

The Palms of Key Biscayne

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

PROPERTY FACTS

Folio	2442320640001
Year built	1974
Unit folios	48
Use	Residential - Total Value

ASSOCIATION

Florida entity	The Palms Of Key Biscayne-A Condominium, Inc.
Sunbiz	728625 · Active
Registered agent	Certified Property Management Corporation
President	Gariboldi Gerardo
Secretary	Brotz Sharyn
Treasurer	Sanchez Javier
Director	Verdecia Vladimir
Vice	DE LA Guardia Rodolfo

COUNTY REGISTRATION

Registration #	CR23004468
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC21-00053
Filed	07/19/2021
Type	40 YEAR CERTIFICATION
Status	Recertification Approved

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

7

Claims of lien

2

Lis pendens

2

Declarations & amendments

0

Tax liens

0

Releases & satisfactions

0

Notices of commencement

0

Judgments

0

Affidavits

6

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 #
9/19/2023	Lis Pendens	33888/1228	2023 R 662503

7/1/2022	Dade Court Paper	33270/4522	2022 R 532840
9/27/2021	Dade Court Paper	32757/3916	2021 R 715236
8/13/2021	Dade Court Paper	32677/3377	2021 R 591177
8/22/2019	Dade Court Paper	31579/4801	2019 R 531288
4/27/2018	Lien	30957/2939	2018 R 254803
7/5/2017	Dade Court Paper	30598/3612	2017 R 378941
3/20/2017	Lien	30461/3256	2017 R 152928
8/25/2016	Lien	30207/809	2016 R 500745
7/23/2015	Lis Pendens	29708/4881	2015 R 473534
3/26/2015	Lien	29554/30	2015 R 197823
1/14/2015	Lien	29464/3340	2015 R 26803
2/28/2014	Civil Court Paper	29050/389	2014 R 153128
8/27/2004	Declaration Of Condominium	22612/4853	2004 R 754225
2/25/1998	Lien	17992/1217	1998 R 85112

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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.

WhatsApp Lucas: +1 (786) 762-0003 · lucas@vantageluxuryre.com

Full profile & document request: www.keybiscaynecondoassessments.com/building/77-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