

THE LEXI

Bayview Residences



Volume 15 Issue 10

A Monthly Newsletter for the Residents of The Lexi Condominium

June 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 Center3-1-1
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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Notice of Board Meeting – Monday June 15, 2026

Please be advised that a Board of Directors Meeting of The Lexi Condominium Association, Inc. will be held on Monday, June 15, 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 discuss Association business and any other matters that may properly come before the Board. Residents are encouraged to attend and stay informed regarding matters affecting the community.



NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of The Lexi Condominium Association, Inc. will be held at the following date, time and place:

Date: Monday, June 15, 2026
Time: 7:00 PM
Place: 6th Floor Party Room & Via Zoom Meeting

Zoom link:
<https://us02web.zoom.us/j/4179790401?pwd=99g5wbtm0y5ZbA4FNObR0JlTjYkEnY.1&omn=88423032897>

Meeting ID: 417 979 0401
Passcode: aB8KEJ

(For zoom attendance: EACH UNIT OWNER IS REQUIRED TO DISPLAY THEIR NAME & UNIT #)

Happy Father's Day - Best Wishes

HAPPY FATHER'S DAY!

On behalf of the Board of Directors and Management, we would like to extend our warmest wishes to all fathers, grandfathers, stepfathers, and father figures in our community.



Thank you for the guidance, dedication, and support you provide to your families and loved ones every day. Your contributions help make our community stronger and more connected.

We wish you and your families a joyful, relaxing, and memorable Father's Day filled with happiness and special moments.

PEST CONTROL SERVICE REMINDER

As part of the maintenance services provided at The Lexi, monthly pest control service is available at no additional cost to residents.

Our pest control vendor visits the property on the **second Wednesday of each month** to service all common areas, as well as residential units that have requested to be included in the service schedule.

Please note that pest control service inside your unit is **by request only**. If you do not notify Management that you would like your unit serviced, the vendor will not be authorized to enter your unit and the service will not be provided.

Each month, Management sends a reminder notice regarding the upcoming pest control visit. If you would like to receive service, please respond to that communication or contact the Management Office to be added to the recurring service list.

If you are not currently on the list and would like to participate in the monthly pest control program, please notify the office as soon as possible.

Thank you for your cooperation in helping maintain a clean and pest-free community

Please continue to check management communications for updates regarding the cleaning schedule and affected areas.



FRIENDLY REMINDER *Fitness Center Etiquette & Rules*



As a friendly reminder, we kindly ask all gym-goers to be mindful of their surroundings and considerate of neighbors who live above the gym area. ***In particular, please avoid dropping or slamming weights during exercises, as the noise can be disruptive to those in the residential units above.***

1. Use of the gym is at your own risk. The Association is not responsible for any accidents or injuries resulting from use of the gym or equipment.
2. **Gym hours are 6:00 AM to 11:00 PM.**
3. Be courteous to others: Use headphones when watching TV or listening to music. Step outside the gym if you need to take a phone call.
4. Shirts and athletic footwear must be worn at all times; no wet bathing suits allowed.
5. No alcohol, food, or glass containers are allowed in the gym.
6. Weights must not be used on the wood flooring area.
7. Return fitness accessories to their designated locations, and re-rack all weights after use.
8. **No dropping or slamming weights during exercises.**
9. Gym guests are limited to 4 per unit per day (with prior approval for additional guests).
10. No commercial or business use of the gym.
11. Personal trainers must be registered with the Management Office, including verification of credentials and insurance.
12. Children under 14 must be supervised and are not permitted near exercise equipment.
13. Wipe down equipment after use.
14. Management reserves the right to refuse gym access for rule violations.
15. Do not relocate or move equipment, and no equipment may be removed from the gym at any time.
16. Turn off TVs, lights, and systems after use.

Soft Power Washing Project Updates



We are continuing work on the building power washing project, which includes the building façade, railings, and exterior window glass areas. At this time, the contractor is completing work on the North side of the building. Please note that once this portion is completed, we will begin Phase 2 of the project, which will include the garage levels from the 5th level down to the commercial areas. For your safety, please remain cautious at all times and continue checking the communications being sent by Management. Depending on the work area assigned, dirty water and debris may fall during the cleaning process.

If you have any questions or concerns, please do not hesitate to contact the Management Office.





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 305-866-2626 305-643-1444
dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

SWIPE RIGHT FOR WRINKLES

Beauty influencers have found their newest enemy — and their newest cash cow. A recent Wall Street Journal report spotlighted the growing panic over “tech neck,” the horizontal lines that form across the neck from constantly looking down at smartphones. Influencers have swooped in with a parade of solutions: specialty neck creams, silicone masks, massage rollers, and futuristic LED red-light collars, turning a modern insecurity into a booming profit center.



But creased necks are just the opening act. Americans now average roughly five hours a day on their phones, and the body is keeping score. Digital eye strain — headaches, dry eyes, and blurred vision — affects millions who blink half as often while scrolling. Tilting your head down at 45 degrees puts up to 60 pounds of pressure on the cervical spine, leading to chronic neck and back pain. Then there’s the invisible toll: disrupted sleep from blue light exposure, increased rates of anxiety and depression, and studies linking heavy screen time to reduced gray matter volume in the brain.

So the next time an influencer sells you a \$90 neck serum, maybe just try looking up.

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