

# REGISTRY RUNDOWN: TOP TIPS FOR CONDO RESOURCE REGISTRY

IN 2023 AND POST SURFSIDE



# WESLEY ULLOA

- Broker Owner of LUXE Properties
- Florida Condominium Law and Policy Life Safety Advisory Task Force Member
- Florida Realtors 2020 Chair of Condo Think Tank
- 2019 YPN President
- Mom, Historic Home Lover, Dog Mom and Loves to Cook

DADE COUNTY CONDOS



# BY THE NUMBERS

DADE COUNTY CONDOS

- **27,000 Condo Associations Statewide**
- **37% of Florida Condos in Dade + Broward**
- **313,000 Condos in Miami Dade County**
- **60% of Our Condos are over 30 Years Old**



**Insurance Coverage** Freddie Mac

**LIMITED REVIEW** Management Company **Reserve Study**

**Special Assessments**

**Deferred Maintenance** HIGH DELINQUENCY RATES

**MEETING MINUTES** **Litigation** **Fannie Mae**

**Budget** 10% Reserves **Condo Hotels**



25%

VS

5%

Down if Building Does  
Not Have 10% Reserves

Down with Fannie Mae  
Full Review

# FULL REVIEW / LOW DOWN PAYMENT NEEDS



Budget



Insurance



Condo  
Questionnaire

DADE COUNTY CONDOS

# 2022 STATE CONDO LAW CHANGES



## Senate Bill 4D

- 25-30 Year Recertifications
- Structural Integrity Reserves Study ("SIRS")
- Reserves on Budget to cover the amounts needed on SIRS items by December 2024
- No waiving of Reserves for SIRS items



## Ordinance 22-23

- Dade County Condo Registry
- Administration Members & Info
- Budget, Audited Financial Statements
- Structural Engineering Reports
- Planned Capital Projects
- Any Special Assessments
- Certificates of Insurance
- Online Database for Public Use

# 2022 LOCAL CONDO LAW CHANGES





# THE CONDO REGISTRY



<https://www.miamidade.gov/global/economy/consumer-protection/community-association-registry.page>



# THE CONDO REGISTRY

## Miami-Dade Department of Regulatory & Economic Resources Records Search



### Community Association Registry

Condominium associations, cooperative associations and homeowners' associations must register annually and provide an easily accessible and centralized registry of documents.

Search



### Building Recertification Records

Each year, properties become subject to the recertification process pursuant to [Section 8-11\(f\)](#) of the Code of Miami-Dade County at 30 years for inland buildings and 25 years for coastal buildings and every 10-year interval

Search

<https://www.miamidade.gov/global/economy/consumer-protection/community-association-registry.page>



# Miami-Dade Department of Regulatory & Economic Resources Community Association Registry

## About the Community Association Registration Process

[Ordinance for Registration of Community Associations](#) requires condominium associations, cooperative associations and homeowners' associations governing real property located within incorporated and unincorporated Miami-Dade County to annually register with the Department of Regulatory and Economic Resources, Consumer Protection Division, in order to provide an easily accessible and centralized registry of documents such associations are generally required to maintain under Florida Statutes.

This database is being provided as an easily accessible and centralized repository of documents maintained by the community associations. The information appearing on this website and in this database is for informational purposes only and should not be used as a substitute for legal advice. It is not intended to supplant a user's due diligence. Users should consult with a legal advisor before taking any action based on information contained in the database or any site to which it may be linked.

Miami-Dade County does not warrant the accuracy or validity of such information or that it has been reviewed in its entirety and assumes no responsibility for errors or omissions in any document or information contained in this database or on this website. No warranty of any kind, implied, expressed, or statutory, including, but not limited to, warranties of non-infringement of third-party rights, title, merchantability, fitness for a particular purpose or freedom from computer virus, is made with respect to the contents of this website, its database, or any links therein.

## How to use the portal

The portal allows you to search the Community Association Registry from January 2023 to the present within the Department of Regulatory and Economic Resources' jurisdiction. Searches can be performed by folio, address, registration number, community association name, association type, or registration status. To see all registrations in the system, click the "View all registrations" button. To request

Q Enter Search Criteria

Community Association  
Name

Century

Registration Number

Community Association  
Address

Folio Number

Association Type

Select Association Type

Registration Status

Select Registration Status

Q View all registrations

Q Filter

✕ Re

# THE CONDO REGISTRY

Results

9 of 9 Total Records

Registration #	Name of Association	Association Address	Folio(s) Number	Association Type	Registration Status	Date of Registration
<a href="#">CR23002537</a>	CENTURY GARDENS HOMEOWNER'S ASSOCIATION, INC.	12964 SW 133 CT MIAMI FLORIDA 33186	<a href="#">View Folio(s)</a>	Homeowner	Issued	02-06-2023
<a href="#">CR23002577</a>	CENTURY PARK WEST CONDOMINIUM ASSOCIATION, INC.	220 NW 109TH AVENUE MIAMI FL 33172	<a href="#">View Folio(s)</a>	Condominium	Issued	02-15-2023
<a href="#">CR23002582</a>	CENTURY PARK CONDO ASSOC., INC.	8950 WEST FLAGLER STREET MIAMI FL 33174	<a href="#">View Folio(s)</a>	Condominium	Issued	02-23-2023
<a href="#">CR23002633</a>	CENTURY GARDENS VILLAGE HOMEOWNER'S ASSOCIATION INC.	8990 SW 152ND PATH MIAMI FL 33196	<a href="#">View Folio(s)</a>	Homeowner	Issued	03-01-2023
<a href="#">CR23003244</a>	CENTURY SERENA LAKES TOWNHOMES HOMEOWNERS ASSOCIATION, INC.	14037 SW 179 STREET MIAMI FL 33177	<a href="#">View Folio(s)</a>	Homeowner	Issued	03-03-2023
<a href="#">CR23003090</a>	CENTURY PARK CONDO NO.2 CONDO ASSN INC	8950 WEST FLAGLER ST CLUBHOUSE OFFICE CPII MIAMI FL 33174	<a href="#">View Folio(s)</a>	Condominium	Issued	03-10-2023
<a href="#">CR23003442</a>	CENTURY SQUARE HOMEOWNERS ASSOCIATION, INC.	3934 SW 8TH STREET, , SUITE 303 CORAL GABLES FLORIDA 33134	<a href="#">View Folio(s)</a>	Homeowner	Issued	03-10-2023
<a href="#">CR23002503</a>	CENTURY PARK SOUTH CONDO ASSN, INC	3934 SW 8TH ST SUITE 303 CORAL GABLES FL 33134	<a href="#">View Folio(s)</a>	Condominium	Issued	03-20-2023
<a href="#">CR23003300</a>	CENTURY COVE II	3934 SW 8TH ST SUITE 303 CORAL GABLES FL 33134	<a href="#">View Folio(s)</a>	Homeowner	In Progress	

# THE CONDO REGISTRY

582

[Workflow Information](#)

[Permit Information](#)

[Summary](#)

[Contacts](#)

02582

**Issued**

Created Date: **1/26/2023**

Modified Date: **2/23/2023**

ential

Created By: **MPEREZ@GABLESPROFESSIONAL.COM**

Modified By: **MORALES SOLIS, CARLOS**

023

Folio: **30-4004-077-0001**

Number of **18**

Buildings:

WEST FLAGLER STREET MIAMI, FL

Association: **Condominium**

Number of **318**

Units:

URY PARK CONDO ASSOC., INC.

Type:

Fictitious Name: **CENTURY PARK CONDO ASSOC, INC.**

Managing Entity **MA00024056**

Number:

17982

Phone Number: **3054410904**

DBPR Number: **53899**

CENTURYPARKCONDO.COM

Email: **INFO@GABLESPROFESSIONAL.COM**

Community DOS

Number:



<b>Current Disposition</b>	<b>Current Disp. Date</b>	<b>Reviewed By</b>	<b>Task Status</b>	<b>Task Status Date</b>	<b>Assigned To</b>
	2/23/2023	MORALES SOLIS, CARLOS	Checked Out	2/23/2023	MORALES SOLIS, CARLOS
	1/26/2023		Checked Out	1/26/2023	

# THE CONDO REGISTRY



002582



Contact Name: **CENTURY PARK CONDO ASSOC., INC.**

Submittal Type: **Electronic**

Submittal Status: **Rework**

Last Notified:

Municipality:

Plan Revision:

Tracking Date: **1/26/2023 2:40 PM**

Storage Location: **None**

Tracking

Import/Rework

Documents **14**

filter

Task	Reviewer	Service Type	Entry Date	Exit Date	Est. Comp. Date	Comments
STORAGE			02/23/2023 10:47 AM			
CAR INTAKE REVIEW	MORALES SOLIS, CARLOS	W	02/22/2023 2:56 PM	02/23/2023 10:47 AM	03/01/2023 2:56 PM	
STORAGE			02/15/2023 9:21 AM	02/22/2023 2:56 PM		
CAR INTAKE REVIEW	MORALES SOLIS, CARLOS	W	01/26/2023 2:47 PM	02/15/2023 9:21 AM	02/02/2023 2:47 PM	TRANSFERRED TO MORALES SOLIS, CARLOS.
IMPORT			01/26/2023 2:40 PM	01/26/2023 2:40 PM	01/27/2023 2:40 PM	
UPFRONT FEES			01/26/2023 2:40 PM	01/26/2023 2:47 PM	01/27/2023 2:40 PM	
INTAKE			01/26/2023 2:40 PM	01/26/2023 2:40 PM	01/27/2023 2:40 PM	

1 to 7 of 7 entries

# THE CONDO REGISTRY



Contact Name: **CENTURY PARK CONDO ASSOC., INC.**

Submission Type: **Electronic**

Submission Status: **Rework**

Last Notified:

Municipality:

Plan Revision:

Tracking Date: **1/26/2023 2:40 PM**

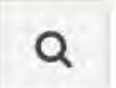
Storage Location: **None**

filter

rt Date	Document Name	Document Type	Document Status
2023 10:47:56 AM	<a href="#">CR_ISSUED_20230223_1047_2429608.PDF</a>	Community Association Registration Letter	Active
2023 2:56:29 PM	<a href="#">CONTACT SHEET 2-22-2023.PDF</a>	Plan Review	Active
2023 2:56:03 PM	<a href="#">CP1 MDC Form SA.pdf</a>	Special Assessment	Active
2023 2:40:28 PM	<a href="#">Board of Directors List.pdf</a>	Officer(s)/Director(s) Information	Active
2023 2:40:28 PM	<a href="#">CP1 MDC Document Form - Copy 3.pdf</a>	Planned Capital Projects	Active
2023 2:40:28 PM	<a href="#">CP1 MDC Document Form - Copy.pdf</a>	Corporate Seal	Active
2023 2:40:28 PM	<a href="#">CP1 MDC Document Form - Copy 4.pdf</a>	Special Assessment	Active
2023 2:40:27 PM	<a href="#">2023 - CPI Budget v511.30.pdf</a>	Adopted Budget	Active
2023 2:40:27 PM	<a href="#">CP1 MDC Document Form.pdf</a>	Amendments	Active
2023 2:40:27 PM	<a href="#">Bylaws.pdf</a>	By Laws	Active

10 entries Showing 1 to 10 of 14 entries

# THE CONDO REGISTRY



Import Errors

NO EXPEDITE

Application Information

Permit Information

Contact Name: **CENTURY PARK CONDO ASSOC., INC.**

Submittal Type: **Electronic**

Submittal Status: **Rework**

Last Notified:

Municipality:

Plan Revision:

Tracking Date: **1/26/2023 2:40 PM**

Storage Location: **None**

Tracking

Import/Rework

Document Name

Document Type

Document Status

Certificate.pdf

Certificate of Insurance

Active

CPI - 2021 Audit.pdf

Latest Financial Statement

Active

CP1 Doc s.pdf

Articles of Incorporation

Active

CP1 MDC Document Form - Copy 2.pdf

Structural Report

Active

Showing 11 to 14 of 14 entries



# THE CONDO REGISTRY



# THANK YOU!

For questions or concerns

## Phone Number

305-986-7041

## Email Address

wesley@luxeknows.com

## Website

www.luxeknows.com

