

THE LEXI Bayview Residences



Volume 10 Issue 3

A Monthly Newsletter for the Residents of The Lexi Condominium

October 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

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OFFICE HOURS

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



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The First Ever Reverse Halloween

On Friday, October 30, 2020, from 5:00 pm – 8:00 pm, The Lexi Team will dress up in full costume to visit the “*Junior Residents.*” of our community delivering pre-sanitized goodie bags. **Reverse Halloween** will allow our Junior Residents and their parents to celebrate the holiday from the safety of their homes. If your Junior Resident has a costume, we encourage them to dress up. The Lexi Team will be equipped with a camera should you wish to have your picture taken with the staff; the photos will be provided via email. Residents without children may also RSVP if they want to have their pictures taken with The Lexi Team.

Any unit with Junior Residents interested in participating, please email assistant@thelexi.net to RSVP. Remember to include your unit number and the number of Junior Residents within the unit. This will ensure we have a goodie-bag prepared for each of our Junior Residents.

At 5:00 pm, we will start at the 6th-floor working our way up each floor. We will be playing Halloween music to notify you that we have reached your floor. Everyone is encouraged to open their doors to take a peek.

We guarantee that you will enjoy a good laugh at our expense. If you have any questions, please contact the Management Office at (305) 864-0655.



TRASH DISPOSAL RULES

Help keep our building clean. When discarding of garbage, the following steps should be taken:

- **Do not** leave garbage or boxes in the trash room.
- **All cardboard boxes, no matter the size,** need to be broken down and brought to the loading dock on the ground level.
- All trash should be secured in a **TIED plastic bag.**
- **Do Not dispose of loose trash** such as food and/or liquid.
- Please dispose of the following items in the recycling containers located on the ground level loading dock area: Broken down cardboard boxes, glass, aluminum cans, plastic, steel cans & newspapers.

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: October 1, 2020 - Includes Off-Market Sales											
2019 & 2020											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/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	LP\$/Sq.Ft	Sales Price	SP\$/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	LP\$/Sq.Ft	Sales Price	SP\$/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

COMMUNITY UPDATE

We hope you and your families remain safe and in good health. The Association is pleased to provide the following community updates:

Receiving/Loading Dock Doors:

The community that Miami Doors and Locks has completed the installation of the new double doors which exit to the Receiving/Loading Dock area. Management has observed several instances where residents were experiencing difficulties exiting these doors while fellow residents were moving in, out or receiving deliveries. In an effort to eliminate this inconvenience and extend the lifespan of the new doors; All move-in/out and deliveries will be performed via the double doors located to the left (when facing South). The newly installed doors, will be reserved for pedestrian traffic only. Residents will have a clear path to to the ramp when exiting with their bicycles and pets.

Parking Garage:

The Board of Directors have increased the visibility within the parking garage by adding seven 26-inch Full-Moon mirrors throughout all 5-levels of the parking garage. These mirrors were strategically placed to eliminate the remaining blind-spots within the garage. We kindly request that all residents adhere to the

5-MPH speed limit when navigating the garage and maintain a sharp eye for pedestrians.

Elevator Car Operating Panels:

The new car operating panels with vandal-resistant buttons are in the fabrication process.

Construction Mobilization:

Once U.S Structures Inc., completes the mobilization and protection of residential balconies and common areas; the phasing schedule will be provided.



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NOV. 3
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MAKE THE RIGHT DECISION EVERY VOTE HAS POWER




Punch #57

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