

THE LEXI

Bayview Residences



Volume 11 Issue 2

A Monthly Newsletter for the Residents of The Lexi Condominium

September 2021

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

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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THANK YOU!

Special thanks to Board of Director Shelly Alvarez for a much-needed replacement of the pool table by donation.

The pool table, ping pong table, and foosball are located in the 6th-floor party room. In order for these items to be used, you must retrieve the equipment at the front desk. Please note that proper ID must be left until the items are returned. Additionally, children under the age of 12 must be accompanied by a responsible adult when utilizing the facility. Thank you.



Un agradecimiento especial a la Junta Directiva Shelly Alvarez por un reemplazo tan necesario de la mesa de billar por donación.

La mesa de billar, la mesa de ping pong y el futbolín se encuentran en la sala de fiestas del sexto piso. Para que se puedan usar estos artículos, debe recoger el equipo en la recepción. Tenga en cuenta que se debe dejar una identificación adecuada hasta que se devuelvan los artículos. Además, los niños menores de 12 años deben estar acompañados por un adulto responsable cuando se utiliza la instalación. Gracias.

ASSET PROTECTION TIPS

- Changing your AC filters monthly will avoid overworking your AC unit. Also, have a licensed technician clean the unit's coil on a bi-annual basis.
- Leak detectors are an excellent tool for condominium living. Visit Amazon.com and search for **Govee WIFI Water Sensor, Smart APP Leak Alert**. These can be placed under sinks, behind toilets, and beneath dishwashers. These devices will beep when moisture is detected.
- Residents are encouraged to perform periodic appliance inspections. For example, use a flashlight to check behind sinks, toilets, and dishwashers for moisture.
- Please prop your unit door open when receiving a delivery or entering your unit with large items. The Maintenance team has reported an increase in scratches to residential unit doors.
- Please notify the Management Office if any toilet within your unit is continuously running water.



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BULK WASTE

Please see the message below from the City of North Bay Village regarding Bulk Waste:

There will be a new schedule for commercial bulk waste pickup in North Bay Village. Commercial Property pickups will be on the last Wednesday of the month.

Acceptable Items:

- Vegetation
- White Goods (Large electrical goods used domestically such as refrigerators and washing machines)
- Furniture
- Mattresses (**MUST** be scheduled for pickup and disposal at the cost of \$40 per mattress)

Unaccepted Items:

- Construction debris
- Electronics
- Hazardous Material (Paint, oil, and chemicals)



Requirements

- The Property Manager/Association must make a pickup request 72 hours in advance of the last Wednesday of the month.
- Pickup requests are not accepted by individual tenants, owners, or residents.

Bulk pickup is on a first requested, first-served basis. However, the Village reserves the right to postpone pickup until the following month if capacity is reached.

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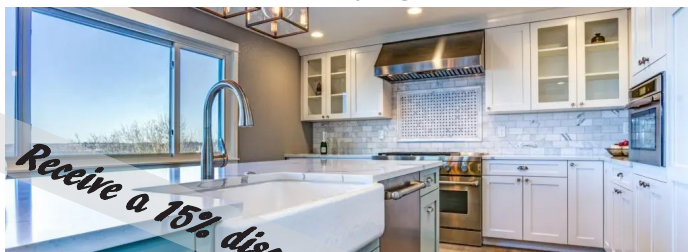
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Comparison Chart

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*											
Dated: September 1, 2021											
2021											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
1709	2	0	2	0	1,458	\$399,500.00	\$274.01	\$375,000.00	\$257.20	8/31/2021	99
1803	2	0	2	0	1,458	\$379,900.00	\$260.56	\$360,000.00	\$246.91	7/30/2021	845
*602	2	1	2	1	1,753	*off market		\$425,000.00	\$242.44	7/7/2021	*off market
*1110	2	1	2	1	1,458	*off market		\$368,000.00	\$252.40	7/6/2021	*off market
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	5/10/2021	9
*1510	2	0	2	0	1,458	*off market		\$425,000.00	\$291.50	4/26/2021	*off market
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
2021 Total Averages:						\$434,557.14	\$267.72	\$411,250.00	\$256.93		265.43
2020 - Only One Sale in 2020											
1411	2	1	2	1	1,753	\$549,000.00	\$313.18	\$540,000.00	\$308.04	12/10/2020	98
2020 Total Averages:						\$549,000.00	\$313.18	\$540,000.00	\$308.04		98
2019											
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

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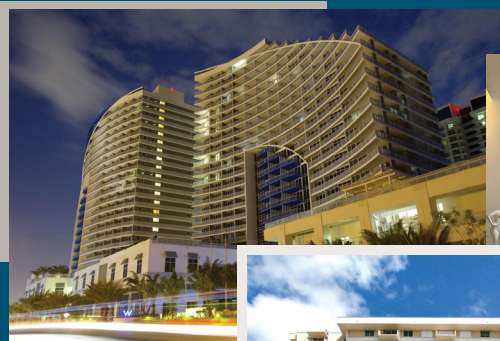
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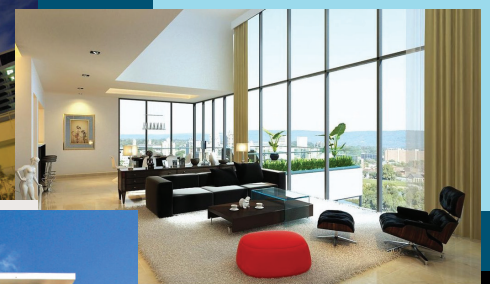
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