

The Indies

195 Sunrise Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452050210001
Year built	1965
Unit folios	10
Use	Residential - Total Value

ASSOCIATION

Florida entity	The Indies, A Condominium Inc
Sunbiz	N14000001417 · Active
Registered agent	Certified Property Management Corp
President	Weiler Brad
Secretary	Fernandez Zuloaga Amy
Treasurer	Aguas Julia

COUNTY REGISTRATION

Registration #	—
Status	—
Expires	—

40-YEAR RECERTIFICATION

Case	40YC21-00032
Filed	07/19/2021
Type	40 YEAR CERTIFICATION
Status	Initiated

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

8	8	1	0	
Claims of lien	Lis pendens	Declarations & amendments	Tax liens	
5	2	0	0	15
Releases & satisfactions	Notices of commencement	Judgments	Affidavits	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 #
11/25/2025	Notice Of Commencement	35046/4321	2025 R 881348
11/17/2025	Dade Court Paper	35032/2571	2025 R 856516
10/30/2025	Dade Court Paper	35011/886	2025 R 821103

4/9/2025	Lis Pendens	34700/3068	2025 R 269019
11/13/2024	Dade Court Paper	34490/4898	2024 R 858152
7/3/2024	Dade Court Paper	34298/4280	2024 R 504558
3/19/2024	Lis Pendens	34140/3627	2024 R 209947
12/16/2022	Certificate	33506/19	2022 R 936882
5/12/2020	Dade Court Paper	31929/2119	2020 R 272554
8/19/2019	Dade Court Paper	31575/148	2019 R 522935
8/7/2019	Dade Court Paper	31560/913	2019 R 497641
8/7/2019	Dade Court Paper	31560/561	2019 R 497509
6/5/2018	Lis Pendens	30999/4904	2018 R 327370
5/21/2018	Dade Court Paper	30983/4477	2018 R 299597
9/26/2017	Lien	30694/1308	2017 R 537968

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/195-sunrise-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