

THE LEXI

Bayview Residences



Volume 11 Issue 3

A Monthly Newsletter for the Residents of The Lexi Condominium

October 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
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OFFICE HOURS

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



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DON'T FORGET...FALL BACK

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

BE SURE TO SET YOUR CLOCKS BACK ONE HOUR AT 2 AM ON SUNDAY, NOVEMBER 7, 2021.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



Funny Epitaphs

Talk about getting the last laugh!
These epitaphs are from actual
tombstones around the world.

Ann Mann

Here lies Ann Mann,
Who lived an old maid
But died an old Mann.

Here lies the body
of Jonathan Blake
Stepped on the gas
Instead of the brake.

Harry Edsel Smith

Born 1903 - Died 1942
Looked up the elevator shaft
To see if the car
Was on the way down.
It was.

Sacred To The Remains of
Jonathan Thompson
A Pious Christian and
Affectionate Husband.
His disconsolate widow
Continues to carry on
His grocery business
At the old stand on
Main Street: Cheapest
and best prices in town.

"I told you I was sick!"

**HAPPY
HALLOWEEN**



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BULK WASTE

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

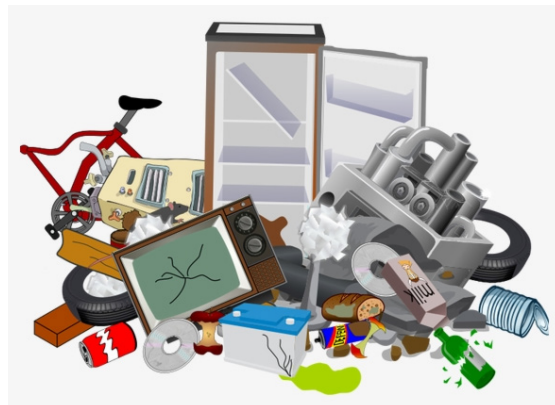
There will be a new schedule for commercial bulk waste pickup in North Bay Village. Commercial Property pickups will be on the last Wednesday of the month.

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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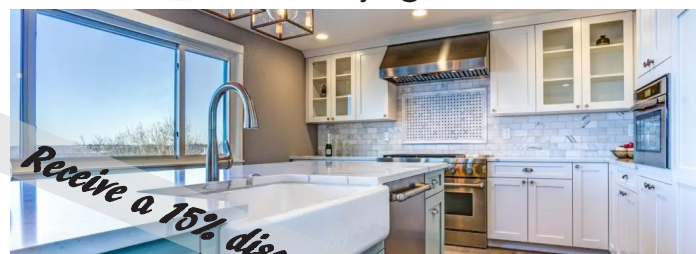
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Comparison Chart

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: October 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
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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
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2020 Total Averages:		\$549,000.00	\$313.18	\$540,000.00	\$308.04		98
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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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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
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2017

Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/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