

# THE LEXI

## Bayview Residences



Volume 10 Issue 6

A Monthly Newsletter for the Residents of The Lexi Condominium

January 2021

### THE LEXI Bayview Residences

7901 Hispanola Avenue  
North Bay Village, Florida 33141

#### ASSOCIATION OFFICERS

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**Vice President** .....Derek Cohen

**Treasurer** .....Charles Arrigo

**Secretary**.....Rachele Alvarez

**Director** ..... Henry Spring

#### PROPERTY MANAGEMENT

**Mgmt. Comp.** FirstService Residential

**Prop. Manager** .....Ian Ochoa  
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manager@thelexi.net

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#### OFFICE HOURS

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



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# Happy New Year 2021

## MESSAGE FROM THE BOARD PRESIDENT

Dear Residents and Owners,

2020 has come and gone (thank goodness) at the Lexi Condominium Association. As we all know it was a trying year dealing with Covid19 and an ongoing construction project. Despite all our staff did a fine job holding it all together. We completed our LED lighting upgrade, installed two new garage door openers, added two automated external defibrillators for our residents, and are finishing up our elevator upgrades and new computer controls for our domestic water system (VFDs). We are also in the process of securing a designer for the lobby renovations.

We hope to see a better year in every way with the completion of our building construction in 2021. Please be patient, after all, it is South Florida and everything takes three times longer to finish!

Sincerely,  
Paul Clapps, Lexi Condominium President

*The Lexi Staff would  
like to thank all the  
residents for their  
generous contribution  
to the Employee  
Holiday Fund!*

*Thank  
You*

# 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: January 1, 2020 - Includes Off-Market Sales											
2019 & 2020											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/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	LPS/Sq.Ft	Sales Price	SPS/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	LPS/Sq.Ft	Sales Price	SPS/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	LPS/Sq.Ft	Sales Price	SPS/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



## 2021 Maintenance Dues

The new maintenance amounts for 2021 are now due for all units. Please refer to the chart below to determine the amount due for your unit:

Unit Type	Unit Line	New Amount
A	01,02,11,12	\$928.70
B	05,06,07,08	\$919.63
C	03,04,09,10	\$780.18
CU1	N/A	\$8,662.97
CU2	N/A	\$1,938.14

## Pest Control

All Florida Pest Control provides monthly extermination services to all units at no cost. Below is a list of the dates that they are scheduled to be on-site. Please contact the Management Office at [assistant@thelexi.net](mailto:assistant@thelexi.net) if you would like to add your unit to the list for service and ensure that someone is home to accept the service as the LEXI staff does not accompany the exterminator.

- Wednesday, January 6, 2021
- Wednesday, February 3, 2021
- Wednesday, March 3, 2021
- Wednesday, April 7, 2021
- Wednesday, May 5, 2021
- Wednesday, June 2, 2021
- Wednesday, July 7, 2021
- Wednesday, August 4, 2021
- Wednesday, September 1, 2021
- Wednesday, October 6, 2021
- Wednesday, November 3, 2021
- Wednesday, December 1, 2021

## Cardboard Boxes

The Management team at the Lexi would like to ask all Residents to please break down all cardboard boxes no matter the size when disposing of them in the receiving area's green garbage containers. We have received complaints from the City regarding this issue and would like to avoid further problems. Please note that anyone caught violating this rule will be fined \$100.00 per occurrence. We thank you for your cooperation in this matter.

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