

# THE LEXI

## Bayview Residences



Volume 9 Issue 9

A Monthly Newsletter for the Residents of The Lexi Condominium

April 2020

### THE LEXI Bayview Residences

7901 Hispanola Avenue  
North Bay Village, Florida 33141

#### ASSOCIATION OFFICERS

**President**.....Paul Clapps  
**Vice President** .....Derek Cohen  
**Treasurer** .....Charles Arrigo  
**Secretary**.....Rachele Alvarez  
**Director** ..... Henry Spring

#### PROPERTY MANAGEMENT

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

#### IMPORTANT NUMBERS

**Main** ..... 305-864-0655  
**Fax** ..... 305-864-0656

#### OFFICE HOURS

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



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(305) 981-3503 or info@cgpnewsletters.com  
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### Information from the City of North Bay Village

#### UTILITY PROVIDERS & COVID-19

Xfinity and AT&T have opened up WIFI hotspots across the country for the next 60 days so everyone can have access to the Internet for free, including non-customers. To find a hotspot near you visit [wifi.xfinity.com](http://wifi.xfinity.com) and [att.com/support/article/wireless/KM1103818/](http://att.com/support/article/wireless/KM1103818/)

Verizon and Xfinity have also agreed to [waive late fees](#) and not terminate the service of any customer who can't pay their bill because of the novel coronavirus pandemic.

AT&T has also promised to waive late fees and [not terminate the service](#) of any wireless, home phone or broadband residential or small business customer who is unable to pay their bills because of the novel coronavirus pandemic. It's also giving unlimited internet data to its home internet wireless and fixed internet customers.

T-Mobile is giving all current T-Mobile and Metro by T-Mobile customers [unlimited data for the next 60 days](#) (excluding roaming), an additional 20GB of mobile hotspot/tethering service, and free international calling to any country listed as a Level 3 during the pandemic. The CDC lists the following [countries as Level 3](#): China, Iran, South Korea and most European countries, including the United Kingdom and Ireland. T-Mobile says it's also working to provide customers extra free data up to 5GB per month over the next two months for its Lifeline customers.

FPL plans to issue the savings through a one-time bill decrease in order to accelerate savings to customers amid the ongoing COVID-19 pandemic, rather than the standard practice of spreading out savings over the remainder of the year. [Lower fuel costs are enabling FPL to issue a one-time decrease of nearly 25% for the typical residential customer bill, beginning May 1.](#)

#### MIAMI DADE COUNTY COVID-19 TESTING SITES

Several locations in Miami-Dade County have opened for drive-through testing.

This testing is available for those with COVID-19 symptoms, healthcare workers and first responders at the following locations:

- Hard Rock Stadium, Miami Gardens
- Marlins Park, Miami
- Jessie Trice Community Health System
- Amelia Earhart Park

### Parking Garage Speed Limit

We have had many complaints about resident's speeding in the parking garage. Please be advised that the speed limit is 5mph and that speed limit should be respected to prevent incidents from occurring.

### Storage Cages

During our garage storage walk-thru, we noticed there were several items on top of the storage cages. Please note that since the fire sprinklers are located above this area it is a Fire Code violation. All of these items have been removed and stored in the association's storage cage.

We kindly ask residents to ensure that all items are kept within the storage cage.

Thank you in advance for your cooperation.

### CIGARETTES

The management office has received numerous complaints regarding cigarette butts being thrown over the balconies. ALL residents must be made aware of this situation, as this act violates The Lexi Condominium Rules and Regulations.

**\*\*\* UNIT OWNERS SHALL NOT THROW CIGARETTES OR ANY OTHER OBJECTS FROM BALCONIES, DOORS, WINDOWS OR TERRACES. \*\*\***

We are asking that you refrain from these actions to ensure the safety of your community.



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## Spinach & Potato Frittata

Frittatas are excellent for Easter brunch and any Passover meal, because they're not reliant on grains in any way and can be totally flexible to accommodate leftovers. This recipe is Easter-appropriate, Passover-approved, and an excellent ways to celebrate spring.

- 2 tablespoons olive oil
- 6 small red potatoes, sliced
- 1 cup torn fresh spinach
- 2 tablespoons sliced green onions
- 1 teaspoon crushed garlic
- salt and pepper to taste
- 6 eggs
- 1/3 cup milk
- 1/2 cup shredded Cheddar cheese

Heat olive oil in a medium skillet over medium heat. Place potatoes in the skillet, cover, and cook about 10 minutes, until tender but firm. Mix in spinach, green onions, and garlic. Season with salt and pepper. Continue cooking 1 to 2 minutes, until spinach is wilted. In a medium bowl, beat together eggs and milk. Pour into the skillet over the vegetables. Sprinkle with Cheddar cheese. Reduce heat to low, cover, and cook 5 to 7 minutes, or until eggs are firm. Serves 6.





**RE-OPEN OLD & DENIED CLAIMS**

**FREE CLAIM INSPECTION**

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**ARE YOU HAVING PLUMBING BACKUPS?**

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**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**

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## PET RULES

- Below please find the current Lexi Rules and Regulations with regards to pets. Please take a moment to review and familiarize yourself with them.
- Any resident found violating the pet rules will receive a violation letter and face a \$100 fine.
- If you have any questions or concerns please feel free to contact the management office.

### NO PETS ALLOWED FOR RENTERS

#### A. REGISTRATION

1. All pets must be registered with the Management Office.
2. A photograph of the pet must accompany the registration form.
3. Unit owners/residents shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

#### B. RESTRICTIONS

1. Pets shall not be kept, bred, or used for any commercial purpose.
2. Pets must comply with local vaccination laws.
3. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered.
4. Pets must not be left unattended on patios or balconies.
5. Pets are not allowed in the pool area, fitness center, business center, party room and/or conference room.
6. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
7. Unit owners/residents in transit may take their pet out of the building only by way of the use of the elevators #3 & #4 (east side of the LEXI near the loading dock) and shall exit only via the loading dock entrance/exit or the dog walk entrance/exit.
8. Unit owners/residents must not allow their pets to defecate or urinate in the common areas, for example, corridors, elevators, stairwells, garage areas, etc.
9. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings.
10. Cat litter may not be disposed of in toilets. No pet waste may be dropped down trash chutes unless securely double-bagged.
11. Unit owners/residents are responsible for any damage caused by their pets. Any damage caused by cleaning

chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the unit owner/resident.

12. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
13. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.
14. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets.



## ELEMENTS OF STONE

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# Market Update

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

<b>Lexi Closed Sales History</b>											
<b>Dated: April 1, 2020 - Includes Off-Market Sales - No Sales yet in 2020</b>											
<b>2019 &amp; 2020</b>											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
1712	2	1	2	1	1,753	\$677,000.00	\$386.20	\$635,000.00	\$362.24	12/20/2020	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
<b>2019 Total Averages:</b>						<b>\$437,190.00</b>	<b>\$271.18</b>	<b>\$401,800.00</b>	<b>\$249.80</b>		<b>403.20</b>
<b>2018</b>											
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
<b>2018 Total Averages:</b>						<b>\$445,780.00</b>	<b>\$256.93</b>	<b>\$414,000.00</b>	<b>\$238.62</b>		<b>331.4</b>
<b>2017</b>											
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
<b>2017 Total Averages:</b>						<b>\$477,408.89</b>	<b>\$291.42</b>	<b>\$474,090.91</b>	<b>\$284.44</b>		<b>114.00</b>
<b>2016</b>											
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
<b>2016 Total Averages:</b>						<b>\$503,975.00</b>	<b>\$297.25</b>	<b>\$484,271.43</b>	<b>\$281.95</b>		<b>201.25</b>
<b>2015</b>											
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
<b>2015 Total Averages:</b>						<b>\$492,780.00</b>	<b>\$289.78</b>	<b>\$480,800.00</b>	<b>\$282.76</b>		<b>155.4</b>