

# THE LEXI

## Bayview Residences



Volume 8 Issue 8

A Monthly Newsletter for the Residents of The Lexi Condominium

March 2019

### THE LEXI Bayview Residences

7901 Hispanola Avenue  
North Bay Village, Florida 33141

#### ASSOCIATION OFFICERS

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**Vice President** .....Derek Cohen  
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**Director**..... Fabiola Restrepo Ramos

#### PROPERTY MANAGEMENT

**Mgmt. Comp.** FirstService Residential  
**Prop. Manager** .....Ian Ochoa  
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.

### Permanent / Temporary Visitors

Please be advised that all unit owners who would like to add a permanent or temporary guest to their unit may do so by filling out a guest form at the front desk. Guests entering the building that are not cleared by the unit owner will be turned away.

### Release of Emergency Unit Keys

The management office requires a copy of the key to each unit for emergency purposes only.

If you know that a realtor, a vendor and or visitor will require access to your unit please **DO NOT** contact the Management Office and request that we release this emergency key. Management will not release this key to realtors, vendors, visitors, etc. It is your responsibility to provide access to the unit.

### Grilling on Balconies

Please note that cooking is not permitted on any balcony or terrace. This is in violation of the Rules and Regulations of The Lexi and violators will be fined.

### 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.

### 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, 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

## St. Patty's Day Recipes for Kids

This St. Patrick's Day celebrate with some of these fun, and very green, treats!

### Leprechaun Punch

- 1/2 gallon lime sherbet
- 2 liter bottle of lemon-lime soda

Let the sherbet soften somewhat. Scoop the sherbet into a large punch bowl and slowly add the soda. Serve immediately.

### St. Patrick's Day Green Punch

- 2 cups sugar
- 2 pkgs. Kool-Aid (any green flavor)
- 2 cups water
- 1 6-oz. can frozen orange juice
- 1 pt. pineapple juice
- 1 qt. pineapple sherbet
- 2 liter bottle of ginger ale

Mix sugar, Kool-Aid and water in a saucepan. Place over low heat and stir until the sugar is dissolved. Add the juices and additional water and ice to make one gallon. Scoop the sherbet into a large punch bowl. Add the juice mixture and the ginger ale.

### Irish Fluff

- 1 12-oz. container of cottage cheese
- 1 container of Cool Whip
- 1 large can crushed pineapple, drained
- 1 small box Lime Jell-O

Mix all ingredients together and chill well.



**RE-OPEN OLD & DENIED CLAIMS**

**FREE CLAIM INSPECTION**

**IS YOUR ROOF LEAKING?**

**ARE YOU HAVING PLUMBING BACKUPS?**

**DO YOU HAVE WATER DAMAGE?**

**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**

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**WE KNOW YOU HAVE A WORLD FULL OF CHOICES. WE HAVE PROVEN RESULTS!**  
*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!**  
 Vilasol Lofts, 7744 Collins Unit 19 Miami Beach 2/2, 2-story loft offered at \$519,900! **SOLD!**

 *Call us for a pressure free market analysis of your property or if you are ready to find your new home. Let us make your Real Estate goals a reality!*

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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: March 1, 2019 - Includes Off-Market Sales										
2019										
Unit#	Bed/Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SP\$/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
<b>2019 Total Averages:</b>					<b>\$424,500.00</b>	<b>\$291.15</b>	<b>\$391,250.00</b>	<b>\$268.35</b>		<b>339</b>
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
<b>2018 Total Averages:</b>					<b>\$445,780.00</b>	<b>\$256.93</b>	<b>\$414,000.00</b>	<b>\$238.62</b>		<b>331.4</b>
2017										
Unit#	Bed/Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/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	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
<b>2017 Total Averages:</b>					<b>\$477,408.89</b>	<b>\$291.42</b>	<b>\$474,090.91</b>	<b>\$284.44</b>		<b>114.00</b>

### 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.



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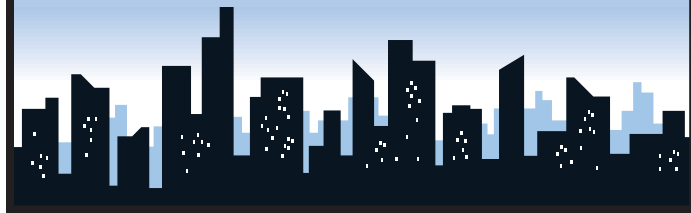
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