

Galen Breakers

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

PROPERTY FACTS

Folio	2452050310001
Year built	1969
Unit folios	64
Use	Residential - Total Value

ASSOCIATION

Florida entity	Galen Breakers - A Condominium, Inc.
Sunbiz	715971 · Active
Registered agent	Hernandez Helen C
Othe	Mariano Waicman
Othe	Garrigo Silvia
Othe	Seligman Jessica B
Othe	Perez Ana M
Othe	Mattar Patricia

COUNTY REGISTRATION

Registration #	CR23003261
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC22-00001
Filed	10/08/2021
Type	40 YEAR CERTIFICATION
Status	Recertification Approved

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

3

Claims of lien

3

Lis pendens

20

Declarations & amendments

0

Tax liens

4

Releases & satisfactions

13

Notices of commencement

0

Judgments

4

Affidavits

2

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 #
5/20/2026	Lien	35310/3414	2026 R 341971

3/4/2024	Notice Of Commencement	34118/202	2024 R 167246
1/23/2023	Notice Of Commencement	33551/2546	2023 R 45111
1/10/2023	Notice Of Commencement	33536/3873	2023 R 17351
9/20/2022	Notice Of Commencement	33392/385	2022 R 736866
2/8/2021	Notice Of Commencement	32340/838	2021 R 100697
1/11/2021	Notice Of Commencement	32281/3136	2021 R 18616
10/21/2016	Dade Court Paper	30277/1344	2016 R 609635
9/16/2015	Deed	29778/4991	2015 R 597915
9/16/2015	Deed	29778/4975	2015 R 597912
9/22/2014	Release	29318/971	2014 R 657399
9/22/2014	Release	29318/969	2014 R 657398
7/15/2014	Declaration Of Condominium	29229/4132	2014 R 495723
4/23/2013	Affidavit	28595/2637	2013 R 318130
5/1/2012	Assignment	28092/2982	2012 R 306418

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/550-ocean-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