

THE LEXI
Bayview Residences

A Monthly Newsletter for Residents of The Lexi Bayview Residences

Volume 16 Issue 2 October 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.....Lucas Machado
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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Upcoming Board Meeting Notification

Please be advised that The Lexi will be holding a Budget Workshop Meeting this October 14 at 7pm

Agenda has been posted in all elevators and bulletin board.

Stay tuned and thank you for your participation.



Notice – Semiannual Carpet Cleaning Project

Please be advised that this month, we will be conducting our semi-annual carpet cleaning on all residential floors throughout the building.

Management will send a detailed notification in advance with the scheduled dates and instructions for your floor. We kindly ask that you carefully follow the instructions provided to help ensure a smooth and efficient cleaning process for everyone.

We appreciate your cooperation and support in maintaining a clean and pleasant environment for all.



RESIDENT REMINDER
Monthly Pest Control Service



This is a friendly reminder that our pest control vendor services the building every 2nd Wednesday of each month. If you require interior service inside your unit, please make sure to contact the management office or send an email in advance to schedule access. Thank you for your cooperation in helping us maintain a clean and pest-free environment.

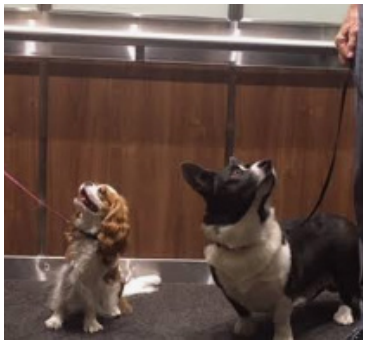
Halloween Celebration – Friday, October 30 at 6:00 PM

We're excited to invite you to our Halloween Celebration on Friday, October 30 at 6:00 PM in the Party Room! Come join your neighbors for a fun evening of treats, music, and Halloween spirit.

We hope to see you all there for a spooky good time!



Resident Elevator Reminder



Please keep in mind that dogs are only permitted to ride in Elevators #3 and #4 and must be on a leash at all times. We kindly ask all residents with dogs to use these designated elevators and ensure their pets remain leashed while in the building. Thank you for your cooperation and consideration of your fellow residents.

ONLINE VOTING OPTION WITH ONR APP

Please make sure to enroll in online voting for our upcoming meetings. The Association would like to remind all homeowners of our continued partnership with **ONR App.**

Why Online Voting?



Online voting offers numerous advantages, including convenience, accessibility, and increased participation. Our goal is to make it easier for every member to have a voice in community decisions.

Prefer Paper Voting?

No problem! Traditional paper voting will still be supported. Online voting is simply an additional option—your ability to vote by paper remains unchanged.

How to Vote Online

If you´ve opted in for online voting, you will receive a digital notification when a vote is open. This notification will be posted in your ONR account. Once received, please log in to access your ballot: https://thelexicondo.onrapp.us

ONR Mobile App

You can also vote and access notifications conveniently through the ONR mobile app:
Google Play: http://bit.ly/ONR_Android
Apple App Store: http://bit.ly/ONR_iOS

Need Help Logging In?

If you´ve forgotten your password, simply click **"Forgot Password"** on the login page and use the email address you registered with to reset it.

Want to Enroll in Online Voting?

If you would like to enroll for future online voting, please Management Office at your earliest convenience.

To learn more about ONR services, visit: www.onrapp.com



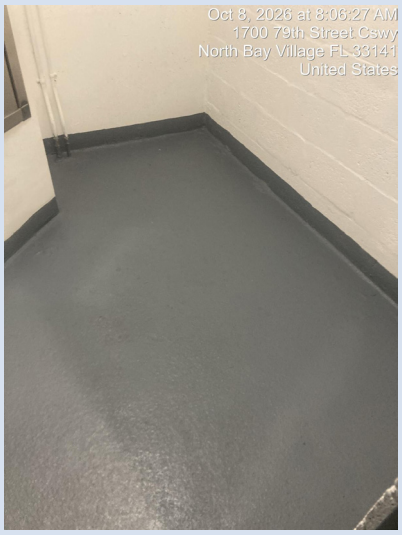
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TRASH ROOM MAINTENANCE NOTICE

Please be advised that Maintenance is currently cleaning and painting the floors in the trash rooms on every floor.

Please use caution when entering or using the trash rooms, as the floors may be wet or freshly painted.

We appreciate your patience and cooperation while this maintenance work is being completed.





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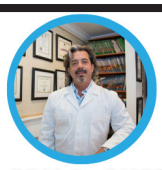
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Rami Boaziz License #P175224

What's My
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Careful with money, invisible to lenders

Somewhere there is a 47-year-old woman who pays her rent on the first of every month and carries no credit card debt. She also does not appear on a credit report. Not a low score. No file at all. The industry calls this credit invisible, and it is not a punishment for bad habits. Credit scores measure how a person handles borrowed money, so someone who has never borrowed any leaves nothing to measure. Being careful is what made her unreadable.

The Consumer Financial Protection Bureau counted roughly 7 million credit invisible adults as of December 2020, plus another 25.3 million whose records were too thin or too stale to score. Rent should have solved this and did not. It is the largest recurring bill in most households, and it has left no mark on a credit file the way a mortgage does. That is changing. According to Fannie Mae, 12 months of verified rent payments can now count toward a mortgage decision, and on-time rent reported to the bureaus can establish or lift a score.

Someone has to do the reporting, though, and most landlords do not. Ask first whether the building already takes part in a service; some are owner-paid and cost the tenant nothing. If not, renters can enroll themselves, and how a service verifies payment decides which ones will work. Boom, Self, and Experian Boost scan a linked bank account, which rules them out for anyone paying by cash or money order. Rental Kharma and RentReporters verify with the landlord instead, so the payment method does not matter.

Ask two things before paying anyone. Which of the three bureaus does it reach -- Rental Kharma, for one, reports to two of them. And does it report late payments along with the on-time ones?

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