

# THE LEXI

## Bayview Residences



Volume 10 Issue 7

A Monthly Newsletter for the Residents of The Lexi Condominium

February 2021

### THE LEXI Bayview Residences

7901 Hispanola Avenue  
North Bay Village, Florida 33141

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#### PROPERTY MANAGEMENT

**Mgmt. Comp.** FirstService Residential  
**Prop. Manager** .....Ian Ochoa  
305-864-0655  
manager@thelexi.net

#### IMPORTANT NUMBERS

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**Fax** ..... 305-864-0656

#### OFFICE HOURS

**Monday-Friday**....9:00am - 5:00pm



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### ASSET PROTECTION TIPS

1. Changing your AC filters monthly will avoid overworking your AC unit. Also, have a licensed technician clean the unit's coil on a bi-annual basis.
2. Leak detectors are a great tool for condominium living, visit Amazon.com and search for **Govee WIFI Water Sensor, Smart APP Leak Alert**. These can be placed under sinks, behind toilets, and beneath dishwashers. These devices will beep when moisture is detected.
3. Residents are encouraged to perform periodic appliance inspections. Use a flashlight to check behind sinks, toilets and dishwashers for moisture.
4. Please prop your unit door open when receiving a delivery or entering your unit with large items. The Maintenance team has reported an increase in scratches to residential unit doors.
5. Please notify the Management Office if any toilet within your unit is continuously running water.

### PERMANENT / TEMPORARY VISITORS

Please be advised that all unit owners who would like to add a permanent or temporary guest to their unit may do so by filling out a guest form at the front desk. Guests entering the building that are not cleared by the unit owner will be turned away.

### RELEASE OF EMERGENCY UNIT KEYS

The management office requires a copy of the key to each unit for emergency purposes only.

If you know that a realtor, a vendor, and or visitor will require access to your unit please **DO NOT** contact the Management Office and request that we release this emergency key. Management will not release this key to realtors, vendors, visitors, etc. It is your responsibility to provide access to the unit.

### DID YOU KNOW

1. Sudsies and OXXO Drycleaners perform daily pickups at the Front Desk.
2. Residents may leave small boxes / packages at the Front Desk to be picked up UPS, FedEx and USPS. Please ensure the item being returned has a return label.

# MARKET UPDATE

We would like to thank Bunny Hart from Julie's Realty for providing us with the information below:

Lexi Closed Sales History											
Dated: February 1, 2021 - Includes Off-Market Sales - No new sales in 2021 yet.											
2019 & 2020 & 2021											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
1411	2	1	2	1	1,753	\$549,000.00	\$313.18	\$540,000.00	\$308.04	12/10/2020	98
1712	2	1	2	1	1,753	\$677,000.00	\$386.20	\$635,000.00	\$362.24	12/20/2019	433
1403	2	0	2	0	1,458	\$335,000.00	\$229.77	\$330,000.00	\$226.34	10/15/2019	793
1901	2	1	2	1	1,753	\$589,000.00	\$336.00	\$525,000.00	\$299.49	10/8/2019	449
1002	2	1	2	1	1,753	\$499,000.00	\$284.65	\$400,000.00	\$228.18	9/24/2019	604
1407	2	1	2	0	1,735	\$429,000.00	\$247.26	\$408,000.00	\$235.16	8/27/2019	101
1903	2	0	2	0	1,458	\$330,000.00	\$226.34	\$315,000.00	\$216.05	6/4/2019	509
1703	2	0	2	0	1,458	\$334,900.00	\$229.70	\$320,000.00	\$219.48	5/26/2019	74
707	2	1	2	0	1,735	\$329,000.00	\$189.63	\$302,500.00	\$174.35	5/3/2019	391
1104	2	0	2	0	1,458	\$450,000.00	\$308.64	\$427,500.00	\$293.21	1/24/2019	84
1603	2	0	2	0	1,458	\$399,000.00	\$273.66	\$355,000.00	\$243.48	1/15/2019	594
2019 Total Averages:						\$447,354.55	\$275.00	\$414,363.64	\$255.09		375.45
2018											
1508	2	1	2	0	1,735	\$460,000.00	\$265.13	\$445,000.00	\$256.48	8/28/2018	804
1905	2	1	2	0	1,735	\$465,000.00	\$268.01	\$400,000.00	\$230.55	6/27/2018	52
1106	2	1	2	0	1,735	\$425,000.00	\$244.96	\$430,000.00	\$247.84	3/21/2018	582
1707	2	1	2	0	1,735	\$479,000.00	\$276.08	\$445,000.00	\$256.48	1/24/2018	36
1607	2	1	2	0	1,735	\$399,900.00	\$230.49	\$350,000.00	\$201.73	1/31/2018	183
2018 Total Averages:						\$445,780.00	\$256.93	\$414,000.00	\$238.62		331.4
2017											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
906	2	1	2	0	1,735	\$449,000.00	\$258.79	\$430,000.00	\$247.84	12/29/2017	223
1802	2	1	2	1	1,753	\$579,000.00	\$330.29	\$545,000.00	\$310.90	12/18/2017	126
1111	2	1	2	1	1,753	\$500,000.00	\$313.75	\$465,000.00	\$279.52	10/16/2017	85
1412	2	1	2	1	1,753	\$550,000.00	\$313.75	\$490,000.00	\$279.52	9/5/2017	53
603	2	0	2	0	1,458	\$409,880.00	\$281.12	\$390,000.00	\$267.49	7/21/2017	119
708	2	1	2	0	1,735	\$445,000.00	\$256.48	\$445,000.00	\$256.48	6/16/2017	203
1410	2	0	2	0	1,458	\$399,900.00	\$274.28	\$390,000.00	\$267.49	6/5/2017	170
704	2	0	2	0	1,458	\$384,900.00	\$263.99	\$384,900.00	\$263.99	5/17/2017	13
2012	2	1	2	1	1,753	Not Listed	Not Listed	\$490,100.00	\$279.58	3/29/2017	Sold off Mkt
1712	2	1	2	1	1,753	Not Listed	Not Listed	\$630,000.00	\$359.38	3/10/2017	Sold off Mkt
1501	2	1	2	1	1,753	\$579,000.00	\$330.29	\$555,000.00	\$316.60	2/27/2017	34
2017 Total Averages:						\$477,408.89	\$291.42	\$474,090.91	\$284.44		114.00
2016											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
1909	2	0	2	0	1,458	\$338,000.00	\$231.82	\$320,000.00	\$219.48	12/2/2016	226
1702	2	1	2	1	1,753	\$549,000.00	\$313.18	\$550,000.00	\$313.75	11/29/2016	172
2006	2	1	2	0	1,735	Not Listed	Not Listed	\$500,000.00	\$288.18	9/28/2016	Sold off Mkt
911	2	1	2	1	1,753	\$529,900.00	\$302.28	\$522,000.00	\$297.78	5/10/2016	362
1812	2	1	2	1	1,753	Not Listed	Not Listed	\$519,700.00	\$296.46	4/26/2016	Sold off Mkt
1602	2	1	2	1	1,753	\$599,000.00	\$341.70	\$585,000.00	\$333.71	4/7/2016	45
2011	2	1	2	1	1,753	Not Listed	Not Listed	\$393,200.00	\$224.30	4/7/2016	Sold off Mkt
2016 Total Averages:						\$503,975.00	\$297.25	\$484,271.43	\$281.95		201.25
2015											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
1807	2	1	2	0	1,735	\$499,000.00	\$287.61	\$475,000.00	\$273.78	12/22/2015	158
1805	2	1	2	0	1,735	\$490,000.00	\$282.42	\$470,000.00	\$270.89	7/17/2015	55
1102	2	1	2	1	1,753	\$570,000.00	\$325.16	\$560,000.00	\$319.45	7/2/2015	104
1609	2	0	2	0	1,458	\$324,900.00	\$222.84	\$319,000.00	\$218.79	5/29/2015	309
802	2	1	2	1	1,753	\$580,000.00	\$330.86	\$580,000.00	\$330.86	2/6/2015	151
2015 Total Averages:						\$492,780.00	\$289.78	\$480,800.00	\$282.76		155.4



## SIMPLE FRENCH ONION SOUP

½ cup unsalted butter  
2 tablespoons olive oil  
4 cups sliced onions  
4 (10.5 ounce) cans beef broth  
2 tablespoons dry sherry  
1 teaspoon dried thyme  
1 pinch salt and pepper to taste  
4 slices French bread  
4 slices provolone cheese  
2 slices Swiss cheese, diced  
¼ cup grated Parmesan cheese

Melt butter with olive oil in an 8 quart stock pot on medium heat. Add onions and continually stir until tender and translucent. Do not brown the onions. Add beef broth, sherry and thyme. Season with salt and pepper, and simmer for 30 minutes. Heat the oven broiler. Ladle soup into oven safe serving bowls and place one slice of bread on top of each (bread may be broken into pieces if you prefer). Layer each slice of bread with a slice of provolone, 1/2 slice diced Swiss and 1 tablespoon Parmesan cheese. Place bowls on cookie sheet and broil in the preheated oven until cheese bubbles and browns slightly.



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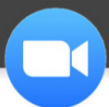
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