

## IVÁN M. BOU

Owner & Former Board President — Bocar Condominium Association  
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June 3, 2026

Office of the General Counsel  
Florida Department of Business and Professional Regulation  
Division of Condominiums, Timeshares, and Mobile Homes  
1525 W. Cypress Creek Rd., 4th Floor  
Fort Lauderdale, FL 33309

**RE: Bocar Condominium Association, Inc. — Ongoing Governance Crisis**  
**Active Case Nos. 2025004495, 2026012867, 2026026207**

Dear General Counsel:

I am writing to respectfully urge your office to prioritize the active complaints against Bocar Condominium Association, Inc. The association is in the midst of a serious governance and financial crisis that continues to worsen with each passing month, and the 196 unit owners of this community are left without information, representation, or recourse.

Your Department has now received **five complaints** against this association since 2024. I have summarized their current status below:

- **2024068605** — Filed 12/03/2024. Closed for Lack of Documentation (02/17/2025).
- **2025004495** — Filed 01/22/2025. **Received In Legal** — referred to General Counsel. No resolution to date.
- **2025034564** — Filed 04/23/2025. Closed for Lack of Documentation (09/25/2025).
- **2026012867** — General Complaint. **Received In Legal** — referred to General Counsel. No resolution to date.
- **2026026207** — Filed by attorney Ahmet Brown, Esq. (LS Carlson Law, P.A.) on behalf of myself and Juana Venegas. Allegation: failure to permit access to official records under Florida Statute 718.111(12). Currently **Assigned to Investigator**.

I note that two prior complaints were closed for "Lack of Documentation." This is itself a symptom of the crisis: the association has **not produced financial statements since August 2025** and has **refused to provide official records** in response to a formal request served under Florida Statute 718.111(12) on November 3, 2025. The association responded 13 days past the statutory deadline and then rejected the request entirely. When records are withheld from owners and the state alike, complaints cannot be supported with documentation — and that is precisely the environment this board has created.

The current situation at Bocar includes the following unresolved issues:

- A **net financial gap of approximately \$306,000**, including \$354,520 in unpaid vendor obligations, \$120,805 in unfunded reserves (a legal requirement), and at least \$273,263 in undocumented expenses
- The 2025 operating budget ended in a **deficit of (\$167,625)**
- **No financial statements produced since August 2025** — now ten months without reporting
- The community's **tennis court is closed** after a project to change its functional use was initiated without city permits and without sufficient funds, leaving a half-finished structure the city may order demolished
- A board member (Deborah Schwartz) resigned and was replaced by **appointment** rather than election — the appointee, Andrew Green, had previously circulated false allegations and attempted an unlawful recall
- **No board election has been scheduled** despite multiple vacancies and governance failures
- The board and its property management company **refuse to answer basic questions from owners**, despite having been in place for several months

I understand that your office handles a significant caseload. However, the situation at Bocar has reached a point where the owners of 196 units have **no functioning governance**, no financial transparency, no scheduled election, and no meaningful response from the board to any inquiry. The longer this continues, the greater the financial exposure to every owner in this community — special assessments in the range of **\$1,563 to \$3,574 per unit** are already projected.

I respectfully request that your office **expedite the review of the active cases** (2025004495, 2026012867, and 2026026207), consider whether the pattern of complaints warrants consolidated action, and take whatever steps are available under Florida law to compel this association to comply with its statutory obligations — including producing records, holding elections, and providing financial accountability to its members.

I am available to provide any additional documentation, testimony, or context your office may require. A detailed financial analysis, timeline, and supporting documents are publicly available at [bocar-ivanmbou.netlify.app](https://bocar-ivanmbou.netlify.app).

Respectfully,

**Iván M. Bou**

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cc: Ahmet Brown, Esq. — LS Carlson Law, P.A.  
Bureau of Compliance — Division of Condominiums, Timeshares, and Mobile Homes