

THE LEXI

Bayview Residences



Volume 8 Issue 7

A Monthly Newsletter for the Residents of The Lexi Condominium

February 2019

THE LEXI Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

ASSOCIATION OFFICERS

President.....Derek Cohen
Vice PresidentPaul Clapps
TreasurerCharles Arrigo
Secretary... Fabiola Restrepo Ramos
DirectorRochelle Alvarez

PROPERTY MANAGEMENT

Mgmt. Comp. FirstService Residential
Prop. Manager Janet Vallecillo
305-864-0655
manager@thelexi.net

IMPORTANT NUMBERS

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

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 the President

Hello Neighbors,

Another month has passed and I'm happy to announce our new and updated security system is fully operational. Janet and Karen now have monitors in their offices and an additional monitor was added at the front desk. The new system offers much clearer video and additional cameras were added throughout the Lexi for added security.

People who leave trash besides trash receptacles in the garage by elevators will be subject to a fine. Please place all trash in the trash can, trash chute or in dumpsters at the loading dock. Garage elevator landing areas are now monitored by cameras.

As some of you may know one of our pool heaters is non-repairable. Our intent with the construction project is to replace both pool heaters (possibly with one larger one), pump system and chemical system with renovations depending on professional recommendations. Purchasing a new heater now could potentially be a rather large expense that would go to waste. Please be patient, we hope to begin construction in the near future.

Thank you,
Paul Clapps, Lexi President

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 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.

Maintenance Fees Reminder

Please be advised that you monthly maintenance fees are due by the 5th of the month. We ask that mail your check along with your coupon to The Lexi Condominium C/O First Service Residential P.O. BOX 028103 Miami, Florida 33102-8103 or bring it to the management office to avoid late fees.

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.



Extermination Services

All Florida Pest Control provides monthly extermination services to all units at no cost. Below is a list of the dates that they are scheduled to be onsite. Please contact the Management Office or the Front Desk if you would like to add your unit to the list for service. Please insure that someone is home to accept the service as the LEXI staff does not accompany the exterminator.

- Wednesday, February 6, 2019
- Wednesday, March 6, 2019
- Wednesday, April 3, 2019
- Wednesday, May 1, 2019
- Wednesday, June 5, 2019
- Wednesday, July 3, 2019
- Wednesday, August 7, 2019
- Wednesday, September 4, 2019
- Wednesday, October 2, 2019
- Wednesday, November 6, 2019
- Wednesday, December 4, 2019

stellar
Public Adjusting Services
Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?
GET HELP NOW!**

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

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Please call to discuss the possible sale or lease of your property! Inventory is needed!
Esquire House, 4720 Pinetree Dr. Unit 24 2/2, updated unit, heated pool. \$2100/month. **JUST LISTED!**
360 Condo, 7900 Harbor Island Dr. Unit 907 1/1/1, new A/C, bay views. Offered at \$295,000. **JUST LISTED!**
Shorecrest/Davis Harbor, 950 NE 88th ST. 3/2, open layout. Offered at \$525,000. **JUST LISTED!**
Island Pointe, 10350 W Bay Harbor Dr. Unit 9LM 3/2/1, grand Master suite, 2 balconies, 2 parking & storage. Offered at \$564,000. **A MUST SEE!**
7720 Hawthorne Ave, Miami Beach 3/2 MiMo, updated, 2386SF, WF canal home w/ no bridges to bay. Offered at \$1,070,000. **REDUCED AGAIN!**
Biscayne Point, 7975 Biscayne Point Cir. 3/2 \$6950/month. **UNDER CONTRACT!**
Biscayne Park, 11193 NE 8th CT. 3/3, pool home on over half acre lot. Offered at \$689,000. **JUST SOLD!**
Island Pointe, 10350 W Bay Harbor Dr. Unit 10J 1/1+Den, Offered at \$275,000. **SOLD!**
Vilasal Lofts, 7744 Collins Unit 19 Miami Beach 2/2, 2-story loft offered at \$519,900! **SOLD!**



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Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

786-486-9022

Excellent References
Resume Available on Request

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: February 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
2016										
Unit#	Bed/Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
1909	2	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	2		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



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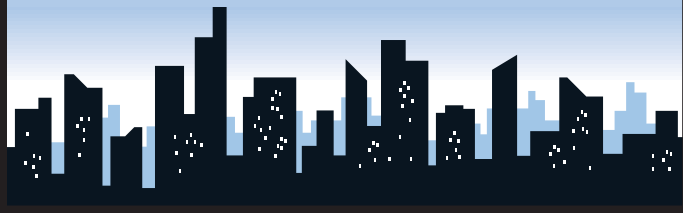
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