

Commodore Club South

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

PROPERTY FACTS

Folio	2442320140001
Year built	1974
Unit folios	180
Use	Residential - Total Value

ASSOCIATION

Florida entity	Commodore Club South, Inc.
Sunbiz	728390 · Active
Registered agent	Becker & Poliakoff, Pa
President	Olavarria Ersuli
Vice President	Rinaldi Humberto O
Secretary	Guerini Gustavo
Treasurer	Malca Deborah
Director	Armenteros Arlene

COUNTY REGISTRATION

Registration #	—
Status	—
Expires	—

40-YEAR RECERTIFICATION

Case	40YC22-00003
Filed	11/22/2021
Type	40 YEAR CERTIFICATION
Status	Resubmitted

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

15

Claims of lien

6

Lis pendens

0

Declarations & amendments

0

Tax liens

9

Releases & satisfactions

10

Notices of commencement

0

Judgments

19

Affidavits

49

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 #
3/10/2026	Dade Court Paper	35196/1291	2026 R 161034

11/6/2025	Dade Court Paper	35019/2497	2025 R 834993
12/5/2024	Lis Pendens	34521/4506	2024 R 912180
11/13/2024	Lien	34489/4359	2024 R 855895
8/16/2024	Easement	34364/4553	2024 R 625216
4/19/2024	Notice Of Commencement	34188/3593	2024 R 303193
4/15/2024	Notice Of Commencement	34180/838	2024 R 285186
2/12/2024	Lien	34089/4834	2024 R 112384
3/28/2022	Dade Court Paper	33090/4702	2022 R 246819
12/3/2021	Release	32881/4293	2021 R 905806
9/3/2021	Affidavit	32717/4445	2021 R 654685
8/31/2021	Affidavit	32710/1378	2021 R 643335
5/27/2021	Lien	32533/3363	2021 R 379949
2/11/2021	Release	32346/3682	2021 R 109750
11/25/2020	Affidavit	32212/280	2020 R 681041

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/199-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