

# THE LEXI

## Bayview Residences



Volume 8 Issue 12

A Monthly Newsletter for the Residents of The Lexi Condominium

July 2019

### 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

#### 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.

### 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 area, 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.

## Garbage in Common Areas

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

- If an item is too large for the waste container, please dispose the item at the loading dock where the large dumpsters are located
- All garbage has to be bagged
- Do not leave garbage bags in the corridors, trash rooms or stairwells
- Do not leave items such as boxes, bags, tools and other unsightly materials in the surrounding areas of your parking spaces as this prevents maintenance from properly cleaning these areas



## Pest Control

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 on-site.

Please contact the Management Office at [manager@thelexi.net](mailto:manager@thelexi.net) or the Assistant Manager at [admin@thelexi.net](mailto: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<sup>th</sup>, 2019
- Wednesday, September 4<sup>th</sup>, 2019
- Wednesday, October 2<sup>nd</sup>, 2019
- Wednesday, November 6<sup>th</sup>, 2019
- Wednesday, December 4<sup>th</sup>, 2019



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## 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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*Please call to discuss the possible sale or lease of your property! Inventory is needed!*

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, ESTATE SALE! Coveted NE 'Rotunda' unit w/ city & bay views. Formal dining, eat in kitchen, valet, bayfront pool. Offered at \$339,000. JUST LISTED!  
360 Condo, 7900 Harbor Island Dr. Unit 907 1/1/1, bay views. Reduced to \$263,000. MUST SEE!

Shorecrest/Davis Harbor, 950 NE 88th ST. 3/2, open layout. Offered at \$525,000. JUST SOLD!

Island Pointe, 10350 W. Bay Harbor Dr. Unit 5L, 1/1, city skyline view. LEASED AGAIN!

Fairway North/Hallandale, 600 NE 14th Ave. Unit 416, 2/2. Offered at \$129,900. JUST 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!



Call us for a pressure free market analysis of your property or if you are ready to find your new home. Let us make your Real Estate goals a reality!

# 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:

<b>Lexi Closed Sales History</b>										
<b>Dated: July 1, 2019 - Includes Off-Market Sales</b>										
<b>2019</b>										
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
<b>2019 Total Averages:</b>					<b>\$368,580.00</b>	<b>\$245.59</b>	<b>\$344,000.00</b>	<b>\$229.31</b>		<b>330.40</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#	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
<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#	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
<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>

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