

# THE LEXI

## Bayview Residences



Volume 15 Issue 5

A Monthly Newsletter for the Residents of The Lexi Condominium

January 2026

### 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  
**Officer** ..... Harcher Batravil

#### PROPERTY MANAGEMENT

**Manager.** Wendy Casido-Guerra, LCAM  
*manager@thelexi.net*  
**Asst. Manager**..... Armando Garcia  
*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  
**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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## 2026 ELECTIONS RESULTS

We are pleased to share that last month, the Association successfully held its 2026 Board of Directors election.

Based on the votes submitted, the following candidates were elected to serve the Association:

- **Mr. Kevin Colin** - President
- **Mr. Dimitri Haacke** - Vice President
- **Mr. David Tarr** - Treasurer
- **Mr. John Flickinger** - Secretary
- **Mr. Harcher Batravil** - Officer

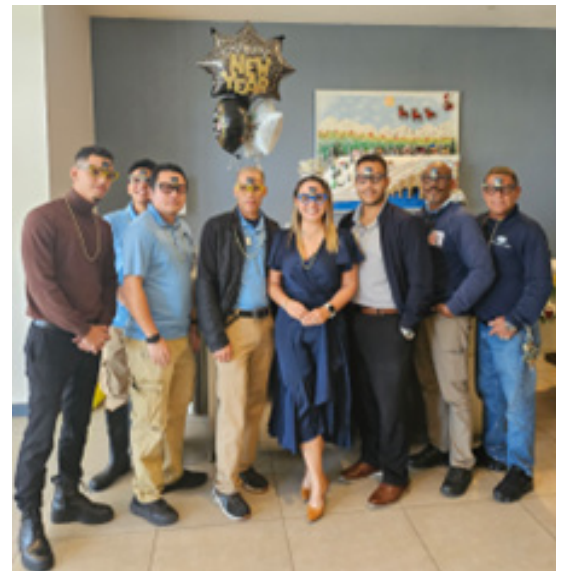
We would like to sincerely thank all owners who took the time to participate in the election process. Your involvement whether by submitting ballots in person at the office, attending the meeting, or participating through online voting helps ensure a strong and representative community.

Thank you for your continued engagement and support of the Association. We look forward to another productive year ahead.

## Employee Holiday Fund Contributions – THANK YOU

We would like to extend our heartfelt thanks to all the residents who contributed to the holiday fund for our employees. Your generosity, kindness, and thoughtful gifts mean so much to our team. We are extremely thankful for your support, which helped make the holiday season special for our staff.

On behalf of the entire team at The Lexi thank you. We look forward to another great year together. HAPPY 2026!



# Upcoming Soft Power Washing Project - Balcony Preparation

We would like to inform you that the Association is planning to begin a soft power washing project on the building's exterior walls and balcony glass between January and the end of March (Q1 of this year).



To ensure a smooth process and protect your personal belongings, we kindly ask:

- Residents who recently returned for the holiday season: Please remove all items from your balcony before leaving.
- Residents planning vacations or extended absences: Please continue to monitor our emails for notifications, which may include reminders to remove personal items from your balcony before you leave.

We will also send a detailed notification of the specific areas where work will be taking place and when. Depending on which direction your unit faces, you can prepare accordingly.

Important: Once the project begins, our team will not be able to enter units to remove items from balconies.

If you have any questions or need further clarification, please contact our office.

We appreciate your cooperation in helping us maintain the building and ensure a safe, efficient cleaning process.

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## 2026 MAINTENANCE FEES

**Unit Type A:** Units ending 01,02,11 & 12

**Unit Type B:** Units ending 05,06,07 & 08

**Unit Type C:** Units ending 03,04,09 & 10

Unit Type	# units per Type	2026 Monthly Fees	
A	54	\$	1,676.48
B	56	\$	1,659.26
C	54	\$	1,394.35
CU1	1	\$	21,467.12
CU2	1	\$	4,802.77

If you are enrolled in autopay, please note that your existing payment settings determine whether your maintenance fee amount will automatically adjust to the new 2026 rate.

*We strongly encourage you to log in to your account and confirm that the updated 2026 amount is reflected in your autopay settings. If it is not, you will need to manually update the amount to avoid underpayment.*

As a reminder, payments may be mailed to the association's lockbox at the following address:

**The Lexi Condominium**  
 c/o KWPMC  
 P.O. Box 31600  
 Tampa, FL 33631-3600

## PROPER DISPOSAL OF CARDBOARD BOXES

Management has observed improper disposal of cardboard boxes in common areas. This behavior is unacceptable and is a direct violation of the building's rules and regulations.

All cardboard boxes must be taken to the loading dock and fully broken down before disposal. Boxes left unbroken or discarded in unauthorized areas create safety hazards, obstruct access, and interfere with building operations.

Effective immediately, management will issue violation notices to any residents who fail to comply with proper cardboard disposal procedures.

We appreciate your cooperation in keeping the building clean, safe, and orderly for everyone.





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Rami Boaz, License #P13524

# TAMALES RING IN NEW YEAR LUCK!

Tamales date back over 8,000 years to Mesoamerica (Aztec, Maya, and earlier cultures). They were portable, calorie-dense food for hunters, warriors, and travelers. Steamed in corn husks or banana leaves, they became sacred offerings as well as holiday food. Today in Mexico, Central America, and the U.S. Southwest, making tamales is the ultimate New Year’s Eve and Christmas tradition—families gather, music plays, and hundreds are made for good luck in the coming year.

### Easy New Year’s Tamales

(Makes about 3–4 dozen – 90 minutes active time thanks to shortcuts)

### Ingredients

- 6–7 lbs prepared masa for tamales (from a Mexican market or tortillería – already seasoned with lard and salt)
- 30–40 dried corn husks (soaked 30 min in hot water)
- Filling shortcut #1: 2 large rotisserie chickens, meat shredded + 2 jars (16–20 oz each) good red or green chile sauce (La Victoria, Las Palmas, or Hatch)
- Filling shortcut #2 (even faster): 5–6 lbs seasoned carnitas or barbacoa from Costco or your local taquería
- Optional: 1 lb Oaxaca or Monterey Jack cheese cut into strips (for cheese & chile verde tamales)



### Quick Assembly

1. Drain husks, pat dry.
2. Spread 1/3 cup masa on the smooth side of a husk in a thin rectangle (about 4×5 inches), leaving the top 2 inches empty.
3. Spoon 2–3 Tbsp filling down the center. Add a strip of cheese if you want.
4. Fold the left side over, then the right, then fold the bottom up. (No need to tie if you stand them upright in the pot.)
5. Stand tamales upright in a steamer pot with a few coins in the water (the rattling tells you when water is low).
6. Steam 60–75 minutes. They’re done when the masa peels easily from the husk.

Serve with extra sauce, Mexican crema, and a sprinkle of cotija. Ring in the New Year with the easiest, most authentic tamales you’ve ever made—because the ancestors would totally approve of rotisserie chicken and store-bought masa.

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