

BOCAR CONDOMINIUM

COMMUNICATION EVIDENCE: COOPERATION vs. MISREPRESENTATION

196 Units | Boca Raton, FL | March 2026

From December 2024 through August 2025, Ivan Bou actively assisted Board President Kevin Johnson with property issues, cost-saving proposals, and institutional knowledge. **During this same period, Kevin told the Bocar community that former board members were “forwarding emails with misleading narratives” and were not cooperating.** The text message record tells a very different story.

WHAT IVAN ACTUALLY DID (DOCUMENTED)

- Fixed the EV charger on-site personally (Jun 25)
- Reported broken charge station, filed repair ticket (Jun 24)
- Proposed robotic mowers to save \$40–50K/yr (Aug 8)
- Provided detailed landscaping specs and requirements (Aug 6)
- Toured property with Kevin to assess issues (Aug 8–9)
- Advised on EV idle fee policy to increase revenue (Aug 4)
- Reported abandoned furniture, explained disposal process (Apr 1)
- Shared market analysis and financial insights (Jul 30)
- Provided voting records and meeting minutes (Aug 8)
- Researched robomowing companies, contacted two vendors (Aug 16)
- Responded to Kevin’s repeated requests for help and advice (Jun–Aug)

WHAT KEVIN TOLD THE COMMUNITY

- *“Any former Board member who has been forwarding community emails to AKAM, accompanied by misleading narratives, refrain from such actions.” (May 12, 2025 — Exhibit L)*
- *“As you are no longer a Board member, and our agreement with AKAM has concluded, such communications are unproductive.” (May 12, 2025 — Exhibit L)*
- *Promised “transparency” while producing no financial statements after August 2025*
- *Promised dues cuts of up to 40% while delivering a 14.6% budget increase*

COMPLETE TIMELINE: TEXT MESSAGES vs. PUBLIC STATEMENTS

Date	What Ivan Did	Kevin's Response / Public Claim
Dec 9, 2024	Agreed to help with board transition; discussed structure changes	Kevin: "Once complete we will move the community past all of the issues we face."
Dec 11, 2024	Asked about transition announcement since owners were sending him proxies	Kevin proposed a ceremony to honor Ivan's "wonderful 15 years."
Apr 1, 2025	Reported abandoned furniture; explained prior disposal process	Kevin: "That makes sense. Very helpful. Thank you, Ivan."
May 12, 2025	<i>(No negative action by Ivan documented)</i>	COMMUNITY EMAIL: Accused former board members of "forwarding emails with misleading narratives."
Jun 16, 2025	Offered to help: "Anything I can answer by text?"	Kevin: "Just need advice. Call me whenever you can."
Jun 24, 2025	Reported broken EV charge station #1 (down 10 days), submitted repair ticket	Kevin: "Thank you for letting me know. I will check into it."
Jun 25, 2025	Volunteered to fix EV charger on-site; reset breaker personally	Kevin: "Thank you for your help today Ivan. It means a lot to me. You are a good man."
Jun 26–28	Responded to multiple requests for help/advice	Kevin: "Hey buddy. I hadn't forgotten about you."
Jul 22, 2025	Followed up on third guard recommendation	Kevin discussed staffing plans and vendor cost analysis
Jul 30, 2025	Shared Miami Herald article about condo market; provided financial analysis	Kevin: "You are right." Engaged in substantive market discussion
Aug 4, 2025	Proposed eliminating nighttime EV idle fees to increase revenue	Kevin: "That's a great point, Ivan. Thank you." / "We will make the change."
Aug 5–6	Sent pool skimmer location photo; provided landscaping cleanup guidance and offered to visit	Kevin: "Thank you for everything yesterday." / "Will do. Thank you."
Aug 6, 2025	Provided detailed landscaping specs: 40 cuts/yr, 10-day max between cuts, weed & feed, seasonal plantings	Kevin was meeting landscape vendors and acknowledged it
Aug 8, 2025	Proposed robotic mowers (\$4K/machine) to save \$40–50K/yr on landscaping	Kevin: "Great long term investment. I love it. I am in."
Aug 8, 2025	Accepted property tour invitation; provided color scheme history, voting records, meeting minutes	Kevin: "Sounds good" — invited Ivan to tour property by golf cart
Aug 16, 2025	Contacted two robomowing companies; compiling options for Kevin	Kevin: "Thank you for reaching out for the info on the robos."
Nov 28, 2025	Directed Kevin to communicate through attorney after legal notice	Kevin: "Please give me a call. I just need your advice." Ivan: "Communication needs to be through him."

18 documented instances of Ivan providing help, advice, or resources — 0 instances of the "misleading narratives" Kevin claimed to the community.

KEY TAKEAWAY

The text message record shows Kevin Johnson privately relied on Ivan Bou's expertise, institutional knowledge, and hands-on help throughout his tenure — while publicly telling the community that former board members were unhelpful and spreading "misleading narratives." Every request Kevin made was answered. Every piece of advice Kevin asked for was given. Every time Kevin needed help, Ivan showed up.

This pattern of private reliance and public misrepresentation is documented across 16 pages of text messages and the community emails Kevin sent to all 196 unit owners. Owners deserve to know the truth.