

THE LEXI

Bayview Residences



Volume 9 Issue 5

A Monthly Newsletter for the Residents of The Lexi Condominium

December 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



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Annual Board of Directors Meeting

Notice is hereby provided that the Annual Meeting of The Lexi Condominium Association, Inc. will be held Thursday, December 19, 2019, at 7:00 p.m. in the 6th Floor Party Room located in 7901 Hispanola Avenue, North Bay Village, Florida 33141.

Employee Holiday Fund

The Holiday Season is upon us again. By this time, you may have received an email from me with regards to the Holiday Fund for our LEXI staff members. I would like to thank all residents that have contributed to the fund thus far. It is greatly appreciated. For those residents who wish to contribute, this is a friendly reminder, that all contributions should be made payable to The Lexi Condominium and please reference "Holiday Fund" on the check. All contributions should be by the management office no later than Friday, **December 20th, 2019**. This will ensure that we distribute your gifts to the staff in time for them to provide for their families or their other holiday needs. We wish you all a Safe, Healthy and Joyful Holiday Season.



TO ALL OUR RESIDENTS THANK YOU FOR YOUR GENEROUS CONTRIBUTION TO THE EMPLOYEE HOLIDAY FUND!

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.



Holiday Packages

As a reminder, please be mindful when having items delivered to the LEXI. The package room has a limited amount of space and therefore to accommodate the volume of packages during the Holidays please have items delivered when you are in town. This will free up the available space and allow for more packages to be stored daily.

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 onsite.



Please contact the Management Office at 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 15, 2020
- Wednesday, February 5, 2020
- Wednesday, March 4, 2020
- Wednesday, April 1, 2020
- Wednesday, May 6, 2020
- Wednesday, June 3, 2020
- Wednesday, July 1, 2020
- Wednesday, August 5, 2020
- Wednesday, September 2, 2020
- Wednesday, October 7, 2020
- Wednesday, November 4, 2020
- Wednesday, December 2, 2020



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Recipe for Latkes



- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal (flour or bread crumbs can be substituted)
- salt and black pepper to taste
- vegetable oil

Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper. Heat about 1/2 inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown. Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce.

If you'd like to try something a little different, add some bell peppers, carrots, celery, or other vegetables to the batter to make veggie latkes!

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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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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: December 1, 2019 - Includes Off-Market Sales											
2019											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
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:						\$410,544.44	\$258.41	\$375,888.89	\$237.30		399.89
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

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