

Towers of Key Biscayne

1121 Crandon Blvd, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452040100001
Year built	1971
Unit folios	528
Use	Residential - Total Value

ASSOCIATION

Florida entity	The Towers Of Key Biscayne, Inc.
Sunbiz	719987 · Active
Registered agent	Skrld, Inc.
President	Valdes-Fauli Gonzalo
Vice President	Cordeiro Ribeiro Moujansen
Secretary	Sadler Steven
Treasurer	Michaelson Richard
Director	Franco Guillermo A
Director	Hook Lisa

COUNTY REGISTRATION

Registration #	CR23004016
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	—
Filed	—
Type	—
Status	—

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

2 Claims of lien	2 Lis pendens	1 Declarations & amendments	0 Tax liens
1 Releases & satisfactions	1 Notices of commencement	0 Judgments	17 Affidavits
			7 Court filings

Counts reflect documents recorded with the Miami-Dade Clerk of Courts naming the association. Claims of lien are most commonly filed by an association against individual units for unpaid assessments; lis pendens indicate pending litigation affecting a unit or the property. Releases and satisfactions record liens or lis pendens being resolved; notices of commencement indicate construction or repair projects; affidavits, judgments and court filings are administrative and litigation-related records. Recorded documents are historical facts and do not by themselves establish the current financial condition of an association.

MOST RECENT RECORDED DOCUMENTS (UP TO 15 SHOWN)

Recorded	Document	Book/Page	Clerk file #
7/2/2026	Affidavit	35379/4890	2026 R 451451
3/17/2025	Affidavit	34661/4448	2025 R 197562
2/28/2024	Dade Court Paper	34112/2856	2024 R 157299
7/31/2023	Lis Pendens	33816/530	2023 R 529143
2/24/2023	Affidavit	33594/1826	2023 R 124709
2/24/2023	Affidavit	33594/1825	2023 R 124708
4/2/2022	Notice Of Commencement	33104/4853	2022 R 270402
12/14/2021	Affidavit	32902/3196	2021 R 933866
12/14/2021	Certificate	32902/3195	2021 R 933865
7/29/2021	Dade Court Paper	32649/2434	2021 R 551730
7/19/2021	Affidavit	32628/3940	2021 R 519486
7/19/2021	Affidavit	32628/2828	2021 R 519173
12/29/2020	Certificate	32260/2457	2020 R 750260
10/13/2020	Affidavit	32140/4402	2020 R 581484
9/22/2020	Affidavit	32109/3027	2020 R 536569

This profile is our gift to Key Biscayne buyers

Vantage Luxury Real Estate built and maintains this database — no paywall, no strings. When you want the owner-only documents (budgets, minutes, reserve study/SIRS, insurance, estoppel), a valuation, or a straight answer about this building, we're one message away.

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Full profile & document request: www.keybiscaynecondoassessments.com/building/1121-crandon-blvd/

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All information on this site is compiled from official public records — the Miami-Dade Property Appraiser, Miami-Dade Clerk of Courts, Florida Division of Corporations (Sunbiz), Miami-Dade RER and the Village of Key Biscayne — as of July 2026. Records may contain errors or be superseded by later filings; nothing here is legal, financial or investment advice, nor a statement about the current financial condition of any association. Verify all information independently before relying on it. · Equal Housing Opportunity