

THE LEXI

Bayview Residences



Volume 9 Issue 4

A Monthly Newsletter for the Residents of The Lexi Condominium

November 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

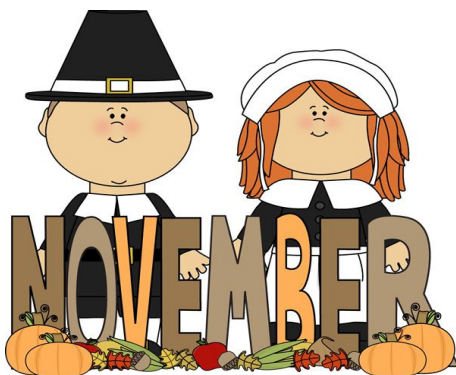
Main 305-864-0655
Fax 305-864-0656

OFFICE HOURS

Monday-Friday....9:00am - 5:00pm

FITNESS CLASSES

Yoga..... Tues., 7:00 - 8:00pm



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Employee Holiday Fund

As the holiday season is upon us, I would like to take time on behalf of the Lexi Board of Directors to thank the Lexi Management and staff. Ian Ochoa Property Manager and Karen Salazar Assistant Property Manager have led our Maintenance, Housekeeping and Front desk to a better level of performance while managing our office to a new level of efficiency during a difficult and trying time of construction.

Any contributions made to the employee Holiday Fund would be greatly appreciated by all. Please make your check payable to The Lexi Condominium and write Employee Holiday Fund on the memo. You may drop off or mail your contribution to the Management Office at 7901 Hispanola Avenue, North Bay Village, FL 33141, on or before December 13, 2019.

The Board of Directors will assure these funds are distributed appropriately to all employees. Of course, you may make individual gifts or donations if you so prefer (list of employees below). Thank you for your participation in extending thanks to our employees. We hope you have a wonderful Holiday Season!

Thank you "A-Team"!

The LEXI Condominium Association – 2019 List of Employees:

- | | |
|---|--|
| 1) Ian Ochoa, Property Manager | 7) Nathalie Chery, Front Desk Security |
| 2) Karen Salazar, Assistant Manager | 8) Dimitri Imbert, Front Desk Security |
| 3) Raul Pereira, Maintenance Supervisor | 9) Ray Alfonso, Front Desk Security |
| 4) Abel Gonzalez, Maintenance Staff | 10) Charlounie Demosthene, Front Desk Security |
| 5) Sonia Lombardi, Housekeeping | 11) Monica Othello, Front Desk Security |
| 6) Angel Segui, Housekeeping | |

Sincerely,
Paul Clapps, Board President

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 in an effort to accommodate the volume of packages during the Holidays please have the items delivered when you are in town. This will free up the available space and allow for more packages to be stored on a daily basis.

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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A Thanksgiving Blessing

May your stuffing be tasty
May your turkey plump,
May your potatoes and gravy
Have nary a lump.
May your yams be delicious
And your pies take the prize,
And may your Thanksgiving dinner
Stay off your thighs!
-Unknown



Happy Holidays

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Ice Cream Pumpkin Pie

INGREDIENTS:

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt

INSTRUCTIONS:

Fill piecrust with ice cream; freeze until solid. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt. Spoon mixture over frozen layer of ice cream in crust; freeze until solid. To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired.

Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.





RE-OPEN OLD & DENIED CLAIMS

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| | | | |
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|  |  |  |  |
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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: November 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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