

Key Colony 2 — Oceansound

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

PROPERTY FACTS

Folio	2442320180001
Year built	1979
Unit folios	311
Use	Residential - Total Value

ASSOCIATION

Florida entity	Key Colony No. 2 Condominium Association, Inc.
Sunbiz	742194 · Active
Registered agent	Black Andrew Besq.
President	Reaves Frances Esq.
President	Bermudez Silvia
Vice President	Glovsky Ellen Dr.
Vice President	Garcia - Huidobro Rodrigo
Treasurer	Reed Sherry Mrs.
Treasurer	Vela Rene
Director	Rego Arnaldo Mr.
Director	Difillippo Lilian Mr.

COUNTY REGISTRATION

Registration #	CR23004492
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC21-00050
Filed	07/19/2021
Type	40 YEAR CERTIFICATION
Status	Recertification Approved

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

10

Claims of lien

9

Lis pendens

1

Declarations & amendments

0

Tax liens

6

Releases & satisfactions

5

Notices of commencement

0

Judgments

14

Affidavits

22

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 #
5/7/2026	Notice Of Commencement	35293/777	2026 R 314616
4/15/2026	Affidavit	35252/568	2026 R 248551
12/15/2025	Dade Court Paper	35071/2060	2025 R 920892
9/17/2025	Dade Court Paper	34947/247	2025 R 711912
9/2/2025	Dade Court Paper	34922/2626	2025 R 667130
9/2/2025	Dade Court Paper	34922/2588	2025 R 667113
7/28/2025	Lis Pendens	34868/2147	2025 R 574055
7/18/2025	Affidavit	34856/2761	2025 R 552831
7/18/2025	Affidavit	34856/2759	2025 R 552829
7/18/2025	Affidavit	34856/2760	2025 R 552830
7/18/2025	Affidavit	34856/2764	2025 R 552834
7/18/2025	Affidavit	34856/2762	2025 R 552832
7/18/2025	Affidavit	34856/2763	2025 R 552833
5/7/2025	Lien	34747/4602	2025 R 353660
4/14/2025	Lien	34708/2064	2025 R 282537

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

Full profile & document request: www.keybiscaynecondoassessments.com/building/251-crandon-blvd/

Lucas D. Boccheciampe · Broker · Vantage Luxury Real Estate · FL Lic. #CQ1063050 / #3291732

240 Crandon Blvd, Suite 285, Key Biscayne, FL 33149 · +1 (786) 762-0003 (WhatsApp) · lucas@vantageluxuryre.com

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