

# THE LEXI

## Bayview Residences



Volume 9 Issue 11

A Monthly Newsletter for the Residents of The Lexi Condominium

June 2020

### 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



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### HURRICANE

As we enter the 2020 Hurricane season, we encourage all of our residents to begin making the necessary arrangements with time. Hurricane season officially started June 1<sup>st</sup>, 2020 – November 30<sup>th</sup>, 2020. The Lexi Condominium Management team has developed an informational Hurricane Guide, which provides vital information. Guides available at the front desk.



We kindly ask that you take the time to familiarize yourself with the information.

### RELEASE OF EMERGENCY UNIT KEYS

The Management Office requires a copy of the key to each unit for emergency purposes only as stated in the Association's Governing Documents.

If you have scheduled a realtor, a vendor, and or visitor to access your unit; it is your responsibility to provide a means of access. The unit keys held by the Management Office are for emergency purposes only. Management will not release this key to any of the above-mentioned parties.

### PARKING GARAGE SPEED LIMIT

The Association continues to receive complaints regarding residents speeding in the parking garage. Please be advised that the speed limit is **5-mph**. The speed limit should be respected by all to prevent incidents from occurring. Any residents found speeding will be fined.

## MARKET UPDATE

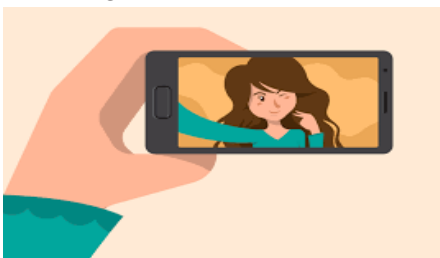
We would like to thank Bunny Hart and Julie Sidorevskaya from Julie's Realty for the providing us with the information below:

<b>Lexi Closed Sales History</b>											
<b>Dated: June 1, 2020 - Includes Off-Market Sales - No Sales yet in 2020</b>											
<b>2019 &amp; 2020</b>											
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
<b>2019 Total Averages:</b>						<b>\$437,190.00</b>	<b>\$271.18</b>	<b>\$401,800.00</b>	<b>\$249.80</b>		<b>403.20</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#	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
<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#	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
<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>
<b>2015</b>											
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
<b>2015 Total Averages:</b>						<b>\$492,780.00</b>	<b>\$289.78</b>	<b>\$480,800.00</b>	<b>\$282.76</b>		<b>155.4</b>

# NATIONAL SELFIE DAY

Date When Celebrated: This holiday is always held on June 21. June 21 is National Selfie Day. It's a cinch to participate in this holiday. And, it's fun! Simply take your smartphone out of your pocket or purse, and take a selfie. Make sure to put on as big smile.

Selfies are extremely popular. Millions of them are taken each and every day. It kind of makes you wonder why we need a special day to encourage us to take a selfie. Most people believe selfies originated when smartphones came on the scene. Smartphones have built-in, hi pixel cameras, with a lens on both sides of the camera, making it easy to take a selfie. In actuality, selfies were around for a long, long time, they just weren't called "selfies". Back in the day of film-based cameras, some cameras had a delay feature on the camera. You could set the camera up on a table or tripod, aim it, and press the delay button (usually ten seconds). Then, you had to run to where the camera was aimed and pose. They were not called selfies. Enjoy Selfie Day and don't forget to SMILE!!



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## PET STATION

Please be advised that for the convenience of pet owners there is a pet cleanup station in the back corridor by elevators 3. We ask that you please pick up/clean after your pet if he/she has an accident in our common areas or elevators to maintain the cleanliness of our building.

## CIGARETTES

The management office has received numerous complaints regarding cigarette butts being thrown over the balconies. ALL residents must be made aware of this situation, as this act violates The Lexi Condominium Rules and Regulations.

**\*\*\* UNIT OWNERS SHALL NOT THROW CIGARETTES OR ANY OTHER OBJECTS FROM BALCONIES, DOORS, WINDOWS OR TERRACES. \*\*\***

We are asking that you refrain from these actions to ensure the safety of your community.

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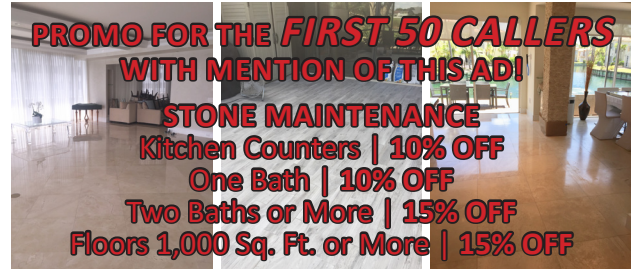
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