

THE LEXI

Bayview Residences



Volume 11 Issue 4

A Monthly Newsletter for the Residents of The Lexi Condominium

November 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

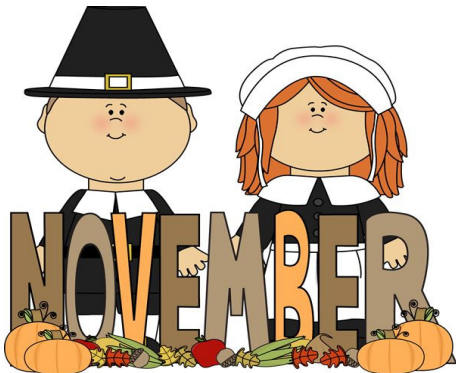
Mgmt. Comp . FirstService Residential
Prop. Manager Karen Salazar
305-864-0655
manager@thelexi.net

IMPORTANT NUMBERS

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

OFFICE HOURS

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



Published monthly at no cost for the LEXI Bayview Residences by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.



On Behalf of the entire Lexi Staff, we would like to wish all the residents and their families a safe and Happy Thanksgiving!

En nombre de todo el personal de Lexi, nos gustaría desearles a todos los residentes y sus familias un feliz y seguro Día de Acción de Gracias.

EMPLOYEE HOLIDAY FUND

The Holiday Season is quickly approaching. In order to make it easier for unit owners, we will once again collect and distribute a Holiday Fund for the employees of The Lexi Condominium who work in our Administration, Maintenance, Front desk, and Housekeeping departments.



Any contributions made to the employee Holiday Fund would be greatly appreciated by all. Please make your check payable to The Lexi Condominium and write Employee Holiday Fund on the memo. You may drop off or mail your contribution to the Management Office at 7901 Hispanola Avenue, North Bay Village, FL 33141, on or before December 20th, 2021.

The Board of Directors will ensure these funds are distributed appropriately to all employees. Of course, you may make individual gifts or donations if you so prefer (list of employees below).

Thank you for your participation in extending thanks to our employees. We hope you have a wonderful Holiday Season!

La temporada navideña se acerca rápidamente. Para facilitar las cosas a los propietarios de unidades, una vez más recaudaremos y distribuiremos un Fondo de Vacaciones para los empleados de The Lexi Condominium que trabajan en nuestros departamentos de Administración, Mantenimiento, Recepción y Limpieza.

Continued on page 2

Holiday Fund (cont. from page 1)

Cualquier contribución hecha al Fondo de Vacaciones de los empleados será muy apreciada por todos. Haga su cheque pagadero a The Lexi Condominium y escriba Employee Holiday Fund en el memo. Puede dejar o enviar su contribución por correo a la Oficina de Administración en 7901 Hispanola Avenue, North Bay Village, FL 33141, el 20 de diciembre de 2021 o antes.

La Junta Directiva se asegurará de que estos fondos se distribuyan adecuadamente a todos los empleados. Por supuesto, puede realizar obsequios o donaciones individuales si así lo prefiere (lista de empleados a continuación).

Gracias por su participación en extender nuestro agradecimiento a nuestros empleados. ¡Esperamos que tenga una maravillosa temporada navideña!

The Lexi Condominium

2021 LIST OF EMPLOYEES:

- Karen Salazar Property Manager
- Nathalie Chery Admin Assistant
- Abel Gonzalez Maintenance Sup.
- Juan Perera Janitor
- Mercedes Paez Housekeeper
- Ja'Keisha Lewis Front Desk - Morning
- Sierra Jones Front Desk - Afternoon
- Tronesha Davis Front Desk - Afternoon
- Devon Sakers Front Desk - Overnight
- Jovany Tarversiere Front Desk - Overnight

On Behalf of the Board of Directors
Thank you, Lexi Staff!



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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

HOLIDAY PACKAGES

As a reminder, please be mindful when having items delivered to the LEXI. The package room has a limited amount of space, and therefore to accommodate the volume of packages during the Holidays, please have the items delivered when you are in town. This will free up the available space and allow for more boxes to be stored daily.

Como recordatorio, tenga cuidado al recibir artículos en LEXI. La sala de paquetes tiene una cantidad limitada de espacio y, por lo tanto, para acomodar el volumen de paquetes durante las vacaciones, haga que le entreguen los artículos cuando esté en la ciudad. Esto liberará el espacio disponible y permitirá almacenar más cajas diariamente.

Balcony Allowance & Restrictions

The Management office has received numerous complaints regarding cigarette butts being thrown over the balconies. We have also been notified of cigarette smoking in the stairways. Not only is this act irresponsible, but dangerous as it can potentially cause a fire. It is imperative that ALL residents be made aware of this situation, as this act violates The Lexi Condominium Rules and Regulations. Unit Owners, Lessees, and Guests shall not throw cigarettes or any other objects from balconies, doors, windows, or terraces. Smokers shall maintain an ashtray in order to collect cigarette butts for appropriate disposal. We are asking that you refrain from these actions to ensure the safety of our community.

Asignación Y Restricciones De Balcón:

La oficina de administración ha recibido numerosas quejas con respecto al lanzamiento de colillas de cigarrillos por los balcones. También hemos sido notificados de fumar cigarrillos en las escaleras. Este acto no solo es irresponsable, sino también peligroso, ya que puede provocar un incendio. Es imperativo que TODOS los residentes estén al tanto de esta situación, ya que esta ley viola las Reglas y Regulaciones del Condominio Lexi. Los propietarios, arrendatarios e invitados de la unidad no deben arrojar cigarrillos ni ningún otro objeto desde balcones, puertas, ventanas o terrazas. Los fumadores deben mantener un cenicero para recoger las colillas de cigarrillos para su eliminación adecuada. Le pedimos que se abstenga de realizar estas acciones para garantizar la seguridad de nuestra comunidad.

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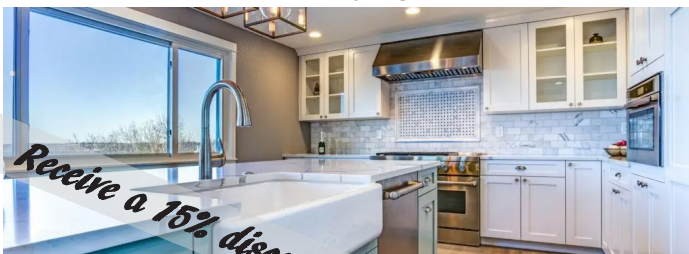
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CINNAMON TOAST COCONUT CRUNCH

This simple crowd-pleaser is great for your holiday's signature cocktail, and all are available for delivery at LiquorSplit.



INGREDIENTS:

- 1½ oz. Hard Truth Cinnamon Vodka
- 1½ oz. Hard Truth Toasted Coconut Rum
- 1½ oz. Hard Truth Toasted Coconut Rum Cream
- Cinnamon & sugar, for rim

CRAFT:

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!

Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into to a serving vessel, and mix well. Serve chilled.

Comparison Chart

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

<u>Lexi Closed Sales History</u> <u>Includes off-market sale*</u>											
Dated: November 1, 2021											
2021											
Unit#	Beds	Den	Bath	.5 BA	LA Sq/Ft	List Price	LPS/Sq.Ft	Sales Price	SPS/Sq.Ft	Closed Date	Days on Mkt
1109	2	0	2	0	1,458	\$429,000.00	\$294.24	\$410,000.00	\$281.21	10/15/2021	83
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
1502	2	1	2	1	1,753	\$499,000.00	\$284.65	\$475,000.00	\$270.96	6/3/2021	79
1005	2	0	2	0	1,735	\$460,000.00	\$265.13	\$425,000.00	\$244.96	5/7/2021	9
712	2	1	2	1	1,753	\$475,000.00	\$270.96	\$462,500.00	\$263.83	4/26/2021	313
1704	2	0	2	0	1,458	\$399,500.00	\$274.01	\$385,000.00	\$264.06	4/20/2021	21
912	2	1	2	1	1,753	\$429,000.00	\$244.72	\$412,000.00	\$235.03	1/26/2021	471
2021 Total Averages:						\$433,862.50	\$271.04	\$413,062.50	\$258.02		240
2021 - OFF Market Sales											
*602	2	1	2	1	1,753	*off market		\$495,000.00	\$282.37	6/11/2021	*off market
*1110	2	1	2	1	1,458	*off market		\$368,000.00	\$252.40	7/6/2021	*off market
*1004	2	0	2	0	1,458	*off market		\$315,000.00	\$216.05	4/5/2021	*off market
*1510	2	0	2	0	1,458	*off market		\$385,000.00	\$264.06	4/26/2021	*off market
2021 Total Averages Off Market Sales:								\$390,750.00	\$253.72		
2020 - Only One Sale in 2020											
1411	2	1	2	1	1,753	\$549,000.00	\$313.18	\$540,000.00	\$308.04	12/9/2020	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