

THE LEXI

Bayview Residences



Volume 9 Issue 1

A Monthly Newsletter for the Residents of The Lexi Condominium

August 2019

THE LEXI

Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

ASSOCIATION OFFICERS

President.....Paul Clapps
Vice PresidentDerek Cohen
TreasurerCharles Arrigo
Secretary.....Rachele Alvarez
Director..... Henry Spring

PROPERTY MANAGEMENT

Mgmt. Comp . FirstService Residential
Prop. ManagerIan 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

FITNESS CLASSES

Yoga..... Tues., 7:00 - 8:00pm



Published monthly at no cost for the LEXI Bayview Residences by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

Trash Disposal Rules

Help keep our building clean. When discarding of garbage, the following steps should be taken:

- **Do not** leave garbage or boxes in trash room.
- **All cardboard boxes, no matter the size**, need to be broken down and brought to the loading dock on the ground level.
- All trash should be secured in a **TIED plastic bag**.
- **Do Not dispose of loose trash** such as food and/or liquid.
- Please dispose of the following items in the recycling containers located on the ground level loading dock area: Broken down cardboard boxes, glass, aluminum cans, plastic, steel cans & newspapers.

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.



Gym

We are pleased to announce that The Lexi Condominium's gym now has three additional fitness machines which consist of an elliptical, stair master and a leg press.

We kindly request the community's assistance in ensuring that all gym equipment is used in a respectful manner.



Extermination Service

All Florida Pest Control will provide monthly extermination services to all units at no cost. Below is a list of the dates that they are scheduled to be onsite. Please contact the Management Office at admin@thelexi.net if you would like to add your unit to the list for service. Please ensure that someone is home to accept the service as the LEXI staff does not accompany the exterminator.

- Wednesday, August 7, 2019
- Wednesday, September 4, 2019
- Wednesday, October 2, 2019
- Wednesday, November 6, 2019
- Wednesday, December 4, 2019

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.

School Daze

School is back in session in August please use caution while driving!

A new teacher was trying to make use of her psychology courses. She started her class by saying, "Everyone who thinks you're stupid, stand up!" After a few seconds, Little Johnny stood up. The teacher said, "Do you think you're stupid, Little Johnny?" "No, ma'am, but I hate to see you standing there all by yourself!"



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Hurricane Trivia

- It wasn't until 1953 that the U.S. National Weather Service started using women's names for storms. In 1979, men's names were added.
- Around the end of the 19th century, an Australian meteorologist began giving women's names to tropical storms and hurricanes.
- A list of names is put together that includes names beginning with every letter of the alphabet except Q, U, and Z.
- Today, the World Meteorological Organization uses six lists in rotation, reusing the same list every six years. If a hurricane is particularly deadly or costly, the name is retired and a new name is chosen.







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Vivi Klinar
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viviklinar@gmail.com

State	ML#	Zip Code	Address	City	DOM	Beds	BTH	List Price	LP\$/SQFT	SP\$/SQFT	Sale Price	Sq Ft Total
CA	A10427351	33580	JADE COLINE	MIAMI BEACH	234	4	5	\$4,750,000	\$1,396.70	\$1,207.3	\$4,300,000	4,305
CA	A10485100	33180	JADE COLINE AVE	MIAMI BEACH	398	4	5	\$3,999,000	\$1,361.59	\$1,271.7	\$3,735,000	2,937
CA	A1045821	33180	JADE COLINE AVE	MIAMI BEACH	329	5	7	\$2,320,000	\$2,430.58	\$2,014.5	\$18,500,000	14,425



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Treats they Won't Give Away

It's back to school time! Below is a delicious and healthy treat to add to your child's packed lunch.

- 2 cups rolled oats
- 3/4 cup packed brown sugar
- 1/2 cup wheat germ
- 3/4 teaspoon ground cinnamon
- 1 cup all-purpose flour
- 3/4 cup raisins (optional)
- 3/4 teaspoon salt
- 1/2 cup honey
- 1 egg, beaten
- 1/2 cup vegetable oil
- 2 teaspoons vanilla extract

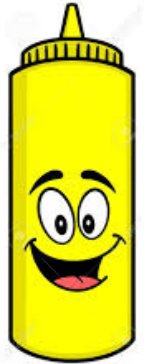


1. Preheat the oven to 350 degrees F (175 degrees C). Generously grease a 9x13 inch baking pan.
2. In a large bowl, mix together the oats, brown sugar, wheat germ, cinnamon, flour, raisins and salt. Make a well in the center, and pour in the honey, egg, oil and vanilla. Mix well using your hands. Pat the mixture evenly into the prepared pan.
3. Bake for 30 to 35 minutes in the preheated oven, until the bars begin to turn golden at the edges. Cool for 5 minutes, then cut into bars while still warm. Do not allow the bars to cool completely before cutting, or they will be too hard to cut.

Did You Know?

August 7th is National Mustard Day

- George J. French introduced his "French's mustard" in 1904, the same year that the hot dog was introduced to America at the St. Louis World's Fair.
- Canada is the world's largest producer of mustard seed.
- In the 1950's, Plochman was the first company to successfully market squeeze mustard.
- Dijon is a French city known as the mustard-making capital of the country.
- Yellow ballpark mustard gets its bright yellow color partly from turmeric.
- It is believed that mustard was first cultivated in India around 3000 BC. Recipes for mustard paste were recorded as early as 42 AD.
- The word "mustard" comes from the Latin "must" (much) and "ardens" (burning).
- In 1901 Captain Robert Falcon Scott set sail on the Discovery with a ton and a half of mustard on his journey to Antarctica.



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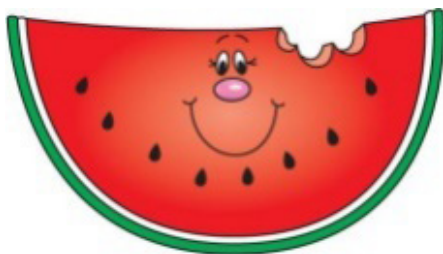
Wonders of Watermelon

August 16th is National Watermelon Day! Wondering how to choose the best watermelon you can find? Look for a firm, symmetrical melon, free from bruises, cuts, and dents. Thumping a watermelon won't tell you as much as simply picking one up. A good watermelon will be heavy for its size. The underside should have a creamy yellow spot, indicating that it sat on the ground and ripened in the sun. Watermelons are great tasting treats for hot summer days. Try the recipe below!

WATERMELON POPSICLES

- 3 cups watermelon juice
- 1/2 cup sugar • 2 teaspoons fresh lemon juice
- 1/2 cup water

Cut watermelon into cubes and rub through a strainer to remove seeds. In saucepan mix together sugar and water; simmer 3 minutes. Remove from heat; stir in watermelon juice and lemon juice. Turn into 2 ice trays. Freeze until very mushy and insert a popsicle stick in each cube. Freeze.





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Island Pointe, 10350 W Bay Harbor Dr. Unit 7AB, 3/3/1+Den luxury unit, grand Master suite w/ custom closet, 2 parking & storage room. Direct bay views from every window. Offered at \$675,000. **A MUST SEE!**
 Cricket Club, 1800 NE 114th St. Unit 1703, 2/3, 2320SF. Coveted NE 'Rotunda' unit w/ city & bay views. Formal dining, eat in kitchen, valet, bay front pool. Offered at \$339,000. **ESTATE SALE!**

360 Condo, 7900 Harbor Island Dr. Unit 907 1/1/1, bay views. Reduced to \$263,000. **JUST SOLD!**
 Shorecrest/Davis Harbor, 950 NE 88th ST. 3/2, open layout. Offered at \$525,000. **SOLD!**
 Island Pointe, 10350 W. Bay Harbor Dr. Unit 5L, 1/1, city skyline view. **LEASED!**
 Fairway North/Hallandale, 600 NE 14th Ave. Unit 416, 2/2. Offered at \$129,900. **SOLD!**
 Biscayne Point, 7975 Biscayne Point Cir. 3/2 \$6950/month. **LEASED AGAIN!**
 Biscayne Park, 11193 NE 8th CT. 3/3, pool home on over half acre lot. Offered at \$689,000. **SOLD!**

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Excellent References
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Comparison Chart

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

Lexi Closed Sales History										
Dated: August 1, 2019 - Includes Off-Market Sales										
2019										
Unit#	Bed/Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
1903	2/2	2	0	1,458	\$330,000.00	\$226.34	\$315,000.00	\$216.05	6/4/2019	509
1703	2/2	2	0	1,458	\$334,900.00	\$229.70	\$320,000.00	\$219.48	5/26/2019	74
707	2/2	2	0	1,735	\$329,000.00	\$189.63	\$302,500.00	\$174.35	5/3/2019	391
1104	2/2	2	0	1,458	\$450,000.00	\$308.64	\$427,500.00	\$293.21	1/24/2019	84
1603	2/2	2	0	1,458	\$399,000.00	\$273.66	\$355,000.00	\$243.48	1/15/2019	594
2019 Total Averages:					\$368,580.00	\$245.59	\$344,000.00	\$229.31		330.40
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#	Bed/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	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	2	0	1,458	\$399,900.00	\$274.28	\$390,000.00	\$267.49	6/5/2017	170
704	2	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#	Bed/Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
1909	2	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	2		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#	Bed/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	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