

# THE LEXI

## Bayview Residences



Volume 11 Issue 7

A Monthly Newsletter for the Residents of The Lexi Condominium

February 2022

### 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



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](http://www.cgpnewsletters.com) to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

### DON'T FORGET...*SPRING FORWARD*

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 ahead one hour at 2 a.m. on Sunday, March 13<sup>th</sup>.**



Time to  
Spring Ahead

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.

### 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](mailto: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, 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



## Pork Chops In Garlic Mushroom Sauce

### Ingredients

- 2 pounds boneless pork chops
- ½ teaspoon paprika
- kosher salt and ground black pepper to taste
- ¼ cup butter, divided
- 1 (8 oz) package sliced fresh mushrooms
- 4 cloves garlic, minced
- 1 teaspoon Dijon mustard
- 2 tablespoons all-purpose flour
- 2 cups beef broth

### Directions

1. Season both sides of pork chops with paprika, salt, and pepper.
2. Heat a large skillet over medium-high heat; add 2 tablespoons butter. Sear pork chops until golden brown and no longer pink in the center, 2 to 4 minutes per side. Remove pork chops from the skillet and set aside.
3. Melt remaining butter in the same skillet over medium-high heat. Add mushrooms and cook until golden and excess moisture evaporates, about 5 minutes. Add garlic and mustard; cook until garlic is fragrant, about 1 minute.
4. Add flour to the skillet, stirring to remove any lumps. Slowly add beef broth, whisking until incorporated. Season with salt and pepper. Reduce heat to medium and simmer, stirring often, until sauce thickens, about 5 minutes.
5. Return pork chops to the skillet and cook until heated through, about 1 minute. Serve hot.



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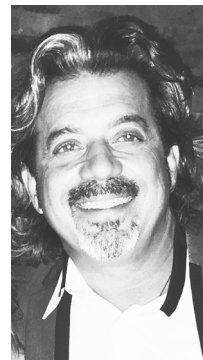


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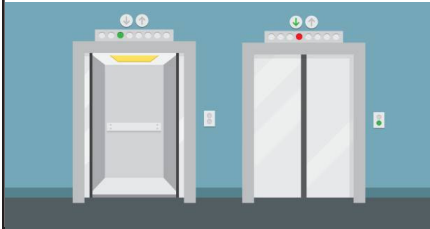
**(305) 866-2626**

<http://www.dentistsurfside.com/>

## 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.



PATRICKJAIMEZ PA

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# MARKET UPDATE

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

**Dated: February 1, 2022**

<b>2021</b>											
Unit#	Bed	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
1101	2	1	2	1	1,753	\$578,000.00	\$329.72	\$565,000.00	\$322.30	12/29/2021	14
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
<b>2021 Total Averages:</b>						<b>\$473,676.92</b>	<b>\$285.40</b>	<b>\$454,576.92</b>	<b>\$273.79</b>		<b>185.62</b>
<b>2021 - OFF Market Sales</b>											
*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
<b>2021 Total Averages Off Market Sales:</b>								<b>\$390,750.00</b>	<b>\$253.72</b>		
<b>2020 - Only One Sale in 2020</b>											
1411	2	1	2	1	1,753	\$549,000.00	\$313.18	\$540,000.00	\$308.04	12/9/2020	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>