IVÁN M. BOU FOR THE BOCAR BOARD OF DIRECTORS

ELECTION DAY: SEPTEMBER 16, 2026

Carnegie Mellon	Purdue University	The Wharton School	15 Years on Board
B.S., Industrial Mgmt	MBA	Executive Education	Including President

THE SHORT VERSION

Kevin Johnson — while board president — hired his own **unlicensed** company, made himself **sole check signer**, became the **insurance agent**, put his employees on **our payroll**, and eliminated all financial reporting. The result: $200K+ in unpaid vendors, credit score 6/100, vendors in collections, 15+ months of unfunded reserves, and a special assessment that is now unavoidable.

WHY IVÁN M. BOU

25+ Years in Executive Leadership: Oracle, Kodak (VP, $50M P&L), Ricoh ($6M→$23M), HP (Latin America, 20+ countries)

Forensic Accountant: Navigated Chapter 11 bankruptcy for Bou Carro Inc. in U.S. Federal Court. Restructured all debts. Company emerged with all obligations satisfied

Fraud Investigator: Uncovered employee fraud schemes during corporate career — created structures to siphon money. Trained eye for financial irregularities

15 Years on the Bocar Board: Balanced budgets every year. $2M+ in improvements. Monthly reports. Annual audits. Reserve fund at $274K+. Full state compliance

Education: MBA (Purdue) · B.S. (Carnegie Mellon) · Wharton Executive Ed · Fluent in English, Spanish, Portuguese

THE CRISIS — BY THE NUMBERS

$200K+ board-admitted unpaid vendors

$354K estimated actual vendor debt

6/100 Experian business credit score

$54,129 in active collections ($0 recovered)

15+ mo reserves unfunded (since Apr 2025)

0 reliable financial statements since Apr 2025

5 active DBPR complaints on file

35% chance of default/bankruptcy (12 mo)

100% of current board members unelected

MY RECOVERY PLAN — IN ORDER OF PRIORITY

1. Sue Access Point Sole check signer, insurance agent, unlicensed company. Association counsel engaged	**2. Special Assessment** Collection actions pending, 15+ months unfunded, credit destroyed. Unavoidable
3. Financial Reconstruction No reliable statement since Apr 2025. Rebuild records, resume monthly reporting	**4. Resume Reserves** $9,293/mo required by law. Every month of delay increases legal liability
5. Transparency & Accountability Law firm + accounting firm for full review. All findings shared openly	**6. DBPR Compliance** Respond to all five active state complaints. Restore good standing
7. Governance & Controls Financial oversight, competitive bidding, independent audits	**8. Owner Communication** Monthly updates, open records, full transparency for 196 owners

Vote Iván M. Bou · September 16, 2026 · bocar-ivanmbou.pages.dev

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