**Jeff Diamond & Anthony Lasorsa**  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

**REMODELING • INSTALLATIONS**

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed



“Your Experienced Handyman”




PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15%  
Off

any remodeling job!

10%  
OFF

Any Service

Valid With Coupon. Not To Be Combined With Other Offers. Exp 2/28/2025




Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437  
 Lasorsa Enterprises, Inc CGC031497 Licensed & Insured General Contractor

Published monthly at no cost for the LEXI Bayview Residences by Coastal Group Publications, Inc. Contact CGP at T: (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.