

# Island Breakers

150 Ocean Lane Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

## PROPERTY FACTS

|             |                           |
|-------------|---------------------------|
| Folio       | 2442320100001             |
| Year built  | 1970                      |
| Unit folios | 72                        |
| Use         | Residential - Total Value |

## ASSOCIATION

|                  |                                       |
|------------------|---------------------------------------|
| Florida entity   | Island Breakers - A Condominium, Inc. |
| Sunbiz           | 720000 · Active                       |
| Registered agent | Skrld, Inc.                           |
| President        | Arnese Ida                            |
| Vice President   | Arencibia Luis                        |
| Secretary        | Zeik-Chivi Lourdes                    |
| Treasurer        | Robertson Andrea                      |
| Director         | Kaneti Nissim                         |
| Director         | Restrepo Juan                         |

## COUNTY REGISTRATION

|                |            |
|----------------|------------|
| Registration # | CR23002217 |
| Status         | Issued     |
| Expires        | 01-31-2027 |

## 40-YEAR RECERTIFICATION

|        |                              |
|--------|------------------------------|
| Case   | <a href="#">40YC21-00012</a> |
| Filed  | 07/02/2021                   |
| Type   | 40 YEAR CERTIFICATION        |
| Status | Recertification Approved     |

## RECORDED DOCUMENTS (MIAMI-DADE CLERK)

**36**

Claims of lien

**22**

Lis pendens

**2**

Declarations & amendments

**2**

Tax liens

**35**

Releases & satisfactions

**15**

Notices of commencement

**1**

Judgments

**14**

Affidavits

**81**

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 #                  |
|------------|------------------------|------------|-------------------------------|
| 12/24/2025 | Lien                   | 35089/1493 | <a href="#">2025 R 948812</a> |
| 12/11/2025 | Deed                   | 35066/2976 | <a href="#">2025 R 913498</a> |
| 10/27/2025 | Notice Of Commencement | 35005/1859 | <a href="#">2025 R 810689</a> |
| 10/16/2025 | Notice Of Commencement | 34989/154  | <a href="#">2025 R 783639</a> |
| 5/15/2025  | Assignment             | 34757/4106 | <a href="#">2025 R 369663</a> |
| 1/14/2025  | Affidavit              | 34575/1453 | <a href="#">2025 R 28930</a>  |
| 3/15/2024  | Notice Of Commencement | 34137/2986 | <a href="#">2024 R 203440</a> |
| 12/30/2022 | Assignment             | 33525/4790 | <a href="#">2022 R 969532</a> |
| 12/8/2022  | Notice Of Commencement | 33494/1889 | <a href="#">2022 R 916882</a> |
| 8/17/2022  | Affidavit              | 33341/576  | <a href="#">2022 R 648876</a> |
| 7/21/2022  | Affidavit              | 33299/4420 | <a href="#">2022 R 580770</a> |
| 11/9/2021  | Notice Of Commencement | 32838/2222 | <a href="#">2021 R 839538</a> |
| 11/3/2021  | Release                | 32827/525  | <a href="#">2021 R 821832</a> |
| 11/3/2021  | Release                | 32827/456  | <a href="#">2021 R 821820</a> |
| 9/23/2021  | Lien                   | 32751/4023 | <a href="#">2021 R 703553</a> |

## 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.

**[WhatsApp Lucas: +1 \(786\) 762-0003](#) · [lucas@vantageluxuryre.com](mailto:lucas@vantageluxuryre.com)**

Full profile & document request: [www.keybiscaynecondoassessments.com/building/150-ocean-lane-dr/](http://www.keybiscaynecondoassessments.com/building/150-ocean-lane-dr/)

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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