

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 737893

Entity Name: ROYAL OAKS CONDOMINIUM ASSOCIATION OF NORTH MIAMI BEACH, INC.**FILED**
Apr 18, 2025
Secretary of State
3367355590CC**Current Principal Place of Business:**441 N.E. 195TH ST.
MIAMI, FL 33173**Current Mailing Address:**C/O XCLUSIVE PROPERTY MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
MIAMI, FL 33179 US**FEI Number: 59-1718855****Certificate of Status Desired: No****Name and Address of Current Registered Agent:**ALAYON AND ASSOCIATES P.A
135 SAN LORENZO AVE
SUITE 820 (PENTHOUSE)
CORAL GABLES,, FL 33146 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE: RICHARD ALAYON****04/18/2025**

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DIRECTOR
Name NIEVA, WILSON
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title PRESIDENT
Name MONCEBATE, MARIA
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title DIRECTOR
Name DE LA ROSA, JUAN O
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title DIRECTOR
Name ROMAGNOLI, NATALIA
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title DIRECTOR
Name ZAPATA, MONICA
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title VP
Name DESIR, FRANTZ
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title DIRECTOR
Name COLON ROSARIO, FELIMAR AUDELYS
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title DIRECTOR
Name ZAMORA, ALEXANDRA
Address C/O XCLUSIVE PROPERTY
MANAGEMENT SERVICES, INC.
1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

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I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

Officer/Director Detail Continued :

Title TREASURER
Name ARRIAGA, FARAON
Address C/O XCLUSIVE PROPERTY MANAGEMENT
 SERVICES, INC.
 1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title DIRECTOR
Name QUINTANA, NYLIEN
Address C/O XCLUSIVE PROPERTY MANAGEMENT
 SERVICES, INC.
 1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179

Title DIRECTOR
Name PERCIVAL, ERIC
Address C/O XCLUSIVE PROPERTY
 MANAGEMENT SERVICES, INC.
 1031 IVES DAIRY ROAD 228
City-State-Zip: MIAMI FL 33179