

# THE LEXI

## Bayview Residences



Volume 15 Issue 6

A Monthly Newsletter for the Residents of The Lexi Condominium

February 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@miamidadegov

**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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### SHARE THE LOVE *Valentine's Photo Station in the Lobby*

Valentine's Day is just around the corner, and we're feeling the love!

As a sweet reminder, "Where there is love, there is life." Mahatma Gandhi

To help you celebrate, we've prepared a Valentine's photo station in the lobby for everyone to enjoy. Feel free to stop by, strike a pose, and capture a special moment for your memories. The photo station is available to all residents and their visitors, so bring someone you love or just bring yourself and have fun with it! We hope you enjoy this little Valentine's treat and wish you a day filled with smiles and love.



### Notice of Continued Membership Meeting MARCH 3, 2026

Please be advised that a Continued Membership Meeting of The Lexi Condominium Association, Inc. will be held on Tuesday, March 3, 2026, at 7:00 P.M. The meeting will take place in the 6th Floor Party Room, located at 7901 Hispanola Avenue, North Bay Village, Florida 33141. The purpose of this meeting is to consider proposed amendments to the Association's By-laws, as well as to conduct any other business that may lawfully come before the membership. We encourage all members to attend and participate. Your involvement is important and appreciated.



#### NOTICE OF CONTINUED MEMBERSHIP MEETING

NOTICE IS HEREBY GIVEN that a continued Membership Meeting of The Lexi Condominium Association, Inc. will be held on March 3, 2026 at 7:00 P.M. in the 6th Floor Party Room, 7901 Hispanola Avenue, North Bay Village, Florida 33141 to consider amendments to the By-laws and such other business as may lawfully be conducted.

#### Join Zoom Meeting

<https://us02web.zoom.us/j/4179790401?pwd=99g5wbtm0v5ZhtAtFNQbrQJTYvkeEnY.1&omn=86908654446>

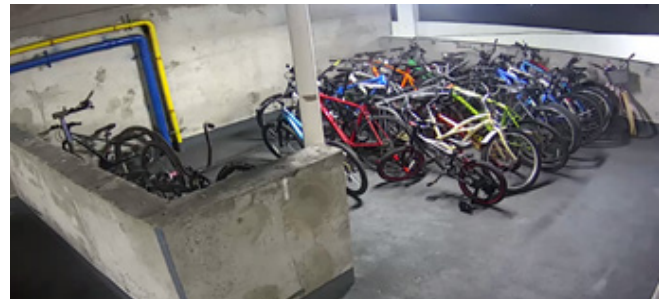
Meeting ID: 417 979 0401  
Passcode: aB8KEJ

Dial In Number  
1-305-224-1968

# Semi-Annual Bike Inspection Action Required by March 15

As part of our semi-annual bike inspection, Management will be conducting an inspection of all bicycles stored in the garage on the 2nd and 5th floors.

To prepare for this inspection, we kindly ask all residents to inspect and confirm their bicycles, ensuring they are properly registered, clearly marked with a Lexi tag/sticker, and in good condition. We have received multiple complaints regarding rusted and abandoned bicycles, and it appears that some bikes are no longer being maintained or claimed.



**Please review the following important information carefully:**

- All bicycles must be registered and display a Lexi tag/sticker
- Any bicycle without a Lexi tag/sticker will be removed
- **The inspection deadline is Sunday, March 15**
- Bicycles not claimed or properly identified by this date will be collected and discarded by a bulk vendor

If you are out of the country or unable to inspect your bicycle before the deadline, please notify Management as soon as possible so we can make note of it.

Thank you for your cooperation in helping us keep our shared spaces safe, clean, and organized.

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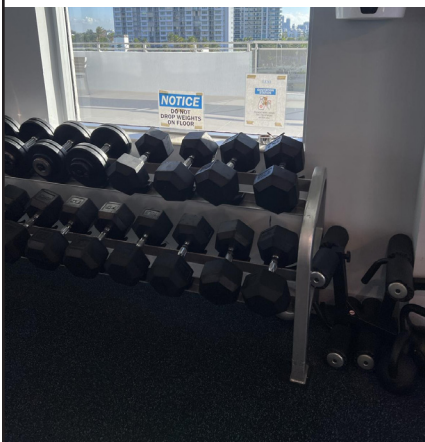
## Gym Etiquette and Noise Consideration

This is a friendly reminder to please be mindful of proper gym etiquette while using the fitness center.

We have received reports of excessive noise during early morning hours. Kindly remember not to drop or throw weights, and to use all gym equipment properly and with care, as loud noises can be disruptive to nearby units.

We appreciate everyone's cooperation in helping maintain a respectful and comfortable environment for all residents, especially during early hours.

Thank you for your understanding and consideration.



PATRICKJAIMEZ PA

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## 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.

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



### NO JOB TOO SMALL

### PAINTING AND MINOR REPAIRS

*SATISFACTION AND QUALITY GUARANTEED*

### REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors | Cabinets

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