

NAVIGATING CONDO SALES USING MIAMI REALTOR TOOLS





MiamiRealtors.com

MIAMI ASSOCIATION OF REALTORS

ANTITRUST POLICY

MIAMI Association of REALTORS®, Inc. ("MIAMI"), a not-for-profit trade association, is the voice for real estate, influencing and shaping the industry, and is devoted to being the business and public policy advocate for REALTORS®. MIAMI meetings and events often include real estate professionals and other industry stakeholders who compete with each other or work for competing businesses. MIAMI is committed to conducting all meetings and events in a professional, ethical, and lawful manner, including adherence to all antitrust laws. This ensures pro-consumer, pro-competitive real estate practices that facilitate the sale of real estate. To that end, the topics of this event or meeting will focus on advancing the interests real estate professionals and consumers of real estate services, increasing competition, reducing risk for all parties involved in real estate transactions, and sharing insights on business best practices. The following discussion topics are always prohibited: agreements to fix prices, limiting production or service offerings, allocating geographical territory or customers, and refusing to deal. Any discussion inconsistent with this policy will not be tolerated.

WESLEY ULLOA

- Broker Owner of LUXE Properties with 690 Agents and 10 Offices
- Licensed Mortgage Lender
- MSIRE Graduate
- 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

ALL ABOUT CONDOS



BY THE NUMBERS

ALL ABOUT CONDOS

- **Over 27,000 Condo Associations Statewide**
- **37% of Florida Condos Located in Dade + Broward**
- **61% 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

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**

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





BREADCRUMB #1 - LOOK UP 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↓	DOM ET	#Beds	#FB	#HB	SqFt LA	Type	YR	#GAR	Pool			
	<input type="checkbox"/>	1			A11469821	RE2	CS	41	888 S Douglas Rd Unit#PH15	PUERTA DE PALMAS CONDO PUI	\$661,000	33134	99	Cash	2	2	0	≈1,126	Condo	2007	2
	<input type="checkbox"/>	2			A11516574	RE2	CS	41	888 S Douglas Rd Unit#PH14	PUERTA DE PALMAS CONDO PUI	\$620,000	33134	15	Conventional	2	2	0	≈1,224	Condo	2007	2
	<input type="checkbox"/>	3			A11539526	RE2	CS	41	888 S Douglas Rd Unit#1108	PUERTA DE PALMAS CONDO PUI	\$588,000	33134	53	Cash	2	2	0	≈1,162	Condo	2007	2
	<input type="checkbox"/>	4			F10410058	RE2	CS	41	888 S Douglas Rd Unit#PH7	PUERTA DE PALMAS PUERTA DE	\$550,000	33134	139	Cash	2	2	0	1,010	Condo	2007	2
	<input type="checkbox"/>	5			A11661829	RE2	CS	41	888 S Douglas Rd Unit#917	PUERTA DE PALMAS CONDO PUI	\$535,000	33134	37	Cash	2	2	0	≈1,072	Condo	2007	1
	<input type="checkbox"/>	6			A11516461	RE2	CS	41	888 S Douglas Rd Unit#103	PUERTA DE PALMAS CONDO Pui	\$510,000	33134	12	Conventional	1	1	1	≈1,131	Condo	2007	2
	<input type="checkbox"/>	7			A11636017	RE2	CS	41	888 S Douglas Rd Unit#102	PUERTA DE PALMAS CONDO PUI	\$435,000	33134	15	Conventional	1	1	1	≈1,131	Townhouse	2007	1
	<input type="checkbox"/>	8			F10424485	RE2	CS	41	888 S Douglas Rd Unit#906	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 ON IMAPP

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

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ QUALIFIED , ² UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , ³ UNQUALIFIED - FORECLOSURE OR THIRD PARTY INTERVENTION

County Clerk Of Court Website [County Clerk Of Court Website](#)

BREADCRUMB #1 - SEARCH BY LTV ON MLS

Sold Information

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

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

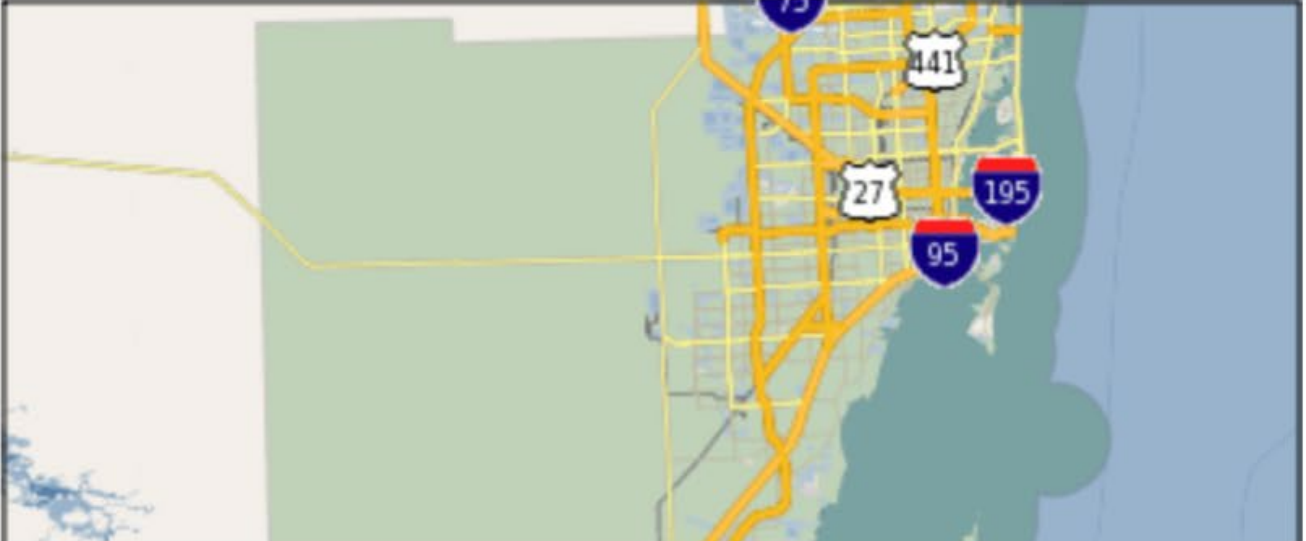
My Saved Searches

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 SearchSearch Results

Browsing Search Results 1 - 100 of 197 results

Results 1-100next >



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

Browse Results

☒ Spreadsheet

☐ View On Map

Download Results

Create Mail Labels

Refine This Search

Save This Search

Print This Page

☐ Open Property Links In A New Window

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

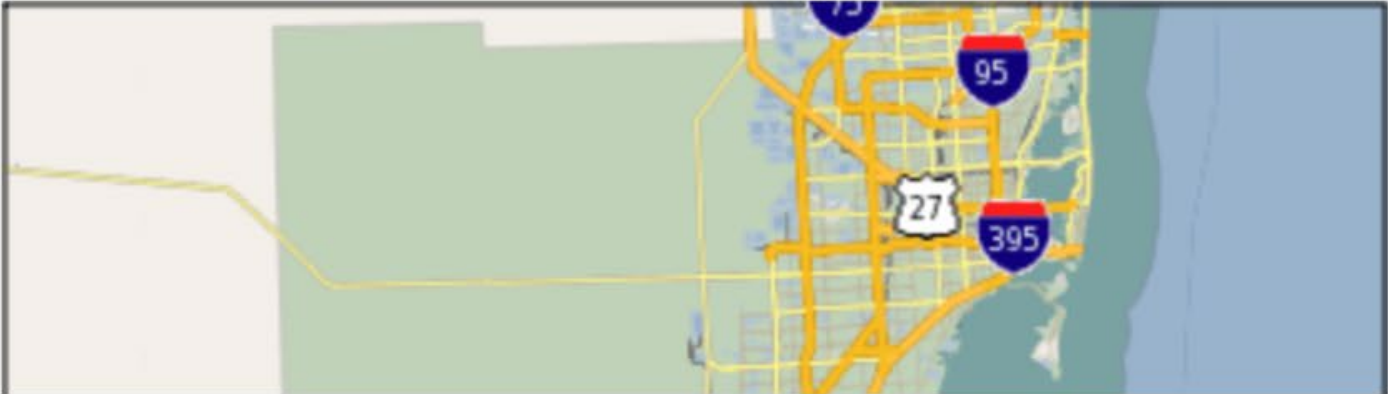
My Saved Searches

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

Start Search

Reset To Default Fields

BREADCRUMB #2 - IMAPP FOR OWNERS



Miami Association of REALTORS® - IMAPP

Browsing Search Results 1 - 68 of 68 results

logged in as: 3192493 [logout]

New Search

Search Results

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

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 <input checked="" type="checkbox"/> 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: No
2. 888 S DOUGLAS RD #110 <input checked="" type="checkbox"/> 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: No
3. 888 S DOUGLAS RD #111 <input checked="" type="checkbox"/> 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: No
4. 888 S DOUGLAS RD #114 <input checked="" type="checkbox"/> 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: No
5. 888 S DOUGLAS RD #116 <input checked="" type="checkbox"/> 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: No
6. 888 S DOUGLAS RD #118 <input checked="" type="checkbox"/> CORAL GABLES, FL 33134-7573	PID 03-4108-114-0180 Market Value: \$473,631	Bedrooms: 2 Bathrooms: 2.5	Living Area: 1,198 sf Total Area: 1,198 sf

Browse Results

☒ Spreadsheet

☐ View On Map

Download Results

Create Mail Labels

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 the online 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 ctmheducation@myfloridalicense.com or by phone at 954.202.6831. 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 CONDMINIUM	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 CHRISTO CONDOMINIUM ASSOCIATION, INC.	KEY COLONY BEACH	33051-0160	MONROE
CONDOMIN...	STRUCTURAL INTEGRITY RESERVE STUDY	MONTE CHRISTO 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
- 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

Case Search - Public

Party Name

Business Name

Case Number

Citation Number

Business Name Search

?

Court Type

All

Business Name

2080 ocean

Date From

MM/DD/YYYY

Date To

MM/DD/YYYY

Search

Reset

Search Tips

Business Name is a required field.
Business Names with less than three characters will return exact matches only.

Filing Date range searches must include Date From and Date To values in the proper format.

Record searches are limited to the first 200 results. For better search results, please refine your search criteria by selecting a court type and/or by entering a filing date range.

BREADCRUMB #4 - LEGAL SEARCH

Case Search Results - Public

Search Results

Record searches are limited to the first 200 results. For better search results, please refine your search criteria. Search results can be sorted by clicking on column headings and can also be filtered by adding search criteria below.

Filter these Results:

Select Search Filter

Search Text:

Search Text

Filter

Reset

Case Number	Case Style	Case Type	Filing D...	Case Status	Access ...
CACE23019974	2080 Ocean Drive Condominium Association, Inc.,Angela Panzardi Plaintiff vs. Angela Panzardi, et al Defendant	Condominium Action	10-20-2023	Active	ANONY...
CACE23000113	Alexander Moshinsky Plaintiff vs. 2080 Ocean Drive Condominium Association, Inc., et al Defendant	Condominium Action	01-04-2023	Closed	ANONY...
CACE20012422	Desjardins Florida Loan Center Inc. Plaintiff vs. F & H American Corp., et al Defendant	Real Prop NonHomestead Res Fore Between \$50,000 and \$250,000	07-31-2020	Closed	ANONY...
CACE19024726	Caliber Home Loans, Inc Plaintiff vs. Jose Nae, et al Defendant	Real Prop Non-Homestead Res Fore =/>\$250,000	12-02-2019	Closed	ANONY...
CACE19009156	Alexei Rasin Plaintiff vs. 2080 Ocean Drive Condominium Association Inc, et al Defendant	Neg - Negligence Other	04-29-2019	Closed	ANONY...

• • •

BREADCRUMB #5 - FINDING CONDO DOCS

officialrecords.broward.org/AcclaimWeb/Details/

Start new search

☒ Certify Copies?

Add to Cart

Book Type:

O Official Records

Book / Page:

33463 / 1668

Go

Instrument Number:

102082901

Go

Search Results

Record Date:

7/17/2002 12:59:22 PM

Book Type:

O - Official Records

Book / Page:

33463/1668

Instrument Number:

102082901

RS Code:

0

Number Of Pages:

111

Doc Type:

CDO - Condominium Documents

Developer or Association:

RIVIERA YACHT & BCH CLUB LTD

Condominium:

2080 OCEAN DRIVE CONDO ASSN INC

Doc Extension:

[120245710](#)
[120259202](#)
[O 35583/1626 103108665](#)
[O 35961/1432 103272024](#)

snZp9oZYt... 1 / 111 78%

CFN # 102082901, OR BK 33463 Page 1668, Page 1 of 111, Recorded 07/17/2002 at 12:59 PM, Broward County Commission, Deputy Clerk 1034

WILL CALL
GREENBERG TRAUIG, P.A.

This instrument prepared by, or under the supervision of (and after recording, return to):

Gary A. Saul, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, FL 33131

(Reserved for Clerk of Court)

DECLARATION
OF
2080 OCEAN DRIVE, A CONDOMINIUM

RIVIERA YACHT AND BEACH CLUB, LTD., a Florida limited partnership, hereby declares:


















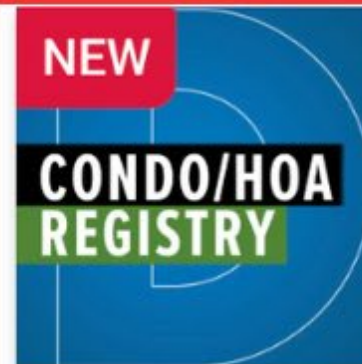






1. Introduction and Submission.

1.1 The Land. The Developer owns the fee title to certain land located in Broward County, Florida, as more particularly described in **Exhibit "1"** annexed hereto (the "Land").

1.2 Submission Statement. The Developer hereby submits the Land and all improvements erected or to be erected thereon and all other property, real, personal or mixed, now or hereafter situated on or within the Land - but excluding all public or private (e.g. cable television and/or other receiving or transmitting lines, fiber, antennae or equipment) utility installations therein or thereon - to the condominium form of ownership and use in the manner provided for in the Florida Condominium Act as it exists on the date hereof and as it may be hereafter renumbered. Without limiting any of the foregoing, no property, real, personal or mixed, not located within or upon the Land as aforesaid shall for any

BREADCRUMB #5 - CONDO REGISTRY

Miami Services - Single Sign On

OTHER RESOURCES



MYCONDOPLANS - ACCESS FLOORPLANS

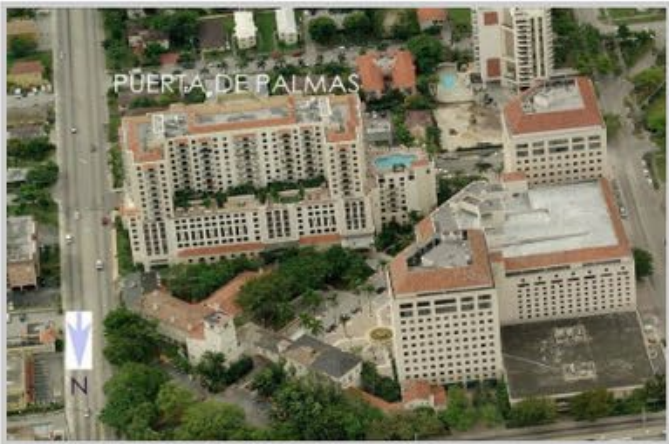


Listings Condos Houses Map 3192493 ▶

Browsing in [Florida](#) » [Miami-Dade](#) » [Coral Gables](#) » Puerta de Palmas

Puerta de Palmas

888 Douglas Rd, Coral Gables, FL 33134



Built in 2006 - 197 units - 16 floors

Building Association

Puerta De Palmas Luxury Condominiums
786-953-1888 & info@puertadepalmas.com

Floor Plans

#PH01
1072 ft²

#PH02
1084 ft²

#PH03
1126 ft²

#PH04
1329 ft²

THE GROUND UP - NEW CONSTRUCTION INFO

What are you looking for?

Neighborhood ▾

Status ▾

Waterfront ▾

Bedrooms ▾

Sales Status ▾

Est. Completion ▾

EB-5 ▾

Furnished ▾

Short Term ▾

↕ Default order ▾

List view

Map view



La Mare Regency

9927 E Bay Harbor Dr Bay Harbor Islands FL 33154

Planning

2027



Onda Residences

1135 103rd Street Bay Harbor Islands, FL 33154

Completed

2024



The Well Bay Harbor Islands

1177 Kane Concourse Bay Harbor Islands FL 33154

Under Construction

2025



Bay Harbor Towers

10141 E Bay Harbor Dr, Bay Harbor Islands, FL 33154

Under Construction

2026

CONDO RESOURCE PAGE

Feedback

Welcome to our Condo resource page where you can access the latest information on the new state condo regulations, important forms, information on milestone inspections, the county's special assessment loan program, Miami-Dade HOA database and more.

MILESTONE INSPECTION (MI)

Definition: "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by an architect licensed under chapter 481 or engineer licensed under chapter 471 authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of



Condo Summit

Help

CONDO RESOURCE PAGE FINDS

- Fannie Mae Condo Questionnaire Form
- Request for Condo Docs Form
- [Notice of Condo Associations Non-Compliance With FLA. Stat SEC. 718.111](#)
- Stats on Condo Sales
- Tutorial on Calculating Budget Reserves
- Milestone Inspection Forms
- Access to SIRS Database

Required Condo Documents

This is mentioned on condo rider

- ☐ Declaration of Condominium (and all amendments)
- ☐ Articles of Incorporation of the Association
- ☐ Bylaws and rules of the association
- ☐ Financial information required by [s. 718.111](#) (Special Assessments)
- ☐ Milestone Inspection Report (only required for buildings 3 stories or more)
- ☐ Most recent structural integrity reserve study or a statement that the association has not completed a structural integrity reserve study.
- ☐ Frequently Asked Questions and Answers documents (DBPR FAQ)

Condo Checklist

- ☐ Seller's Property Disclosure (attached in separate document - please complete accordingly)
- ☐ Condo Rider
- ☐ Parking Spaces
 - ☐ Space Numbers

 - ☐ Are spaces Deeded or Assigned?

- ☐ Are there any boat docks, storage spaces or other features? If so, are they deeded or assigned? Please describe. _____
- ☐ Does the unit include any storage space? If yes, include storage unit number. _____
- ☐ Current Monthly Maintenance Amount: _____
- ☐ Does the condo have any outstanding special assessments? If yes, specify amount owed and reason for assessment _____
- ☐ Best contact for HOA:

- ☐ Last 12 months of meeting minutes
- ☐ Condo Application
- ☐ Any additional associations i.e., Master or community associations? If so, Include monthly amount

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THANK YOU!

For questions or concerns

Phone Number

305-423-9294

Email Address

wesley@luxeknows.com

Website

www.luxeknows.com

