

IN THE CIRCUIT COURT OF THE 15TH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

BOYNTON BEACH EAST LLC,
a Florida limited liability company,

CASE NO.

Plaintiff,

v.

KIMBERLY J. CHASE,

Defendant.

COMPLAINT

Plaintiff, Boynton Beach East LLC (“BBE”), by and through undersigned counsel, hereby sues Defendant, Kimberly J. Chase (“Chase”), and states:

JURISDICTION, PARTIES AND VENUE

1. This is an action for damages and injunctive relief related to matters with a value in excess of \$50,000.00, exclusive of attorneys’ fees, interest and costs.
2. BBE is a Florida limited liability company with its principal place of business in Palm Beach County, Florida.
3. Chase is an individual residing in Palm Beach County, Florida.
4. Jurisdiction and venue are proper in Palm Beach County because the causes of action accrued therein and the parties reside and/or have their place of business therein.

GENERAL ALLEGATIONS

5. BBE owns real property and improvements thereon located at 3616 SE 2nd St., Boynton Beach, FL 33435 (the “Property”).

6. At all material times, BBE has had all required licenses to operate a short-term vacation rental at the Property.

7. Chase owns and resides in the property directly to the north of the Property, the address of which is 3612 SE 2nd St., Boynton Beach, FL 33435.

8. Chase has engaged in a pattern of harassment against BBE and its business invitees. This pattern of harassment has included, but is not limited to, (a) repeatedly yelling “shut up” at a family with small children; (b) telling an Hispanic family that “you shouldn’t be here”; (c) filing unfounded complaints with the City of Boynton Beach Police Department; (d) falsely accusing BBE at the June 3, 2025 meeting of the City of Boynton Beach City Commission of operating a short-term rental without the proper licensing from the City of Boynton Beach; (e) falsely accusing BBE at the June 3, 2025 meeting of the City of Boynton Beach City Commission of attempting to apply for homestead protection in 2025; (f) filing unfounded complaints with Airbnb regarding BBE; and (g) trespassing onto the Property and videotaping guests at the Property without their permission.

9. All conditions precedent to this action have been waived, satisfied, performed or excused.

**Count I -
Preliminary and Permanent Injunction**

10. BBE realleges and incorporates by reference the allegations contained in paragraphs 1 through 9 as if fully set forth herein.

11. Chase has engaged in a pattern of harassment against BBE and its business invitees, which has created a likelihood of irreparable harm to BBE and its business operations and reputation.

12. BBE does not have an adequate remedy at law.

13. BBE has a substantial likelihood of succeeding on the merits.

14. Considerations of the public interest militate in favor of the entry of injunctive relief.

15. Accordingly, BBE is entitled to preliminary and permanent injunctive relief (a) prohibiting Chase from yelling at and harassing BBE and its business invitees; (b) prohibiting Chase from filing unfounded complaints with the City of Boynton Beach Police Department; (c) prohibiting Chase from making false statements about BBE at meetings of the City of Boynton Beach City Commission; (d) prohibiting Chase from filing unfounded complaints with Airbnb regarding BBE; (e) prohibiting Chase from trespassing onto the Property; and (f) prohibiting Chase from videotaping guests at the Property without their permission.

WHEREFORE, Plaintiff, Boynton Beach East LLC, demands the entry of a preliminary and permanent injunction against Defendant, Kimberly J. Chase, (a) prohibiting Chase from yelling at and harassing BBE and its business invitees; (b) prohibiting Chase

from filing unfounded complaints with the City of Boynton Beach Police Department; (c) prohibiting Chase from making false statements about BBE at meetings of the City of Boynton Beach City Commission; (d) prohibiting Chase from filing unfounded complaints with Airbnb regarding BBE; (e) prohibiting Chase from trespassing onto the Property; and (f) prohibiting Chase from videotaping guests at the Property without their permission.

**Count II -
Tortious Interference With Business Relationships**

16. BBE realleges and incorporates by reference the allegations contained in paragraphs 1 through 9 as if fully set forth herein.

17. BBE has actual and prospective business relationships with business invitees who rent out the Property on a short-term basis.

18. Chase is aware of BBE's actual and prospective business relationships as evidenced, *inter alia*, by the fact that Chase filed unfounded complaints with Airbnb regarding BBE.

19. Chase intentionally and unjustifiably interfered with BBE's actual and prospective business relationships, as set forth above, which has caused BBE to lose rentals of the Property.

20. As a proximate result and consequence of Chase's tortious interference, BBE has sustained general and special damages, including lost profits.

WHEREFORE, Plaintiff, Boynton Beach East LLC, demands the entry of judgment against Defendant, Kimberly J. Chase, for general and special damages, including lost

profits, costs, and interest. Plaintiff also reserves the right to seek punitive damages pursuant to F.S. §768.72.

**Count III -
Defamation Per Se**

21. BBE realleges and incorporates by reference the allegations contained in paragraphs 1 through 9 as if fully set forth herein.

22. At the June 3, 2025 meeting of the City of Boynton Beach City Commission, Chase:

- a. Falsely accused BBE of operating a short-term rental without the proper licensing from the City of Boynton Beach; and
- b. Falsely accused BBE of attempting to apply for homestead protection in 2025.

23. These statements by Chase tended to injure BBE in its business and reputation.

24. Chase's statements were defamatory *per se*.

25. As a proximate result and consequence of Chase's defamation, BBE has suffered general and special damages, including lost profits and past and future damage to its business and reputation.

WHEREFORE, Plaintiff, Boynton Beach East LLC, demands the entry of judgment against Defendant, Kimberly J. Chase, for general and special damages, including lost profits and past and future damage to its business and reputation, costs, and interest. Plaintiff also reserves the right to seek punitive damages pursuant to F.S. §768.72.

DEMAND FOR JURY TRIAL

Plaintiff demands a jury trial on all issues so triable as of right.

Dated: June 11, 2025

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