

THE LEXI

Bayview Residences



Volume 11 Issue 6

A Monthly Newsletter for the Residents of The Lexi Condominium

January 2022

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.

The Lexi Staff would like to thank all the residents for their generous contribution to the Employee Holiday Fund!

Thank You

2022 MAINTENANCE DUES

The new maintenance amounts for 2022 are now due for all units. Please refer to the chart below to determine the amount due for your unit:

UNIT TYPE	UNIT LINE	NEW AMOUNT
A	01,02,11,12	\$971.19
B	05,06,07,08	\$961.22
C	03,04,09,10	\$807.75
CU1	N/A	\$9,676.27
CU2	N/A	\$2,164.84

PEST CONTROL

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 at assistant@thelexi.net if you would like to add your unit to the list for service and ensure that someone is home to accept the service as the LEXI staff does not accompany the exterminator.

- Wednesday, January 12, 2022
- Wednesday, February 9, 2022
- Wednesday, March 9, 2022
- Wednesday, April 13, 2022
- Wednesday, May 11, 2022
- Wednesday, June 8, 2022
- Wednesday, July 13, 2022
- Wednesday, August 10, 2022
- Wednesday, September 14, 2022
- Wednesday, October 12, 2022
- Wednesday, November 9, 2022
- Wednesday, December 14, 2022



Reserving

Service Elevator

The association has only one (1) designated elevator for moves and deliveries. Therefore, it is very important that you first contact the Management Office to reserve a spot for the service elevator before confirming your delivery/move.



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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Excellent References
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AIR FRYER CHICKEN CORDON BLEU

- 4 (5 oz) skinless, boneless chicken breast halves
- 2 slices deli ham
- 2 slices deli Swiss cheese
- ¼ cup all-purpose flour
- ½ teaspoon salt, or to taste
- ¼ teaspoon ground black pepper
- 1 large egg, lightly beaten
- ⅔ cup plain dry bread crumbs
- 3 tablespoons unsalted butter, melted



1. Place each chicken breast between 2 pieces of parchment paper. Use a mallet or similar to flatten each breast to a thickness of 1/4".
2. Cut ham and Swiss cheese slices in half so you have 4 pieces of each. Stack 1 piece ham and 1 piece of cheese in the middle of each flattened chicken breast. Roll up like a jelly roll, tucking the ham and cheese inside the breast as you roll. Secure the ends and sides with toothpicks so the cheese won't run out. Transfer to the refrigerator for at least 15 minutes, or up to 4 hours.
3. Preheat an air fryer to 350 degrees F.
4. Combine flour, salt, and pepper in a small bowl. Place beaten egg in second bowl. Place bread crumbs in a third bowl.
5. Dip each chicken bundle in flour mixture, then in egg, and finally in bread crumbs to coat. If you notice any spots that are just coated in flour, lightly pat with beaten egg and bread crumbs. Gently pat each bundle with melted butter and place in the air fryer basket.
6. Air-fry until crust is nicely browned and chicken is no longer pink in the center and the juices run clear, about 20 minutes. An instant-read thermometer inserted into the center should read at least 165 degrees F.



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SNOW RIDGE ICE WINE

Real icewine can only be made reliably every year in Canada and most years in Germany because it requires a very specific climate. The grapes have to stay on the vine until the winter, usually until Jan or Feb, where they freeze solid at -9 degrees Celsius (15 Fahrenheit). Until the grapes are harvested, they freeze and thaw repeatedly, and all of the flavors get concentrated, with a lot of the water lost. They are then pressed in a hydraulic press when they are still frozen solid. The water remains behind in the press as solid ice. What comes out is the essence, a thick syrup of the grape with tremendously concentrated flavors and sugars. When it's fermented, it makes this beautiful sweet dessert wine. When you smell and taste it, you're right away struck with its tremendously powerful aroma and flavor.



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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*					
Dated: January 1, 2022												
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	
1907	2	1	2	0	1,735	\$515,000.00	\$296.83	\$510,000.00	\$293.95	12/3/2021	174	
1808	2	1	2	0	1,735	\$549,900.00	\$316.95	\$540,000.00	\$311.24	12/1/2021	85	
1707	2	1	2	0	1,735	\$495,000.00	\$285.30	\$480,000.00	\$276.66	11/30/2021	194	
1401	2	1	2	1	1,753	\$549,000.00	\$313.18	\$510,000.00	\$290.93	11/10/2021	26	
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	1	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:						\$464,983.33	\$281.71	\$445,375.00	\$269.74		200	
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	6/30/2021	*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	
2019 Total Averages:						\$437,190.00	\$271.18	\$401,800.00	\$249.80		403.20	
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	
2017												
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	
2017 Total Averages:						\$477,408.89	\$291.42	\$474,090.91	\$284.44		114.00	
2016												
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	
2016 Total Averages:						\$ 503,975.00	\$ 297.25	\$ 484,271.43	\$281.95		201.25	
2015												
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	
2015 Total Averages:						\$ 492,780.00	\$ 289.78	\$480,800.00	\$282.76		155.4	