

Online Complaint Summary

4/16/26, 10:58 AM

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Board: **Condominiums, Cooperatives, Timeshares, & Multi-Site Timeshares**

License Type: **Condominium Project**

Complaint Number: **2026026207**

Incident Date:

Description:

My name is Ahmet Brown, Esq. I am an attorney with LS Carlson Law, P.A. We represent Ivan Bou and Juana Venegas, members of Bocar Condominium Association, Inc., a condominium association in Florida.

On November 3, 2025, the registered agent of service received a valid official records request under Florida Statute Chapter 718.111(12). In the records request, Ivan Bou and Juana Venegas requested only those records permitted to request under the applicable statute. The statutory deadline to respond was November 18, 2025.

The condominium association did not respond to the letter until December 1, 2025 - 13 days after the deadline to permit my clients access to inspect the records. In the response, the association rejected to permit my clients to inspect the requested records in violation of the applicable statute.

This entitles my clients to \$500 in statutory damages, as well as a reimbursement of their attorney's fees under the applicable statute.

All supporting documents will be uploaded.

Attestation

Electronic Signature: **Yes**

Developer/Association

Select who the complaint is filed against: **Association**

If Association list President: **Stacy Robbins**

Notification

Has the respondent been notified of the issues in this complaint? **Yes**

If you answered yes to the above question , what was the method of notification? **Letter**

Attorney

Attorney Name: **Ahmet Brown, Esq.**

Address: **1200 N. Federal Highway Suite 300**
 County: **Palm Beach**
 City: **Boca Raton**
 State: **Florida**
 Zip: **33432**
 Country: **United States**
 Phone: **561-462-2470**
 E-mail Address: **abrown@lscarlsonlaw.com**

Legal

If you have retained legal counsel regarding the issues listed in this complaint, do you want the division to contact your attorney? **Yes**

Has court action been filed regarding any of the allegations in this complaint? **No**

Has a petition for a Declaratory Statement been filed with the division regarding any of the allegations in this complaint? **No**

Has a petition for Mandatory Nonbinding Arbitration been filed with the division regarding and of the allegations in this complaint? **No**

Allegation

Allegation: **Official Records - Access**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated: **Failure to permit access to inspect records requested under Florida Statute Chapter 718.111(12).**

Respondent

License Type: **Condominium Project**
 Organization Name: **Bocar Condominium Association, Inc.**
 Address: **1800 NW Corporate Boulevard**
Suite 200
Boca Raton, FL
33431
US

Phone Number:

Extension:

Complainant

First Name: **Ahmet**

Last Name: **Brown**

Address: **1200 N Federal Highway**
Suite 300
Boca Raton, FL
33432
US

Phone Number: **561-462-2470**

Extension:

E-mail Address: **abrown@lscarlsonlaw.com**

Attachments

2025.10.30KominskyBocarreNORORRDema
nds.pdf

2025.10.30CMtoBocarCondominiumAssociat
ionInc..pdf

2025.12.01McTagueBrownreResptoRecords
Request.pdf

2025COAAnnualReport.pdf

ReceiptConfirmation.JPG