

Matrix of BBG Legal Issues

Action	Actor	Victim	Subject of Claim	Argument	Consequence
Contract Validity	Long Bay Partners and The Club At Mediterra	Club Members	LBP's Unilateral Right to Amend the Membership Plan	Unilateral Right removes any prospect of mutual enforceability	Contracts are Illusory
Illusory Contracts	Long Bay Partners and The Club At Mediterra	Club Members	Deposits	Deposits made via an illusory contract are held in "constructive trust"	Diversion of monies held in constructive trust is grand larceny
Illusory Contracts	Long Bay Partners and The Club At Mediterra	Club Members	False Inducement	Use of Illusory Contracts to Induce is a Violation of Fl. Statutes 817.034	Fraud (felony in the first degree)
CDD Land Acquisition	Long Bay Partners and the CDD	CDD Bondholders	Acquisition of submerged lands and preserves by CDD	Price was artificial and above market	Bonds are taxable, securities fraud claims, theft of honest services by CDD board members
False Inducement	Long Bay Partners, The Club At Mediterra, Key Bank	Club Members	Deposits	Promise to make 30 day refunds was knowingly false	Contract rescission
Asset Stripping	Long Bay Partners, BBG, Key Bank	Subordinate Creditors	Monies Diverted From Long Bay Partners	LBP was obligated to leave sufficient assets in LBP to honor debt obligations	Go after family money
Failure to properly run the HOA	Long Bay Partners, New Leaf Management	Residents	Residents rights re the HOA Board and HOA budget	Residents have a right to at least one board seat and to notices re official actions	Attempt to have court restructure the HOA
Commingling of HOA Monies	Long Bay Partners, New Leaf Management	Residents	Accountability of HOA funds	Commingling of funds (re the landscaping budget) is forbidden by Statute	Attempt to have court restructure the HOA
Failure to Honor Contracts	Long Bay Partners, New Leaf Management	Employees, Vendors	Severance Agreements and Other Written Promises	Failure to Honor Contracts	Liability for Damages