

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 Board Meeting this September 22 at 7pm

Official notification, including details, will be sent out in advance.

Stay tuned and thank you for your participation.



WELCOMING LUCAS MACHADO TO THE LEXI FAMILY

We are excited to introduce Lucas Machado, who has joined The Lexi management team as our new Assistant Property Manager (APM).



Lucas is originally from Brazil and grew up in North Bay Village, giving him a strong connection to South Florida and familiarity with our local community. He is fluent in Portuguese and Spanish, in addition to English, allowing him to communicate with and assist residents from a variety of backgrounds. We believe his multilingual abilities will be a wonderful asset to our diverse Lexi community.

Lucas brings a positive attitude, a commitment to exceptional service, and a genuine interest in getting to know our residents and becoming part of the Lexi family. He has already begun working closely with the team to ensure a smooth and organized transition, allowing him to become familiar with our property, our team, and the needs of our residents.

As Lucas settles into his new role, we encourage you to stop by the management office, introduce yourself, and give him a warm Lexi welcome. We are confident that Lucas will be a wonderful addition to our team and look forward to all that he will contribute to our community.

Please join us in welcoming Lucas to The Lexi Family!

PAINTING PROJECT FINAL TOUCH-UPS



We would like to inform you that we are currently in the final stages of the building´s painting project. Our painting team maintenance team are continuing to conduct walkthroughs throughout the property to identify areas that may require additional touch-ups or corrections.

Please do not remove any tape, markings, or other indicators that have been placed on walls or surfaces. These marks identify areas that still require attention from the painting team and will be addressed during the final touch-up process.

We kindly ask for your continued patience and cooperation as we work to complete the project and ensure the best possible results throughout the building.

Thank you very much for your patience and understanding during this process.

Resident Notification
9/11 Remembrance



This is a respectful reminder that Friday, September 11th marks the anniversary of the tragic events of 9/11. We encourage everyone to take a moment to honor and remember the lives lost, as well as the bravery of first responders and all who were affected.

Thank you for joining us in remembrance.

PET & ASSISTANCE ANIMAL GUIDELINES



As a reminder, we kindly ask all residents to follow The Lexi's pet and assistance animal guidelines to help maintain a safe, comfortable, and welcoming environment for everyone in our community.

Pets Must Be on a Leash
All pets must be kept on a leash at all times when outside of your residence. Please make sure your pet remains under your control while walking through common areas, hallways, and other shared spaces.

Please Use Elevator 3
Residents walking their pets are kindly asked to use Elevator 3 when traveling to and from their residence. This helps minimize interactions with residents who may have allergies, concerns, or simply prefer not to share an elevator with pets.

Service & Emotional Support Animals
Please remember that all service animals and emotional support animals (ESAs) must be properly registered with the Management Office. If you have a service animal or emotional support animal that has not yet been registered, please contact the Management Office as soon as possible.

Proper registration helps ensure that the appropriate documentation is on file and helps residents avoid potential violations of community policies.

We appreciate everyone's cooperation and consideration in following these guidelines. Together, we can help keep The Lexi a safe, clean, and enjoyable community for all residents, guests, and their pets.

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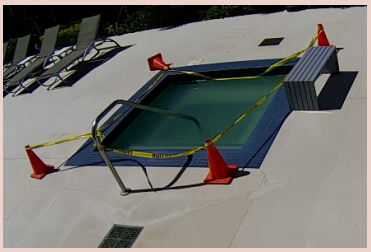
Reminder: Spa/Jacuzzi Remains Closed

This is a friendly reminder that the Spa/Jacuzzi located on the 6th floor pool deck remains closed until further notice due to an equipment failure.

Please remember that **the spa/jacuzzi must not be used while the caution tape and safety cones are in place**. These barriers indicate that the area is temporarily closed for safety reasons.

Management is continuing to coordinate with the provider to have the equipment inspected and repaired as soon as possible.

We appreciate your patience, cooperation, and understanding. We will provide an update once the Spa/Jacuzzi is cleared for use.





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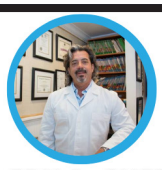
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VENEZUELA EARTHQUAKE RELIEF DONATION DRIVE

This is a friendly reminder that our Venezuela Earthquake Relief Donation Drive is still underway. As many of you know, the Association has partnered with one of our residents, who is volunteering with We Love Foundation and Global Empowerment Mission (GEM), to collect donations for families affected by the recent devastating earthquake in Venezuela.

If you would like to contribute, the donation box is located next to the mailbox area.



The following items are especially needed:

- Non-perishable food
- First aid supplies
- Personal hygiene products
- Baby supplies (diapers, wipes, formula, etc.)

Every donation, no matter how small, will make a meaningful difference for families facing extremely difficult circumstances.

Thank you to everyone who has already donated, and we sincerely appreciate the generosity and support of our community.

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