

THE LEXI

Bayview Residences



Volume 10 Issue 4

A Monthly Newsletter for the Residents of The Lexi Condominium

November 2020

THE LEXI Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

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Vice PresidentDerek Cohen
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Secretary.....Rachele Alvarez
Director Henry Spring

PROPERTY MANAGEMENT

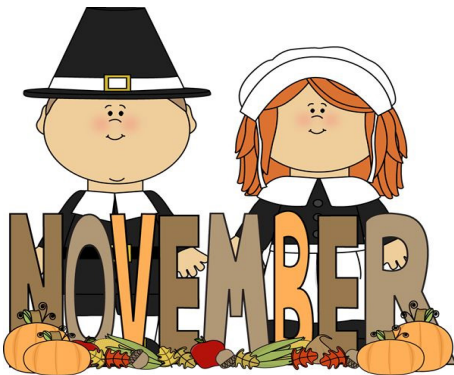
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OFFICE HOURS

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



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On Behalf of the entire Lexi Staff, we would like to wish all the residents and their families a safe and Happy Thanksgiving!

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 led our Lexi Team through an LED and construction project. In addition, it has been a very difficult and trying time of the COVID-19 virus which added additional responsibilities and challenges for our staff.

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 14th, 2020.

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, Lexi Staff!

The Lexi Condominium Association – 2020 List Of Employees:

- | | |
|--------------------------------------|--|
| 1) Ian Ochoa, Property Manager | 7) Nathalie Chery, Front Desk Supervisor |
| 2) Karen Salazar, Assistant Manager | 8) Weslene Joseph, Front Desk Security |
| 3) Abel Gonzalez, Maintenance Staff | 9) Tiffany Fish, Front Desk Security |
| 4) Raudel Sanchez, Maintenance Staff | 10) Bedeline Joseph, Front Desk Security |
| 5) Sonia Lombardi, Housekeeping | |
| 6) Juan Perera, Housekeeping | |

Sincerely,
Paul Clapps, Board President

MARKET UPDATE

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

Lexi Closed Sales History											
Dated: November 1, 2020 - Includes Off-Market Sales											
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

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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