

THE LEXI

Bayview Residences



Volume 8 Issue 9

A Monthly Newsletter for the Residents of The Lexi Condominium

April 2019

THE LEXI Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

ASSOCIATION OFFICERS

President.....Paul Clapps
Vice PresidentDerek Cohen
TreasurerCharles Arrigo
Secretary.....Rochelle Alvarez
Director..... Fabiola Restrepo Ramos

PROPERTY MANAGEMENT

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IMPORTANT NUMBERS

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OFFICE HOURS

Monday-Friday....9:00am - 4:30pm

FITNESS CLASSES

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



Published monthly at no cost for the LEXI Bayview Residences by Coastal Group Publications, Inc. Contact CGP at T: (305) 981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

Message from President

Good news! The Lexi's financing has been secured and construction should commence within the next 30 days. Notice of the Project Kick Off Meeting will be forthcoming. This meeting will inform the residents as to the different phases of the construction and how it will affect the building as a whole and your particular apartment line. Stay tuned in!

Paul Clapps, Lexi President

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.



Cigarettes

The management office has received numerous complaints regarding cigarette butts being thrown over the balconies. It is imperative that ALL residents be made aware of this situation, as this act is in violation of 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 insure the safety of your community.

Storage Cages

During our garage storage walk-thru, we noticed there were several items on top of the storage cages. Please note that since the fire sprinklers are located above this area it is a Fire Code violation. All of these items have been removed and stored in the association's storage cage. If these items are not claimed by May 1st, 2019 they will be discarded.

We kindly ask residents to ensure that all items are kept within the storage cage.

We thank you in advance for your cooperation.

Pet Rules

Below please find the current Lexi Rules and Regulations with regards to pets. Please take a moment to review and familiarize yourself with them. Any resident found violating the pet rules will receive a violation letter and face a \$100 fine. If you have any questions or concerns please feel free to contact the management office.

No Pets Allowed For Renters

Registration

1. All pets must be registered with the Management Office.
2. A photograph of the pet must accompany the registration form.
3. Unit owners/residents shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

Restrictions

1. Pets shall not be kept, bred, or used for any commercial purpose.
2. Pets must comply with local vaccination laws.
3. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered.
4. Pets must not be left unattended on patios or balconies.
5. Pets are not allowed in the pool area, fitness center, business center, party room and/or conference room.
6. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
7. Unit owners/residents in transit may take their pet out of the build-

ing only by way of: use of the elevators #3 & #4 (east side of the LEXI near the loading dock) and shall exit only via the loading dock entrance/exit or the dog walk entrance/exit.

8. Unit owners/residents must not allow their pets to defecate or urinate in the common areas, example: corridors, elevators, stairwells, garage area, etc.
9. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings.
10. Cat litter may not be disposed of in toilets. No pet waste may be dropped down trash chutes unless securely double-bagged.
11. Unit owners/residents are responsible for any damage caused by their

pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the unit owner/resident.

12. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
13. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.
14. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets.



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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!
Cricketer 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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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: April 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
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
2019 Total Averages:					\$424,500.00	\$291.15	\$391,250.00	\$268.35		339
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#	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
2017 Total Averages:					\$477,408.89	\$291.42	\$474,090.91	\$284.44		114.00





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