

The Triad

166 Harbor Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2442320090001
Year built	1969
Unit folios	17
Use	Residential - Total Value

ASSOCIATION

Florida entity	The Triad Condominium Association, Inc.
Sunbiz	N04000005575 · Active
Registered agent	Nasio Leda
President	St.Vincent Thibaud
Vice President	Kirby Juliana
Secretary	Potel Alienor
Treasurer	Guyot Martin
Director	Barnes-Watson Heidi
Gene	Castagna Adrian
Mana	Castagna Adrian
P, D	Castagna Adrian

COUNTY REGISTRATION

Registration #	CR23004645
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC21-00014
Filed	07/02/2021
Type	40 YEAR CERTIFICATION
Status	Recertification Approved

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

1

Claims of lien

3

Lis pendens

0

Declarations & amendments

0

Tax liens

0

Releases & satisfactions

0

Notices of commencement

0

Judgments

0

Affidavits

0

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 #
10/1/2018	Lis Pendens	31162/3216	2018 R 597912
9/5/2018	Lis Pendens	31126/3708	2018 R 537644
8/30/2017	Lis Pendens	30673/3758	2017 R 504212
4/11/2017	Lien	30491/1926	2017 R 202498

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/166-harbor-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