

Club Tower

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

PROPERTY FACTS

Folio	2452050550001
Year built	1998
Unit folios	100
Use	Residential - Total Value

ASSOCIATION

Florida entity	Club Tower Condominium Association, Inc.
Sunbiz	N98000001122 · Active
Registered agent	Skrld, Inc.
President	Garcia Carlos
Vice President	Federici Mariano
Secretary	Rosenwasser Ruth K
Treasurer	Wilder Gary P
Director	Rial Silvia

COUNTY REGISTRATION

Registration #	CR23003191
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	—
Filed	—
Type	—
Status	—

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

11 Claims of lien	4 Lis pendens	0 Declarations & amendments	0 Tax liens
11 Releases & satisfactions	13 Notices of commencement	0 Judgments	15 Affidavits
			9 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 #
7/20/2026	Notice Of Commencement	35403/2913	2026 R 489110

7/20/2026	Notice Of Commencement	35403/1991	2026 R 488834
6/26/2026	Dade Court Paper	35370/2076	2026 R 435528
1/23/2026	Affidavit	35130/1027	2026 R 49463
9/15/2025	Dade Court Paper	34942/2657	2025 R 702601
8/26/2025	Lis Pendens	34912/4212	2025 R 650587
8/25/2025	Affidavit	34911/1275	2025 R 648077
8/20/2025	Affidavit	34905/898	2025 R 637949
8/4/2025	Lien	34879/4295	2025 R 594691
5/29/2025	Release	34775/4780	2025 R 404972
5/28/2025	Release	34775/3964	2025 R 404770
3/21/2025	Lien	34672/3888	2025 R 220884
2/10/2025	Lien	34612/352	2025 R 103294
9/13/2023	Notice Of Commencement	33878/2835	2023 R 644749
8/14/2023	Notice Of Commencement	33835/2645	2023 R 565087

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/785-crandon-blvd/

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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