

Compliance Snapshot

Seabreeze Towers

1500 Ocean Drive, Miami Beach, FL, 33139

Unit count	120
DBPR project number	CD-DEMO-SEABREEZE-TOWERS-DEMO
Generated at	June 26, 2026 at 06:41 PM EDT

Compliance Score

Overall	100%
Completeness	70%
Timeliness	30%

Document Inventory

Category	Status	Most Recent Document	Effective Date	Upload Date	Timeliness
Declaration of Condominium	Complete	Declaration of Condominium	January 15, 2020	June 25, 2026	On Track
Bylaws	Complete	Amended and Restated Bylaws	June 01, 2023	June 25, 2026	On Track
Articles of Incorporation	Complete	Articles of Incorporation	November 20, 2019	June 25, 2026	On Track
Rules of the Association	Complete	Community Rules and Regulations (2026)	January 01, 2026	June 25, 2026	On Track
Annual Budget	Complete	2026 Annual Operating Budget	January 01, 2026	June 25, 2026	On Track
Financial Report	Complete	2025 Year-End Financial Report	December 31, 2025	June 25, 2026	On Track
Insurance Policies	Complete	General Liability Insurance — Hartford	March 15, 2026	June 25, 2026	On Track
Director Certifications	Complete	Director Certification — Sarah Chen	February 01, 2026	June 25, 2026	On Track

Deadline Status

Area	Status	Details
Director Education	Suspended	Carlos Mendez
Affidavit	Overdue	Annual Meeting
Affidavit	Overdue	Special Assessment
Affidavit	Overdue	Budget Meeting
Meeting Notice	Action Required	Special Assessment Meeting · notice 8 days overdue
Conflict Disclosure	Vote Recorded	Sarah Chen
Conflict Disclosure	Disclosed	Carlos Mendez
Records Request	Approaching	David Park

Area	Status	Details
Meeting Notice	Action Required	Board of Directors — Monthly Meeting · notice due in 4 days

Director Education

Director	Overall	Written Cert	Education
Sarah Chen	Compliant	Compliant	Compliant
Carlos Mendez	Suspended	Overdue	Overdue

Affidavits

Type	Event Date	Status	Deadline	Urgency
Budget Meeting	April 26, 2026	Pending	May 26, 2026	Overdue
Annual Meeting	March 20, 2026	Pending	April 19, 2026	Overdue
Special Assessment	February 15, 2026	Executed	March 17, 2026	Overdue

This snapshot is generated from records available in Community Portal at the time shown. It is provided as a compliance management artifact and is not legal advice.