

THE LEXI

Bayview Residences



Volume 11 Issue 12

A Monthly Newsletter for the Residents of The Lexi Condominium

July 2022

THE LEXI Bayview Residences

7901 Hispanola Avenue
North Bay Village, Florida 33141

ASSOCIATION OFFICERS

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Vice PresidentDerek Cohen
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Secretary.....Rachele Alvarez
Director Henry Spring

PROPERTY MANAGEMENT

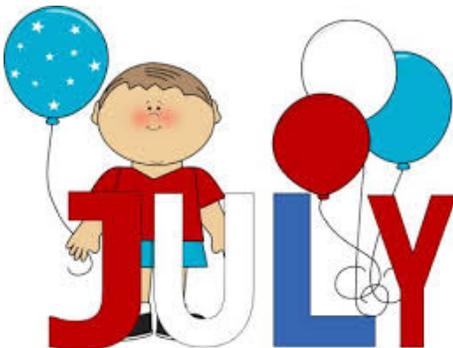
Mgmt. Comp. FirstService Residential
Prop. Manager Karen Salazar
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IMPORTANT NUMBERS

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OFFICE HOURS

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



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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: July 1, 2022

Unit#	Bed	Den	Bath	.5 BA	LA Sq/Ft	List Price	LP\$/Sq.Ft	Sales Price	SP\$/Sq.Ft	Closed Date	Days on Mkt
2022											
1807	2	1	2	0	1,735	\$650,000	\$374.64	\$635,000	\$365.99	6/22/2022	3
1206	2	1	2	0	1,735	\$650,000	\$374.64	\$655,000	\$377.52	5/23/2022	11
1211	2	1	2	1	1,753	\$680,000	\$387.91	\$675,000	\$385.05	5/12/2022	12
1705	2	1	2	0	1,735	\$575,000	\$331.41	\$560,000	\$322.77	5/11/2022	64
1005	2	1	2	0	1,735	\$560,000	\$322.77	\$540,000	\$311.24	4/21/2022	168
1011	2	1	2	1	1,753	\$599,000	\$341.70	\$535,000	\$305.19	3/21/2022	91
1912	2	1	2	1	1,753	\$795,000	\$453.51	\$690,000	\$393.61	3/18/2022	6
801	2	1	2	1	1,753	\$519,000	\$296.06	\$515,000	\$293.78	3/15/2022	295
1509	2	0	2	0	1,458	\$450,000	\$308.64	\$450,000	\$308.64	3/14/2022	16
601	2	1	2	1	1,753	\$549,800	\$313.63	\$549,800	\$313.63	3/11/2022	493
1601	2	1	2	1	1,753	\$615,000	\$350.83	\$600,000	\$342.27	3/4/2022	4
605	2	1	2	0	1,735	\$465,000	\$268.01	\$450,000	\$259.37	1/28/2022	216
2022 Total Averages:						\$592,316.67	\$343.65	\$571,233.33	\$331.59		114.92
2022 OFF Market Sales											
1801	2	1	2	1	1,753	*off market		\$730,000.00	\$416.43	6/6/2022	*off-market
1405	2	1	2	0	1,735	*off market		\$586,500.00	\$338.04	5/5/2022	*off-market
710	2	0	2	0	1,458	*off market		\$400,600.00	\$274.76	3/15/2022	*off-market
1810	2	0	2	0	1,458	*off market		\$430,000.00	\$294.92	2/3/2022	*off-market
2022 Total Averages Off Market Sales:								\$536,775.00	\$331.04		
2021											
1101	2	1	2	1	1,753	\$578,000	\$329.72	\$565,000	\$322.30	12/29/2021	14
1907	2	1	2	0	1,735	\$515,000	\$296.83	\$510,000	\$293.95	12/3/2021	174
1808	2	1	2	0	1,735	\$549,900	\$316.95	\$540,000	\$311.24	12/1/2021	85
1707	2	1	2	0	1,735	\$495,000	\$285.30	\$480,000	\$276.66	11/30/2021	194
1401	2	1	2	1	1,753	\$549,000	\$313.18	\$510,000	\$290.93	11/10/2021	26
1109	2	0	2	0	1,458	\$429,000	\$294.24	\$410,000	\$281.21	10/15/2021	83
1709	2	0	2	0	1,458	\$399,500	\$274.01	\$375,000	\$257.20	8/31/2021	99
1803	2	0	2	0	1,458	\$379,900	\$260.56	\$360,000	\$246.91	7/30/2021	845
1502	2	1	2	1	1,753	\$499,000	\$284.65	\$475,000	\$270.96	6/3/2021	79
1005	2	1	2	0	1,735	\$460,000	\$265.13	\$425,000	\$244.96	5/7/2021	9
712	2	1	2	1	1,753	\$475,000	\$270.96	\$462,500	\$263.83	4/26/2021	313
1704	2	0	2	0	1,458	\$399,500	\$274.01	\$385,000	\$264.06	4/20/2021	21
912	2	1	2	1	1,753	\$429,000	\$244.72	\$412,000	\$235.03	1/26/2021	471
2021 Total Averages:						\$473,676.92	\$285.40	\$454,576.92	\$273.79		185.62
2021 - OFF Market Sales											
*602	2	1	2	1	1,753	*off market		\$495,000	\$282.37	6/11/2021	*off-market
*1110	2	1	2	1	1,458	*off market		\$368,000	\$252.40	6/30/2021	*off-market
*1004	2	0	2	0	1,458	*off market		\$315,000	\$216.05	4/5/2021	*off-market
*1510	2	0	2	0	1,458	*off market		\$385,000	\$264.06	4/26/2021	*off-market
2021 Total Averages Off Market Sales:								\$390,750.00	\$253.72		

BALCONIES

Recently, the Association has been experiencing repeated issues involving residents flicking lit cigarette butts, pouring water, and throwing garbage off of their 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.



BALCONY ALLOWANCE AND RESTRICTIONS

Unit Owners, Lessees, and Guests shall not throw cigarettes or any other objects from balconies, doors, windows, or terraces. Sweeping debris, washing of balconies, or other substances shall not be permitted to escape to the exterior of the Condominium from the balconies, doors, windows, or terraces. Residents shall inform all residential housekeepers of the above-mentioned policy. **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. Please note that violators will be fined if caught.

BALCONES

*La oficina de administración ha recibido numerosas quejas sobre colillas de cigarrillos y basura arrojada por los balcones. También hemos sido notificados de fumar cigarrillos en las escaleras. Este acto no solo es irresponsable, sino peligroso, ya que puede provocar un incendio. Es imperativo que **TODOS** los residentes estén al tanto de esta situación, ya que este acto viola las Reglas y Regulaciones del Condominio Lexi.*

RESTRICCIONES Y CONCESIÓN DE BALCÓN

*Los Condóminos, Arrendatarios y Visitantes no arrojarán cigarrillos ni ningún otro objeto desde los balcones, puertas, ventanas o terrazas. No se permitirá el escape de escombros de barrido, lavado de balcones u otras sustancias al exterior del Condominio desde los balcones, puertas, ventanas o terrazas. Los residentes deberán informar a todas las amas de casa residenciales de la política mencionada anteriormente. **Los fumadores deberán mantener un cenicero con el fin de recoger las colillas de cigarrillos para su eliminación adecuada.***

Le pedimos que se abstenga de estas acciones para garantizar la seguridad de nuestra comunidad. Tenga en cuenta que los infractores serán multados si son atrapados.

Move-in Move outs/ Delivery

- All residents must reserve the service elevator for a move in/out or delivery with management at least 72 hours in advance. Please note any delivery that has not been scheduled with management will be turned away.
- Please remind your delivery personnel that all boxes and furniture must be disposed of offsite.
- The hallways and service corridor must be kept clean after your move and or delivery.



DISPOSING OF FURNITURE OR BULK ITEMS

The City of North Bay Village picks up bulk items on the last Wednesday of each month for a fee. Requests for pick up are not accepted by individual owners, tenants, or residents at the city of North Bay Village. Requests must be made with management at least one week in advance. Please do not leave furniture or bulk items on the loading dock without first scheduling a pickup with the management office.



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Easy Crepes

- 1 cup all-purpose flour
 - 2 eggs
 - ½ cup milk
 - ½ cup water
 - ¼ tsp salt
 - 2 tbs butter, melted
1. In a large mixing bowl, whisk together the flour and the eggs. Gradually add in the milk and water, stirring to combine. Add the salt and butter; beat until smooth.
 2. Heat a lightly oiled griddle or frying pan over medium high heat. Pour or scoop the batter onto the griddle, using approximately 1/4 cup for each crepe. Tilt the pan with a circular motion so that the batter coats the surface evenly.
 3. Cook the crepe for about 2 minutes, until the bottom is light brown. Loosen with a spatula, turn and cook the other side. Serve hot.



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