

THE LEXI

Bayview Residences



Volume 9 Issue 12

A Monthly Newsletter for the Residents of The Lexi Condominium

July 2020

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



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

COMMUNITY REMINDERS

- North Bay Village is requiring the use of facial covering wherever social distancing cannot be maintained. When traveling through the common areas please remember to wear facial protection.
- Please be advised that Management is updating the system to ensure that all pets are properly registered. As per the Lexi Rules and Regulations, all Unit Owners and Lessees must register all pets with the management office and provide a photograph of each pet and current vaccination report prior to receiving a registration tag. The tag must be displayed at all times while navigating the property. *Registration forms are available at the front desk.*
- The Management Office will be closed on Friday, July 3rd, 2020 in observance of Independence Day.



- With Hurricane Season upon us, now is the time to begin reviewing your hurricane supplies to ensure you have:
 - i. Batteries & Flashlights
 - ii. Canned Goods
 - iii. Essential Medication
 - iv. Water
 - v. Important Documents in a water-resistant container
- All gym equipment must be returned to its original location after use.
- We are pleased to report that despite of the ongoing pandemic the Association remains at a 1.2% delinquency.

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: July 1, 2020 - Includes Off-Market Sales - No Sales yet in 2020											
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
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:						\$437,190.00	\$271.18	\$401,800.00	\$249.80		403.20
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

Greek Orzo Salad

- 1 1/2 cups uncooked orzo pasta
 - 2 (6 ounce) cans marinated artichoke hearts
 - 1 tomato, seeded and chopped
 - 1 cucumber, seeded and chopped
 - 1 red onion, chopped
 - 1 cup crumbled feta cheese
 - 1 (2 ounce) can black olives, drained
 - 1/4 cup chopped fresh parsley
 - 1 tablespoon lemon juice
 - 1/2 teaspoon dried oregano
 - 1/2 teaspoon lemon pepper
1. Bring a large pot of lightly salted water to a boil. Add pasta and cook for 8 to 10 minutes or until al dente; drain. Drain artichoke hearts, reserving liquid.
 2. In large bowl combine pasta, artichoke hearts, tomato, cucumber, onion, feta, olives, parsley, lemon juice, oregano and lemon pepper. Toss and chill for 1 hour in refrigerator.
 3. Just before serving, drizzle reserved artichoke marinade over salad.



stellar
Public Adjusting Services
Professional Insurance Claim Representation

GOT HURRICANE DAMAGE?

GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

STELLARADJUSTING.COM 2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

WAS YOUR CLAIM DENIED OR UNDERPAID?

PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com
www.patrickjaimez.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

Property Video Tour

Online Advertising

Social Media Posts

Property Website

Customized Email Distribution

Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

One Dollar Emergency Dental Visit
Including Necessary X-Rays
NEW PATIENTS ONLY.

Meet Your Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:
 9456 Harding Avenue, Surfside, FL
 Phone (305)866-2626 Fax (305)866-2204
 4011 W. Flagler St. Ste. 506, Coral Gables, FL
 Phone (305)643-1444 Fax (305)643-0447

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/20 must present coupon

MOTORIZED SPECIALIST
 VERTICALS REPAIRED & CLEANED
 SHADES REPAIRED & CLEANED

WE ALSO DO
REPAIRS
VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

ASSET PROTECTION TIPS

- Changing your AC filters monthly will avoid overworking your AC unit. Also, have a licensed technician clean the unit's coil on a bi-annual basis.
- Leak detectors are a great tool for condominium living, visit Amazon.com and search for **Govee WIFI Water Sensor, Smart APP Leak Alert**. These can be placed under sinks, behind toilets, and beneath dishwashers. These devices will beep when moisture is detected.
- Residents are encouraged to perform periodic appliance inspections. Use a flashlight to check behind sinks, toilets and dishwashers for moisture.
- Please prop your unit door open when receiving a delivery or entering your unit with large items. The Maintenance team has reported an increase in scratches to residential unit doors.
- Please notify the Management Office if any toilet within your unit is continuously running water.

DID YOU KNOW?

- Sudsies and OXXO Drycleaners perform daily pickups at the Front Desk.
- Residents may leave small boxes / packages at the Front Desk to be picked up UPS, FedEx and USPS. Please ensure the item being returned has a return label.

ELEMENTS OF STONE

Licensed + Insured Flooring Contractor

Call for a Free Consultation

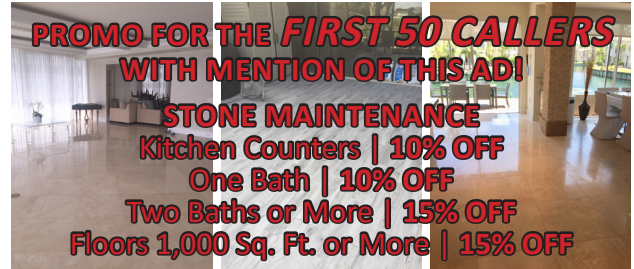
754.244.9708

High End Flooring Installation + Services

Custom Flooring Installation

Stone Restoration Services

15+ years experience



Follow us on Instagram:

elementsofstone

W: elementsofstone.com

ELEMENTS
of STONE

E: elementsofstone@gmail.com

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

specializing
in condo &
apartment interiors

Jeff Diamond & Anthony Lasorsa

305-865-9005

www.diamondremodelers.com

jeff@diamondremodelers.com



REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15%
Off

any
remodeling
job!

10%
OFF
Any
Service

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 8/31/2020