

**WESLEY ULLOA**

**LUXE**

**PROPERTIES**

**CONDO INTEL:  
SIMPLIFYING  
THE CONDO  
MATRIX WITH  
MIS & IMAPP**

# CONDO SUMMIT



## CONDO INTEL: SIMPLIFYING THE CONDO MATRIX WITH MLS & IMAPP



## BY THE NUMBERS

- **More Than 27,000 Condo Associations Statewide**
- **37% of Florida Condos in Dade + Broward**
- **Over 313,000 Condos in Miami Dade County**
- **61% of Our Condos are over 30 Years Old**

## DID YOU KNOW?

**Florida is the only state in the nation that  
requires 25% Down For Limited Review Loan  
Programs**

## KEY POINTS FOR FINANCING

- **10% or Adequate Reserves for Full Review Loans (Less than 25% Down)**
- **Adequate Insurance Coverage including Flood and Fidelity Bond**
- **More Than 50% Owner Occupied, No Entity More Than 10%**
- **Delinquency Rates Less Than 15%**
- **No Major Construction or Structural Issues, Passed Milestones Inspections**
- **No Major Litigation, No Major Special Assessments Delinquency**

# CONDO SUMMIT



## BREADCRUMB #1 - PAST MLS SALES

MIAMI REALTORS MY MATRIX | SEARCH | STATS | REALIST | IMAPP | LINKS | FINANCE | ADD/EDIT | MORE Aa 🔔 Hello, Wesley ✖

? Enter Shorthand or MLS# × 🔍  Include other criteria Recent Searches

★ Try Our New Map Search (BETA)

Criteria Map Results

Previous Next · 1-8 of 8 Checked 0 All · None · Page Display my:Agent Single Li at 100 per page ✎ ⚙

<input type="checkbox"/>		ML #	PType	St↓	Area↓	Address	Subdivision/Complex	SP\$	Zip↓	DOMET	#Beds	#FB	#HB	SqFt LA	Type	YR	#GAR	Pool
<input type="checkbox"/>	1	<a href="#">A11469821</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#PH15</a>	PUERTA DE PALMAS CONDO PUI	\$661,000	33134	99	Cash	2	2	0	≈1,126	Condo	2007	2
<input type="checkbox"/>	2	<a href="#">A11516574</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#PH14</a>	PUERTA DE PALMAS CONDO PUI	\$620,000	33134	15	Conventional	2	2	0	≈1,224	Condo	2007	2
<input type="checkbox"/>	3	<a href="#">A11539526</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#1108</a>	PUERTA DE PALMAS CONDO PUI	\$588,000	33134	53	Cash	2	2	0	≈1,162	Condo	2007	2
<input type="checkbox"/>	4	<a href="#">F10410058</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#PH7</a>	PUERTA DE PALMAS PUERTA DE	\$550,000	33134	139	Cash	2	2	0	1,010	Condo	2007	2
<input type="checkbox"/>	5	<a href="#">A11661829</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#917</a>	PUERTA DE PALMAS CONDO PUI	\$535,000	33134	37	Cash	2	2	0	≈1,072	Condo	2007	1
<input type="checkbox"/>	6	<a href="#">A11516461</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#103</a>	PUERTA DE PALMAS CONDO Pue	\$510,000	33134	12	Conventional	1	1	1	≈1,131	Condo	2007	2
<input type="checkbox"/>	7	<a href="#">A11636017</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#102</a>	PUERTA DE PALMAS CONDO PUI	\$435,000	33134	16	Conventional	1	1	1	≈1,131	Townhouse	2007	1
<input type="checkbox"/>	8	<a href="#">F10424485</a>	RE2	CS	41	<a href="#">888 S Douglas Rd Unit#906</a>	Puerta De Palma Puerta De Paln	\$399,000	33134	12	Cash	1	1	0	797	Condo	2007	1

Actions Refine Save Carts Previous 1 Next



## BREADCRUMB #1 - CALCULATE LTV

SALES INFORMATION							
<b>Deed Type:</b>	DEED	<b>Price:</b>	\$510,000	<b>Qualifiers:</b>	Q		
<b>Sale Date:</b>	02/23/2024	<b>Recorded Date:</b>	03/01/2024	<b>Document #</b>	<a href="#">Bk 34115/Pg 1466</a>		
<b>Grantor:</b>	MELISSA CONTRERAS	<b>Grantee:</b>	GRETCHEN HOLBROOK GERZINA				
<b>Mortgage Amount:</b>	\$408,000	<b>Instrument Date:</b>	02/28/2024	<b>Document #</b>	<a href="#">2024R0162579</a>		
<b>Terms:</b>	6.60%/360 M	<b>Attributes:</b>	Private Party Loan, Original, Private Party, Warranty Deed	<b>Borrower:</b>	GERZINA GRETCHEN HOLBROOK		
<b>Lender:</b>	MORIGAGE AXEN						
<b>Deed Type:</b>	WARRANTY DEED	<b>Price:</b>	\$295,000	<b>Qualifiers:</b>	Q <sup>1</sup>		
<b>Sale Date:</b>	12/05/2019	<b>Recorded Date:</b>	12/30/2019	<b>Document #</b>	<a href="#">Bk 31746/Pg 1764</a>		
<b>Grantor:</b>	ALIMENTOS VENEZUELA 2011 LLC	<b>Grantee:</b>	MELISSA CONTRERAS				
<b>Deed Type:</b>	WARRANTY DEED	<b>Price:</b>	\$259,000	<b>Qualifiers:</b>	Q <sup>1</sup>		
<b>Sale Date:</b>	11/20/2013	<b>Recorded Date:</b>	11/25/2013	<b>Document #</b>	<a href="#">Bk 28926/Pg 436</a>		
<b>Grantor:</b>	900 BISCAYNE 1712 LLC	<b>Grantee:</b>	ALIMENTOS VENEZUELA 2011 LLC				
<b>Deed Type:</b>	QUIT CLAIM DEED	<b>Price:</b>	\$0	<b>Qualifiers:</b>	U <sup>2</sup>		
<b>Sale Date:</b>	08/28/2013	<b>Recorded Date:</b>	09/13/2013	<b>Document #</b>	<a href="#">Bk 28819/Pg 1997</a>		
<b>Grantor:</b>	4G CAPITAL LLC	<b>Grantee:</b>	900 BISCAYNE 1712 LLC				
<b>Deed Type:</b>	TRUSTEES DEED (CERTIFICATE OF TITLE)	<b>Price:</b>	\$200,000	<b>Qualifiers:</b>	U <sup>3</sup>		
<b>Sale Date:</b>	08/05/2013	<b>Recorded Date:</b>	08/22/2013	<b>Document #</b>	<a href="#">Bk 28785/Pg 373</a>		
<b>Grantor:</b>	CARY RIUSECH	<b>Grantee:</b>	4G CAPITAL LLC				
<b>Deed Type:</b>	TRUSTEES DEED (CERTIFICATE OF TITLE)	<b>Price:</b>	\$16,400	<b>Qualifiers:</b>	U <sup>3</sup>		
<b>Sale Date:</b>	02/26/2013	<b>Recorded Date:</b>	03/13/2013	<b>Document #</b>	<a href="#">Bk 28527/Pg 1456</a>		
<b>Grantor:</b>	CARY RIUSECH	<b>Grantee:</b>	LOURDES MARTIN ROSA				
<b>Deed Type:</b>	WARRANTY DEED	<b>Price:</b>	\$321,000	<b>Qualifiers:</b>	Q <sup>1</sup>		
<b>Sale Date:</b>	08/01/2007	<b>Recorded Date:</b>	08/25/2007	<b>Document #</b>	<a href="#">Bk 25881/Pg 3923</a>		
<b>Grantor:</b>	Not Available	<b>Grantee:</b>	Not Available				

**Qualifier Flags:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved  
<sup>1</sup> QUALIFIED, <sup>2</sup> UNQUALIFIED - NOT ARMS LENGTH TRANSACTION, <sup>3</sup> UNQUALIFIED - FORECLOSURE OR THIRD PARTY INTERVENTION

[County Clerk Of Court Website](#)

## BREADCRUMB #1 - PAST MLS SALES

**Selling Office:** [HAUT01 /Haute Real Estate, Inc.](#)  
**Selling Agent:** [3491791 /Sorymar Castillo PA](#)  
**Selling Agt Lic:** 3491791  
**Sell \$ Per SqFt:** \$582.66  
**Sold Finance:** Conventional  
**Amt Financed/%:** \$515,000/80%  
**Seller Contrb:** No

### Sold Information

**Selling Office Phone:** 786-363-2917  
**Selling Agent Phone:** 786-818-2081  
**Sale Price:** \$645,000  
**Sell \$ Per Acre:**

Prepared By: Wesley Ulloa

Date Printed: 02/14/2025



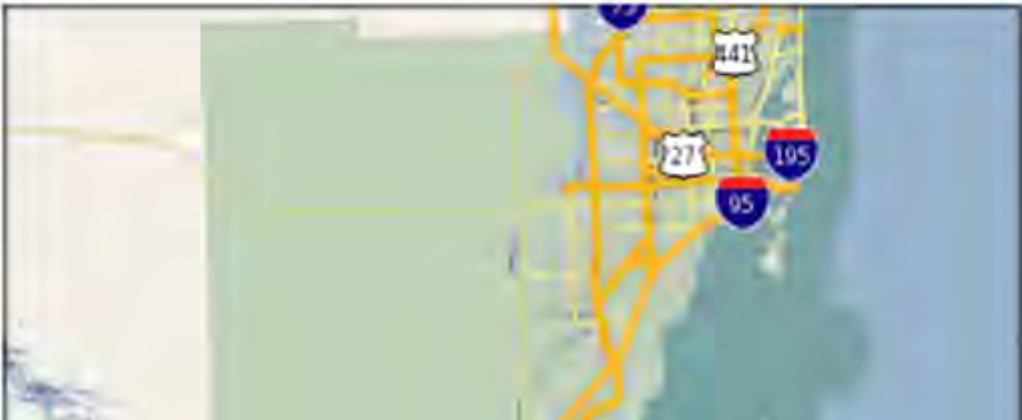
## BREADCRUMB #2 - IMAPP FOR OWNERS

Tax Search **MLS Search** Foreclosure Search My Saved Searches

**Search County Tax Records - Last Search Performed** Search Area: Miami-Dade County, FL

Search Field	Search Type	Search Value
<input checked="" type="radio"/> and <input type="radio"/> or Owner Name	Starts With	
<input checked="" type="radio"/> and <input type="radio"/> or Property Address	Contains	888 Douglas
<input checked="" type="radio"/> and <input type="radio"/> or Parcel ID	Contains	
<input checked="" type="radio"/> and <input type="radio"/> or Subdivision (select)	Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Property Zip Code	Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Sale Date	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Sale Price	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Building Area	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or Year Built	Greater Than	
<input checked="" type="radio"/> and <input type="radio"/> or Property Use Code (state)	Is One Of	Select options

For additional search fields, select the search name from one of the search field select lists.



Map Search Area:

Complete Map Area

Start Search \*    Reset To Default Fields

Clear All Search Fields

## BREADCRUMB #2 - IMAPP FOR OWNERS

Miami Association of REALTORS® - IMAPP  
Browsing Search Results 1 - 100 of 197 results  
logged in as: 3192493 [logout]

You now have access a beta version of the new IMAPP. [Click help to opt into testing.](#) [New Search](#) [Search Results](#)

### Browsing Search Results 1 - 100 of 197 results

Results 1-100 [next >](#) Results Not Sorted [show 100/page](#)  
[Select All On This Page](#) [Unselect All On This Page](#) [show all results](#)

1. 888 S DOUGLAS RD #101 <input checked="" type="checkbox"/> CORAL GABLES, FL 33134-7573 <b>Owner(s):</b> GIBSON WILLIAM ARCH FLAHERTY DIANE PATRICIA <b>Last Sale:</b> \$530,000 on 06/07/2021	<b>PID</b> 03-4108-114-0010 <b>Market Value:</b> \$432,000 <b>Assessed Value:</b> \$329,271 <b>Waterfront:</b> No <b>Covered Parking:</b> No	<b>Bedrooms:</b> 1 <b>Bathrooms:</b> 1.5 <b>Stories:</b> 0 <b>Pool:</b> No	<b>Living Area:</b> 1,156 sf <b>Total Area:</b> 1,156 sf <b>Year Built:</b> 2007 <b>Land Area:</b> No
2. 888 S DOUGLAS RD #102 <input checked="" type="checkbox"/> CORAL GABLES, FL 33134-7573 <input checked="" type="checkbox"/> <b>Owner(s):</b> BOET PHILIPPE L J <b>Last Sale:</b> \$435,000 on 09/24/2024	<b>PID</b> 03-4108-114-0020 <b>Market Value:</b> \$414,014 <b>Assessed Value:</b> \$414,014 <b>Waterfront:</b> No <b>Covered Parking:</b> No	<b>Bedrooms:</b> 1 <b>Bathrooms:</b> 1.5 <b>Stories:</b> 0 <b>Pool:</b> No	<b>Living Area:</b> 1,131 sf <b>Total Area:</b> 1,131 sf <b>Year Built:</b> 2007 <b>Land Area:</b> No
3. 888 S DOUGLAS RD #103 <input checked="" type="checkbox"/> CORAL GABLES, FL 33134-7573 <input checked="" type="checkbox"/> <b>Owner(s):</b> GERZINA GRETCHEN HOLBROOK GERZINA ANTHONY <b>Last Sale:</b> \$510,000 on 02/23/2024	<b>PID</b> 03-4108-114-0030 <b>Market Value:</b> \$414,014 <b>Assessed Value:</b> \$253,840 <b>Waterfront:</b> No <b>Covered Parking:</b> No	<b>Bedrooms:</b> 1 <b>Bathrooms:</b> 1.5 <b>Stories:</b> 0 <b>Pool:</b> No	<b>Living Area:</b> 1,131 sf <b>Total Area:</b> 1,131 sf <b>Year Built:</b> 2007 <b>Land Area:</b> No
4. 888 S DOUGLAS RD #104 <input checked="" type="checkbox"/> CORAL GABLES, FL 33134-7573 <b>Owner(s):</b> SOLIS JORGE TAM	<b>PID</b> 03-4108-114-0040 <b>Market Value:</b> \$410,416 <b>Assessed Value:</b> \$239,154 <b>Waterfront:</b> No	<b>Bedrooms:</b> 1 <b>Bathrooms:</b> 1.5 <b>Stories:</b> 0 <b>Pool:</b> No	<b>Living Area:</b> 1,256 sf <b>Total Area:</b> 1,256 sf <b>Year Built:</b> 2007 <b>Land Area:</b> No

Open Property Links In A New Window

- [Browse Results](#)
- [Spreadsheet](#)
- [View On Map](#)
- [Download Results](#)
- [Create Mail Labels](#)
- [Refine This Search](#)
- [Save This Search](#)
- [Print This Page](#)

## BREADCRUMB #2 - IMAPP FOR OWNERS

You now have access a beta version of the new IMAPP. Click help to opt into testing. [New Search](#) [Search Results](#)

**Tax Search** | **MLS Search** | **Foreclosure Search** My Saved Searches

**Search County Tax Records - Last Search Performed** Search Area: Miami-Dade County, FL \*

	Search Field	Search Type	Search Value
<input checked="" type="radio"/> and <input type="radio"/> or	Owner Name	Starts With	
<input checked="" type="radio"/> and <input type="radio"/> or	Property Address	Contains	888 Douglas
<input checked="" type="radio"/> and <input type="radio"/> or	Parcel ID	Contains	
<input checked="" type="radio"/> and <input type="radio"/> or	Subdivision (select)	Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or	Owner Occupied	Equal To	No
<input checked="" type="radio"/> and <input type="radio"/> or	Sale Date	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or	Sale Price	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or	Building Area	Greater Than or Equal To	
<input checked="" type="radio"/> and <input type="radio"/> or	Year Built	Greater Than	
<input checked="" type="radio"/> and <input type="radio"/> or	Property Use Code (state)	Is One Of	Select options *

**For additional search fields, select the search name from one of the search field select lists.**

**Map Search Area:**

Complete Map Area

\*



## BREADCRUMB #2 - IMAPP FOR OWNERS

Miami Association of REALTORS® - IMAPP  
Browsing Search Results 1 - 68 of 68 results  
logged in as: 3192493 [logout]

You now have access a beta version of the new IMAPP. Click help to opt into testing.

New Search Search Results

Browsing Search Results 1 - 68 of 68 results

Results 1-68 Results Not Sorted show 100/page show all results

Select All On This Page Unselect All On This Page

1. 888 S DOUGLAS RD #107 CORAL GABLES, FL 33134-7573 Owner(s): PATEL TAPAN Last Sale: \$397,000 on 09/29/2022	PID 03-4108-114-0070 Market Value: \$423,170 Assessed Value: \$372,389 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1.5 Stories: 0 Pool: No	Living Area: 1,144 sf Total Area: 1,144 sf Year Built: 2007 Land Area:
2. 888 S DOUGLAS RD #110 CORAL GABLES, FL 33134-7573 Owner(s): NARRO PROPERTIES LLC Last Sale: \$295,000 on 07/19/2018	PID 03-4108-114-0100 Market Value: \$414,014 Assessed Value: \$309,191 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1.5 Stories: 0 Pool: No	Living Area: 1,131 sf Total Area: 1,131 sf Year Built: 2007 Land Area:
3. 888 S DOUGLAS RD #111 CORAL GABLES, FL 33134-7573 Owner(s): CANEPARI MAXIMO & DE SCARLET G Last Sale: \$450,000 on 08/01/2007	PID 03-4108-114-0110 Market Value: \$439,358 Assessed Value: \$331,152 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1.5 Stories: 0 Pool: No	Living Area: 1,215 sf Total Area: 1,215 sf Year Built: 2007 Land Area:
4. 888 S DOUGLAS RD #114 CORAL GABLES, FL 33134-7573 Owner(s): GORDON DOLORES Last Sale: \$250,000 on 03/13/2014	PID 03-4108-114-0140 Market Value: \$434,616 Assessed Value: \$327,559 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1.5 Stories: 0 Pool: No	Living Area: 1,169 sf Total Area: 1,169 sf Year Built: 2007 Land Area:
5. 888 S DOUGLAS RD #116 CORAL GABLES, FL 33134-7573 Owner(s): P D P T H 116 INVESTMENT LLC Last Sale: \$383,200 on 09/01/2007	PID 03-4108-114-0160 Market Value: \$406,165 Assessed Value: \$306,130 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1.5 Stories: 0 Pool: No	Living Area: 1,235 sf Total Area: 1,235 sf Year Built: 2007 Land Area:
6. 888 S DOUGLAS RD #118 CORAL GABLES, FL 33134-7573	PID 03-4108-114-0180 Market Value: \$473,624 Assessed Value: \$372,389 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2.5 Stories: 0 Pool: No	Living Area: 1,198 sf Total Area: 1,198 sf Year Built: 2007 Land Area:

Browse Results  
 Spreadsheet  
 View On Map  
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Refine This Search  
Save This Search  
Print This Page

Open Property Links In A New Window

## BREADCRUMB #3 - SIRS DATABASE



### Disclosure For Structural Integrity Reserve Study (SIRS) Reporting

Information in the SIRS Reporting Database is displayed exactly as submitted. Only complete submissions of the SIRS Reporting Form are displayed in the database. SIRS reported using streaming form will be reflected in the database within one business day. SIRS reported by email or mail may take approximately two weeks to be reflected in the database, if submission is complete. The Department will make every effort to contact the association using the information provided on the SIRS Reporting Form to obtain the information needed to complete the submission if an incomplete SIRS Reporting Form is submitted. Associations who are required to submit the completion of a SIRS to the Department can do so using the SIRS Reporting Form. If you have questions or need assistance completing the form, please contact us by email at [dbpr@fla.gov](mailto:dbpr@fla.gov) or by phone at 854.297.6831. Staff are available to assist Monday through Friday, from 8 a.m. to 5 p.m. ET.

#### Structural Integrity Reserve Study (SIRS) Reporting

Project Type	Project Name	Association Name	City	Zip	County
CONDOMIN...	SEA DUNES CONDOMINIUM	SEA DUNES VILLAS	AMELIA ISLAND	32034-5423	NASSAU
CONDOMIN...	TROPIC SHORES RESORT	TROPIC SHORES CONDOMINIUM ASSOCIATION	DAYTONA BEACH SHORES	32118-6223	VOLUSIA
CONDOMIN...	ADMIRLITY CLUB CONDOMINIM	1	PORT ORANGE	32127-4699	VOLUSIA
CONDOMIN...	CORONADO DEL MAR CONDO	CORONADO DEL MAR OWNERS ASSOCIATION	NEW SMYRNA BEACH	32169-2808	VOLUSIA
CONDOMIN...	ISLANDER BEACH CLUB CONDO ASSOC	ISLANDER BEACH CLUB CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.	NEW SMYRNA BEACH	32169-3117	VOLUSIA
CONDOMIN...	CASA DEL MAR	CASA DEL MAR RESORT, A CONDOMINIUM	ORMOND BEACH	32176-7715	VOLUSIA
CONDOMIN...	HIDDEN DUNES GULFSIDE I	HIDDEN DUNES COMMUNITY ASSOCIATION	MIRAMAR BEACH	32550-4969	WALTON
CONDOMIN...	MIRIADA CONDOMINIUM ASSOCIATION	MIRIADA CONDOMINIUM ASSOCIATION	ORLANDO	32812-5373	ORANGE
CONDOMIN...	PARC CORNICHE CONDO STE HTL IN	PARC CORNICHE CONDO ASSOC., INC	ORLANDO	32821-7306	ORANGE
CONDOMIN...	GULLHOUSE SIRS	GULLHOUSE HOA	MELBOURNE BEACH	32951-3790	-
CONDOMIN...	FIRST OCEANSIDE CONDO	FIRST OCEANSIDE CONDOMINIUM ASSOCIATION INC.	VERO BEACH	32963-2334	INDIAN RIVER
CONDOMIN...	SUMMIT TOWERS CONDO ASSN INC	SUMMIT TOWERS CONDO ASSN INC	HOLLYWOOD	33019-2121	BROWARD
CONDOMIN...	BEVERLY HILLS #2	BEVERLY HILLS CONDOMINIUM NUMBER TWO, INC.	HOLLYWOOD	33021-7752	BROWARD
CONDOMIN...	BEVERLY HILLS #10	BEVERLY HILLS #10	HOLLYWOOD	33021-7752	BROWARD
CONDOMIN...	OCEAN HARBOUR, A CONDO	OCEAN HARBOUR OF ISLAMORADA CONDOMINIUM	ISLAMORADA	33036-3089	MONROE
CONDOMIN...	STRUCTURAL INTEGRITY RESERVE STUDY	MONTE CRISTO CONDOMINIUM ASSOCIATION, INC.	KEY COLONY BEACH	33051-0160	MONROE
CONDOMIN...	STRUCTURAL INTEGRITY RESERVE STUDY	MONTE CRISTO CONDOMINIUM	KEY COLONY BEACH	33051-0160	MONROE

#### Tutorial: How to Use the S... Database

##### Search by Project:

- 1) Click the search icon above the project name field.
- 2) Type in the name of Project/Association.
- 3) Click "enter"

##### Search by County, City or Zip Code:

- 1) Click the search icon above the city, county or zip code field.
- 2) Enter the corresponding information.
- 3) Click "enter"

##### Export a Spreadsheet

- 1) Hover your cursor over the report title "Structural Integrity Reserve Study (SIRS) Reporting" and right click.
- 2) Select "Export Data"
- 3) For a full export of the data, select the csv format. **Note:** The image and pdf options will only provide a snapshot of the current view.



## BREADCRUMB #4 - LEGAL SEARCH

### CIVIL, FAMILY AND PROBATE COURTS ONLINE SYSTEM

**PARTY NAME** | **LOCAL CASE NUMBER** | **STATE CASE NUMBER** | **HEARING**

**Party Name** ⓘ  
PUERTA DE PALMAS

**Party Type** ⓘ  
Select One

**Case Type** ⓘ  
Select One

**Filing Date Range** ⓘ  
MM/DD/YYYY to MM/DD/YYYY

I'm not a robot

reCAPTCHA  
Privacy - Terms

ⓘ Avoid Captcha by [Registering](#) and/or [Logging In](#)

**SEARCH** **RESET**



## BREADCRUMB #4 - LEGAL SEARCH

### CIVIL, FAMILY AND PROBATE COURTS ONLINE SYSTEM

← BACK TO SEARCH

PRINTER FRIENDLY

Not all search results will be displayed on-line. For example, the following case types (Sealed, Juvenile, Adoption and Mental Health Cases) may or may not be in existence and may or may not be viewable by the public pursuant to Florida Supreme Court Mandate and the corresponding [Access Security Matrix](#).

Search Criteria



Search Results

1 To 50 Of 80

Case Style Information / Case Number	Sect	Case Type	Filing Date	Case Status
MAURICIO LACAYO ET AL VS HOME TEAM DETROIT 2, LLC ET AL L: 2024-011515-CA-01 S: 132024CA01151501GE01 C: N/A	CA32 - Downtown Miami	CA082	06/21/2024	OPEN
NIMSE MORA VS COLONNADE DOUGLAS OWNER LLC L: 2023-027210-CA-01 S: 132023CA02721001GE01 C: N/A	CA24 - Downtown Miami	CA105	11/29/2023	OPEN
PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC. VS HOME TEAM DETROIT 2, LLC L: 2023-000326-CC-05 S: 132023CC000326000005 C: N/A	CC 06 - Downtown Miami 06	CC023	01/06/2023	CLOSED
PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC. VS WELLS FARGO BANK, N.A. ET AL L: 2020-011632-CC-05 S: 132020CC011632000005 C: N/A	CC 06 - Downtown Miami 06	CC023	05/20/2020	CLOSED
BANK OF NEW YORK MELLON (THE) VS LUIS EDUARDO EGOAVIL MATHISON ET AL L: 2019-014114-CA-01	CA04 - Downtown Miami	CA116	05/09/2019	CLOSED




## BREADCRUMB #5 - CONDO REGISTRY

Miami Services - Single Sign On

	<b>FREE</b> 		<b>FREE</b> 	<b>10 Free</b> 	<b>FREE</b> 
	<b>NEW</b> 				
<b>NEW</b> 	<b>NEW</b> 	<b>NEW</b> 		<b>NEW</b> Virtual Staging 	<b>NEW</b> 
<b>NEW</b> 	<b>NEW</b> 	<b>NEW</b> 	<b>NEW</b> 	<b>NEW</b> 	

## BREADCRUMB #5 - 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](#)

## BREADCRUMB #5 - CONDO REGISTRY

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

### About the Community Association Registration Process

The [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 created 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 provided in its entirety and assumes no responsibility for errors or omissions in any document or other item 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 given with respect to the contents of this website, its database, or any links therein.

### How to use the portal

This portal allows you to search the Community Association Registry from January 2023 to the present within the Department of Regulatory and Economic Resources' jurisdiction.

### Q Enter Search Criteria

**Community Association Name**

**Registration Number**

**Community Association Address**

**Folio Number**

**Association Type**

**Registration Status**

[View all registrations](#) [Filter](#) [Reset](#)

## BREADCRUMB #5 - CONDO REGISTRY

Export Search CR Again

Results 1 of 1 Total Records

Registration #	Name of Association	Association Address	Folio(s) Number	Association Type	Registration Status	Expiration Date
<a href="#">CR23002175</a>	PUERTA DE PALMAS CONDOMINIUM ASSOCIATION, INC.	888 S DOUGLAS ROAD CORAL GABLES FL 33134	<a href="#">View Folio(s)</a>	Condominium	Issued	01-31-2026

1

## BREADCRUMB #5 - CONDO REGISTRY

[Summary](#) [Contacts](#) [Fees](#) [Properties](#)

[Expand Summary](#) [Collapse Location Information](#)

### Location Summary

Association/Community: **888 S DOUGLAS ROAD CORAL**  
Location: **GABLES, FL 33134**  
Folio: **03-4108-114-0001**

Municipality: **CORAL GABLES**  
Commission District: **6**

[Review Summary](#) [Tracking](#) [Import/Rework](#) [Documents 49](#)

Click the disposition icon to access reviewer comments and remarks.

Task	Current Disposition	Current Disp. Date	Reviewed By	Task Status	Task Status Date	Assigned To	Est. Comp. Date
CAR RENEWAL		1/7/2025	RUIZ, CYNTHIA	Checked Out	1/7/2025		1/22/2025
CAR INTAKE REVIEW		1/19/2023	SAMAYOA, ALINA A.	Checked Out	1/19/2023		1/26/2023
UPFRONT FEES		1/16/2023		Checked Out	1/16/2023		1/18/2023

Showing 1 to 3 of 3 entries

## BREADCRUMB #5 - CONDO REGISTRY

Import Date	Document Name	Document Type	Document Status
1/7/2025 10:43:44 AM	CR_ISSUED_20250107_1043_2423014.PDF	Community Association Registration Letter	Active
1/7/2025 10:42:26 AM	2025 PDP Master COI.pdf	Certificate of Insurance	Active
1/7/2025 10:42:26 AM	24-11-06 Approved Budget.pdf	Adopted Budget	Active
1/7/2025 10:42:26 AM	24-11-30 Puerta de Palmas Financials.pdf	Latest Financial Statement	Active
1/7/2025 10:42:26 AM	Capital Project Form.pdf	Planned Capital Projects	Active
1/7/2025 10:42:26 AM	GetDocument 2.pdf	Officer(s)/Director(s) Information	Active
2/29/2024 8:10:13 AM	CR_ISSUED_20240229_0810_2423014.PDF	Community Association Registration Letter	Archived
1/31/2024 11:09:13 AM	2024 - Puerta De Palmas Capital Projects Form.pdf	CAR Document	Active
1/24/2024 11:28:01 AM	PDP -Planned Capital Projects.pdf	Planned Capital Projects	Active
1/24/2024 11:28:01 AM	Puerta De Palmas - 2024 Approved Budget PDF.pdf	Adopted Budget	Active

filter [dropdown arrow]

Show 10 entries | Showing 1 to 10 of 49 entries

<< < 1 2 3 4 5 > >>

## BREADCRUMB #5 - CONDO REGISTRY

Import Date	Document Name	Document Type	Document Status
1/30/2023 3:53:30 PM	<a href="#">Amendments of By-laws.pdf</a>	Amendments	Active
1/30/2023 3:53:30 PM	<a href="#">Spec Package Towers 12-17-21 - Dig Sign.pdf</a>	Structural Report	Active
1/30/2023 3:53:30 PM	<a href="#">Financial Statements 11-30-22.pdf</a>	Latest Financial Statement	Inactive
1/30/2023 3:53:30 PM	<a href="#">Articles of Incorporation.pdf</a>	Articles of Incorporation	Active
1/30/2023 3:53:30 PM	<a href="#">Corporate Seal.pdf</a>	Corporate Seal	Active
1/30/2023 3:53:30 PM	<a href="#">Declaration of Condominium.pdf</a>	Condominium Declaration	Active
1/30/2023 3:53:30 PM	<a href="#">Planned Capital Projects.pdf</a>	Planned Capital Projects	Active
1/30/2023 3:53:30 PM	<a href="#">Certificate of Insurance 2022-2023.pdf</a>	Certificate of Insurance	Active
1/30/2023 3:53:30 PM	<a href="#">By-Laws.pdf</a>	By Laws	Active
1/30/2023 3:53:30 PM	<a href="#">Special Assessment.pdf</a>	Special Assessment	Active

filter



Show 10 entries Showing 21 to 30 of 33 entries

<< < 1 2 3 4 > >>



## BREADCRUMB #5 - CONDO REGISTRY

### Application Summary Issuance Information

Process No: <b>CR23002175</b> <span>Issued</span>	Association <b>Condominium</b>	Submittal Type: <b>Electronic</b>
Application <b>1/16/2023</b>	Type:	
Date:	Established <b>2006</b>	Submittal <b>Rework</b>
Effective <b>02/01/2025</b>	Year:	Status:
Renewal Date:	Managing <b>MA64493</b>	 <b>Import Errors</b>
Association <b>PUERTA DE PALMAS</b>	Entity Number:	 <b>NO EXPEDITE</b>
Name: <b>CONDOMINIUM ASSOCIATION, INC.</b>	DBPR Number: <b>71561</b>	
Fictitious <b>N/A</b>	Community	
Name:	DOS Number:	
Association <b>888 S DOUGLAS RD</b>	Number of <b>1</b>	
Mail Address:	Buildings:	
Phone Number: <b>786-953-1888</b>	Number of <b>198</b>	
	Units:	
Fax Number: <b>786-953-1887</b>	Building Permit <b>888 SO. DOUGLAS RD</b>	
	Address:	
Email: <b>aperez@castlegroup.com</b>	Posting	
	Location:	
Association <b>www.puertadepalmas.net</b>		
Website:		

