

Grand Bay Residences

445 Grand Bay Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452050490001
Year built	1996
Unit folios	137
Use	Residential - Total Value

ASSOCIATION

Florida entity	Grand Bay Residences Condominium Association, Inc.
Sunbiz	N96000003822 · Active
Registered agent	Skrld, Inc
President	Schwartz Stanley Jmrs.
Vice President	Claman Susan Ms.
Secretary	De Molina Mily Mrs.
Treasurer	Dulcey Alfonso Mr.
Director	Lorca-Susino Maria Mrs.

COUNTY REGISTRATION

Registration #	CR23002123
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC25-00003
Filed	08/15/2025
Type	40 YEAR CERTIFICATION
Status	Rejected

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

1

Claims of lien

3

Lis pendens

0

Declarations & amendments

0

Tax liens

2

Releases & satisfactions

2

Notices of commencement

0

Judgments

9

Affidavits

26

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 #
6/23/2026	Affidavit	35364/3956	2026 R 426205

3/30/2026	Notice Of Commencement	35227/3580	2026 R 210894
3/4/2026	Consent	35187/2188	2026 R 146434
11/26/2025	Affidavit	35048/2769	2025 R 883885
11/12/2025	Release	35027/425	2025 R 846738
11/10/2025	Affidavit	35024/782	2025 R 842194
3/17/2025	Notice Of Commencement	34662/1144	2025 R 198297
2/18/2025	Dade Court Paper	34621/3397	2025 R 121647
1/21/2025	Dade Court Paper	34584/1328	2025 R 47512
9/4/2024	Dade Court Paper	34392/1083	2024 R 673870
7/12/2024	Affidavit	34311/1677	2024 R 526437
3/19/2024	Dade Court Paper	34140/3042	2024 R 209689
12/15/2023	Dade Court Paper	34011/3039	2023 R 901823
12/15/2023	Dade Court Paper	34011/3024	2023 R 901818
8/18/2023	Dade Court Paper	33842/3908	2023 R 578092

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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/445-grand-bay-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