

# THE LEXI

## Bayview Residences



Volume 8 Issue 11

A Monthly Newsletter for the Residents of The Lexi Condominium

June 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



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### Notice of Balcony Closure – Unit Lines: 01, 03, 05 & 07

Dear Resident,

Please be advised that on June 10, 2019, Bengoa Construction will begin Phase 1 of the tower repairs (stucco restoration). Phase 1 consists of stucco and balcony slab concrete repairs to unit lines 01, 03, 05, and 07. Residents will not have access to their balconies for the duration of Phase 1 which is estimated to take 4 months (barring unforeseen circumstances). In order to enable the contractor's work all furniture, light fixtures, fans, plants, planters, decorations, and other personal property must be removed balconies of above-referenced unit lines. **All balconies must be completely cleared before June 10, 2019.**

In the event that you are out of town or have physical restrictions, we kindly ask that you coordinate with a family member, friend or neighbor to have your items safely removed. Please also notify the management office in either of these cases so that we can do our very best to provide assistance. Failure to clear your balcony may result in daily fines of up to \$100 per day.

The contractor will begin by performing a detailed pre-construction inspection of each balcony during which any existing damages will be recorded. Once each balcony has been inspected; the Structural Engineer will proceed to identify deficiencies. These areas will be marked for the contractor to begin repairs. The construction team will begin working on the 20<sup>th</sup> floor; working their way down towards the ground floor. Once the repairs are completed; the contractor will replace the existing dryer vent with a new version. New paint will be applied to the area before the contractors move on to the next phase of the project. Please note that the Construction team will be ascending and descending throughout the day. In an effort to ensure your privacy, the Association suggests that you maintain your window treatments closed between the hours of 8:30 am – 4:30 pm.

In addition, during construction; residents may be exposed to loud noise, vibration, and dust associated remediation projects of this scope. For those residents who work from home; as well as those with infants and small children at home during the day are encouraged to consider alternative arrangements for the duration of work on your area of the building.

The Board of Directors appreciates your patience during any inconvenience you encounter while work is completed on your line. Our goal is to increase your property value and to enhance the quality of life for all who reside within the community. We believe this temporary disruption is justified to support these long-run goals.

Sincerely, Ian Ochoa, LCAM

## Notice to Owners with Tiled Balconies

As part of the construction defect repairs that will commence June 10, 2019, the Association's Engineer will be inspecting each balcony for deficiencies on the balcony slab edge. While we anticipate in most cases addressing deficiencies will entail work around an inch or two of the perimeters of the balcony, in some cases more extensive work may be required. In these instances, it may be necessary to remove balcony floor tiling in the affected area in order to address the deficiency. Please be aware that the Association is not responsible for reimbursing or replacing any tile removed by the contractors in order to perform repairs as per the Lexi's Declaration of Condominium as detailed below:

**Pages 11 and 12 Section I: documents DC-7 & DC-8 of the Association's Governing Documents which state:** Each balcony shown on Exhibit "B" hereto is a Limited Common Element useable only by the Owner(s) of the Unit to which such balcony is appurtenant. A Unit Owner shall have the right to the exclusive use of his, her or its balcony, and shall be responsible for the maintenance, repair, care and preservation of (a) the paint and surface of the interior parapet walls (if any) thereof, including floor and ceiling, within the exterior balcony, (b) the railings, screening or enclosure (if any) on such balcony, (c) the fixed and/or sliding glass door(s) in the entranceway to the said balcony, and (d) the wiring, electrical outlets, and fixtures on the said balcony, if any. In addition, each Unit Owner shall be responsible for the replacement of light bulbs on his, her or its balcony (if any). Notwithstanding anything contained herein to the contrary, a Unit Owner may not change the building or balcony wall or railing paint color or type. In addition, a Unit Owner may not screen or enclose his balcony, except with the prior written approval of both the Board of Directors of the Association and the appropriate governmental authority. Furthermore, the Board of Directors may designate a type or design of screening or enclosure that it will approve or may refuse to approve any type of screening or enclosure, in its sole discretion. In addition, a Unit Owner may not install exterior lighting to the walls or ceilings of his balcony without the prior written approval of both the Board of Directors of the Association and the appropriate governmental authority. Any expense for the maintenance, repair, care and preservation relating to balconies as Limited Common Elements shall be paid for by the Unit Owner who is the Owner of the appurtenant balcony and not as a Common Expense of the Association. A Unit Owner using a balcony or making or causing to be made any repairs, additions, alterations or improvements thereto agrees, and shall be automatically deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Developer, the Association and all other Unit Owners harmless from and to indemnify them for any liability or damage to the Condominium Property and expenses arising therefrom.

## 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.



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WE KNOW YOU HAVE A WORLD FULL OF CHOICES. WE HAVE PROVEN RESULTS!

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!

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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:

| Lexi Closed Sales History                       |         |      |       |          |                     |                 |                     |                 |             |               |
|---|---------|------|-------|----------|---------------------|-----------------|---------------------|-----------------|-------------|---------------|
| Dated: June 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   |
| 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        | \$329,000.00        | \$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>\$378,225.00</b> | <b>\$250.41</b> | <b>\$357,875.00</b> | <b>\$232.63</b> |             | <b>285.75</b> |
| 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           |
| <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>  |
| 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            |
| <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> |

## 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.



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