

Sands of Key Biscayne

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

PROPERTY FACTS

Folio	2452050320001
Year built	1969
Unit folios	120
Use	Residential - Total Value

ASSOCIATION

Florida entity	The Sands Of Key Biscayne Association, Inc.
Sunbiz	715394 · Active
Registered agent	Kw Property Management
President	Oztemel Greg
Vice President	Leforestier Frederique
Secretary	Downs Joseph
Treasurer	Ruiz Rodolfo
Director	Sapetnitzky Ruth
Director	Potts Renee

COUNTY REGISTRATION

Registration #	CR23002023
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	—
Filed	—
Type	—
Status	—

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

0	0	0	0	
Claims of lien	Lis pendens	Declarations & amendments	Tax liens	
0	0	0	2	0
Releases & satisfactions	Notices of commencement	Judgments	Affidavits	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 #
10/8/2021	Affidavit	32784/477	2021 R 755237
10/8/2021	Affidavit	32784/478	2021 R 755238

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/605-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 Records may contain errors or be superseded by later filings; nothing here is legal, financial or investment advice, nor a statement about the current financial condition of any association.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