

# THE LEXI

## Bayview Residences



Volume 10 Issue 12

A Monthly Newsletter for the Residents of The Lexi Condominium

July 2021

### THE LEXI Bayview Residences

7901 Hispanola Avenue  
North Bay Village, Florida 33141

#### ASSOCIATION OFFICERS

**President**.....Paul Clapps  
**Vice President** .....Derek Cohen  
**Treasurer** .....Charles Arrigo  
**Secretary**.....Rachele Alvarez  
**Director** ..... Henry Spring

#### PROPERTY MANAGEMENT

**Mgmt. Comp.** FirstService Residential  
**Prop. Manager** ..... Karen Salazar  
305-864-0655  
manager@thelexi.net

#### IMPORTANT NUMBERS

**Main** ..... 305-864-0655  
**Fax** ..... 305-864-0656

#### OFFICE HOURS

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



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### Message from the Board of Directors

Dear Unit Owners and Residents:

The Lexi Board of Directors would like to assure residents and owners that we as a Board are abiding by all recommendations of our Engineer relating to the current project and the recent tragic events. A concrete restoration project always incurs additional work as the project moves forward. Additional repairs brought to the Lexi Board by the Contractor are reviewed, approved, and then completed at our Engineer's direction.



Although we all may be dissatisfied with the noise, dirt, and speed of progress, it is much needed for a thorough restoration of the building. Plus, the final objective is for the Engineer to provide a certification that the building is completely structural sound, and there should be no concerns amongst the owners and residents.

As soon as an updated schedule for the building is available, it will be communicated to the residents. We are waiting on a few approvals before the permit is issued for the pool reconstruction. A schedule for that cannot be issued, as we do not have a start date because the City has not yet issued the actual construction permit. That being said, the contractors are still demolishing the pool and prepping the work, so no time is being lost. We are very close to moving off the north side tower as some additional repairs were added at the end. These repairs are for the benefit of all. Please be patient!

Sincerely,  
The Lexi Board of Directors

*Estimados Propietarios y Residentes de la unidad:*

*La Junta Directiva de Lexi desea asegurar a los residentes y propietarios que nosotros, como Junta, estamos cumpliendo con todas las recomendaciones de nuestro Ingeniero relacionadas con el proyecto actual y los trágicos eventos recientes. Un proyecto de restauración de hormigón siempre implica un trabajo adicional a medida que avanza el proyecto. Las reparaciones adicionales que*

*Pasa a la página 2*

**Board** (viene de la pagina 1)

el Contratista lleva a la Junta de Lexi se revisan y aprueban, y luego se completan según las instrucciones de nuestro Ingeniero.

Aunque todos estemos insatisfechos con el ruido, la suciedad y la velocidad del progreso, es muy necesario para una restauración completa del edificio. Además, el objetivo final es que el ingeniero proporcione una certificación de que el edificio es completamente sólido estructural y que no debe haber preocupaciones entre los propietarios y residentes.

Tan pronto como esté disponible un horario actualizado para el edificio, se comunicará a los residentes. Estamos esperando algunas aprobaciones antes de que se emita el permiso para la reconstrucción de la piscina. No se puede emitir un cronograma para eso, ya que no tenemos una fecha de inicio porque la Ciudad aún no ha emitido el permiso de construcción real. Dicho esto, los contratistas todavía están demoliendo la piscina y preparando el trabajo, por lo que no se pierde tiempo. Estamos muy cerca de mudarnos de la torre del lado norte ya que se agregaron algunas reparaciones adicionales al final. Estas reparaciones son para beneficio de todos. ¡Por favor sea paciente!

Atentamente,  
La junta directiva de Lexi



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## EXTERMINATION SERVICE

All Florida Pest Control will provide monthly extermination services to all residents interested. Below is a list of the dates that they are scheduled to be onsite.



If you would like to receive the service, please email the Management Office at [assistant@thelexi.net](mailto:assistant@thelexi.net). We ask that you please ensure that someone is home to accept the service.

- Wednesday, August 4, 2021
- Wednesday, September 1, 2021
- Wednesday, October 6, 2021
- Wednesday, November 3, 2021
- Wednesday, December 1, 2021

## 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.



## Cigarettes

The management office has received numerous complaints regarding cigarette butts being thrown over the balconies. ALL residents must be made aware of this situation, as this act violates 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 ensure the safety of your community.

## DIAMOND REMODELERS

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# Market Update

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

Lexi Closed Sales History Includes off-market sale*											
<b>Dated: July 1, 2021</b>											
<b>2021</b>											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
1502	2	1	2	1	1,753	\$499,000.00	\$284.65	\$475,000.00	\$270.96	6/7/2021	79
1005	2	0	2	0	1,735	\$460,000.00	\$265.13	\$425,000.00	\$244.96	4/27/2021	9
*1510	2	0	2	0	1,458	\$0.00	\$0.00	\$425,000.00	\$291.50	4/26/2021	
712	2	1	2	1	1,753	\$475,000.00	\$270.96	\$462,500.00	\$263.83	4/27/2021	334
1704	2	0	2	0	1,458	\$399,500.00	\$274.01	\$385,000.00	\$264.06	4/21/2021	21
912	2	1	2	1	1,753	\$429,000.00	\$244.72	\$412,000.00	\$235.03	1/28/2021	471
<b>2021 Total Averages:</b>						<b>\$377,083.33</b>	<b>\$223.25</b>	<b>\$430,750.00</b>	<b>\$261.72</b>		<b>182.80</b>
<b>2020</b>											
1411	2	1	2	1	1,753	\$549,000.00	\$313.18	\$540,000.00	\$308.04	12/10/2020	98
<b>2020 Total Averages:</b>						<b>\$549,000.00</b>	<b>\$313.18</b>	<b>\$540,000.00</b>	<b>\$308.04</b>		<b>98</b>
<b>2019</b>											
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
<b>2019 Total Averages:</b>						<b>\$437,190.00</b>	<b>\$271.18</b>	<b>\$401,800.00</b>	<b>\$249.80</b>		<b>403.20</b>
<b>2018</b>											
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>
<b>2017</b>											
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
<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>
<b>2016</b>											
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
<b>2016 Total Averages:</b>						<b>\$ 503,975.00</b>	<b>\$ 297.25</b>	<b>\$ 484,271.43</b>	<b>\$281.95</b>		<b>201.25</b>
<b>2015</b>											
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
<b>2015 Total Averages:</b>						<b>\$ 492,780.00</b>	<b>\$ 289.78</b>	<b>\$480,800.00</b>	<b>\$282.76</b>		<b>155.4</b>