

Ritz-Carlton Residences (Key Biscayne)

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

PROPERTY FACTS

Folio	2452050610001
Year built	2001
Unit folios	189
Use	Residential - Total Value

ASSOCIATION

Florida entity	G.B. Resort Condominium Hotel Association, Inc.
Sunbiz	N01000002205 · Active
Registered agent	Haber Law LLP
President	Lake Gary
President	Alesandro Michael
Vice President	Zajai Raul
Secretary	Defortuna Monica
Secretary	Amplo Steve
Treasurer	Stanley Schwartz
Treasurer	Plaus Don
Director	Convers Oscar

COUNTY REGISTRATION

Registration #	CR23002334
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC25-00002
Filed	07/11/2025
Type	40 YEAR CERTIFICATION
Status	Rejected

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

0

Claims of lien

0

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.

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/455-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 Records may contain errors or be superseded by later filings; nothing here is legal, financial or investment advice, nor a statement about the current financial condition of any association.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