



# Ocean Breeze Golf & Tennis Club

## Neighborhood Association.

☎ 7491 N. Federal Hwy, C5, Ste 1776 ☎ Boca Raton, FL 33487 ☎ FisherGp@aol.com ☎

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*An Association of 1,700<sup>+</sup> adjacent property owners, residents and area friends of the Ocean Breeze Golf & Tennis Club in the beautiful tropical climatic enclave paradise of Boca Raton, Palm Beach County, FL.*

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## **An Important Announcement Meeting**

### **Re: The Class Action Damage Law Suit Against Wells Fargo Bank for Wrongfully Closing the Ocean Breeze Golf Course**

The pleadings are drafted and our Ocean Breeze Golf & Tennis Club Neighborhood Assoc. Class Action law suit against the Wells Fargo Bank organization is being filed this week.

If you want to be included in our Class request for damages, as one of the 1,712 property owners in the Boca Teeca Plat Map Sections 1-5, protected by the Restrictive Deed Covenant on the Ocean Breeze Golf Course that was wrongfully violated by the Wells Fargo organizations manipulative closing of the course last June 30<sup>th</sup>, you need to come to this meeting and complete an OBNA Membership Consent and Damage Request form.

**Where: The San de Vance Club House, 500 NW 67<sup>th</sup> St., Boca Raton 33487**

**When: Tuesday evening, April 25<sup>th</sup>, 2017 7:15 PM**

We are requesting damages for all participating property owners in varying amounts ranging from as little as \$7,400 to \$21,057 each for the loss of the view, vistas and use of the course, to as much as \$50,000 to over \$500,000 for the owners who have sold or are selling and being forced to take a loss as they are no longer located on a golf course.

Though the news reports suggest the course may still reopen under the control of the Boca Parks District that does not eliminate or reduce our individual damages already suffered as protected property owners covered by the Covenant.

Not to mention the claim we are also asserting as Boca Raton Taxpayers attempting to save the Parks District the \$25,000,000<sup>+</sup> cost of restoring the now totally destroyed, bug, wild animal and insect infested course grounds and buildings due to the wrongful Wells Fargo closure and failure to maintain as is required by the Restrictive Deed Covenant.

If you are not going to be able to come to this important meeting please email us your name, address and phone no. to [DGHQ1@aol.com](mailto:DGHQ1@aol.com) and we will have the forms delivered for your signing asap.

**Defending your rights on your behalf,  
The OBNA Board of Directors  
561-213-0563**

## **Post Script Note:**

No member of the OBNA, nor any property owners or residents in the Ocean Breeze Covenant protected properties, will be required to pay any fees or expenses, now or in the future, however we do ask for voluntary donations of whatever you can afford, considering the benefits you could receive from our action on your behalf. *Keep Golf in Boca* has shared our mission to get the course opened **but** we are the only organization also focused on getting the damages assessed, adjudicated and collected on your behalf and on behalf of the entire Boca Raton taxpaying community.

It is, in our opinion, wrong and unfortunate that our community leaders appear willing to voluntarily fund a large portion of the damages caused by the wrongful course closure using our hard earned tax dollars to cover this misguided expenditure. We, not the city, are seeking recompense for this!

Donations from supporters of this Mission and our long term agenda for neighborhood and community improvement, will cover our legal and operating expenses now being incurred *on your behalf*: **PLEASE** make any donations payable to “*Ocean Breeze Neighborhood Association*” or “*OBNA*” by mail to the *OBNA Secretary* at our office: **7491 N. Federal Hwy. C5, Suite 1776, Boca Raton, FL 33487.**

### **OBNA Mission Statement**

IT SHALL BE THE PRIMARY POSITIVE FOCUS OF *THE OCEAN BREEZE GOLF & TENNIS CLUB NEIGHBORHOOD ASSOCIATION*, (“OBNA”) A NON-PROFIT ENTITY, TO BUILD A POSITIVE COMMUNITY SPIRIT AS THE REPRESENTATIVE VOICE OF THE OCEAN BREEZE NEIGHBORHOOD OF 1,700<sup>+/-</sup> PROPERTIES, THEIR 3,500<sup>+/-</sup> OWNERS, THE 5,000<sup>+/-</sup> BOCA VOTERS AND RESIDENTS, NOT TO MENTION ALL OF THE FRIENDS OF OCEAN BREEZE AND THE SPORT OF GOLF IN GENERAL. WE WILL DO SO UNDER THE FOLLOWING AGENDA:

- (1) WE WILL ENFORCE THE SEPT 25<sup>TH</sup> 1974 RESTRICTIVE DEED COVENANT REQUIRING THIS 27-HOLE, 202-ACRE, GOLF COURSE AT THE CENTER OF OUR COMMUNITY MUST **ONLY** BE A GOLF COURSE FACILITY, *IN-PERPETUITY*, WHICH IS AN INHERENT AND IMPORTANT AESTHETIC AND DOLLAR VALUE PROTECTIVE PROPERTY RIGHT OF OUR NEIGHBORHOOD AND COMMUNITY;
- (2) WE WILL FOCUS ON GETTING THE GOLF COURSE RESTORED, OPENED AND OPERATING **ASAP**, AS REQUIRED AND INTENDED BY THE RESTRICTIVE DEED COVENANT (RDC);
- (3) WE WILL SEEK TO DETERMINE RESPONSIBILITY FOR CLOSING THE FACILITY, ASSESS, ADJUDICATE AND COLLECT DAMAGES CAUSED TO THE PROPERTIES INTENDED TO BE PROTECTED BY THE RDC BY THE COURSE CLOSURE; AND
- (4) WE WILL ALSO BE A GOOD WILL AMBASSADOR AND POSITIVE COMMUNITY SPIRITED ENTITY TO SUPPORT AND ENCOURAGE THE PATRONIZATION OF THIS SPORTS COMPLEX, AND ALL OF ITS ANCILLARY FACILITIES, AND ITS OPERATOR, FOR THE BENEFIT OF THE OCEAN BREEZE NEIGHBORHOOD, AND THE BOCA RATON COMMUNITY, TO ASSURE THAT THIS GOLF FACILITY WILL BE A PROFITABLE ENTERPRISE IN-PERPETUITY.