IVÁN M. BOU

Candidate for Board of Directors

Bocar Condominium Association · Election: September 16, 2026

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ABOUT ME

I have lived at Bocar for nearly **20 years** and served on the Board of Directors for **15 years**, including as president. My career spans **over 25 years** — from running family-owned businesses in Puerto Rico to executive leadership at global technology companies including **Oracle, Kodak, Ricoh, and Hewlett-Packard**. I have managed multi-million-dollar budgets and P&Ls, led cross-functional teams across 20+ countries, navigated a **Chapter 11 bankruptcy restructuring as forensic accountant**, and investigated and **uncovered employee fraud schemes** during my corporate tenure. I hold an **MBA from Purdue University**, a **B.S. in Industrial Management from Carnegie Mellon University**, and executive education from the **Wharton School of Business**. I am fluent in English, Spanish, and Portuguese.

WHY THIS ELECTION MATTERS

This is the first election since **December 2024** — an unprecedented gap. Every current board member was appointed, not elected. The board has admitted to **over $200,000 in unpaid vendors** (our analysis estimates $354,000), our Experian credit score has collapsed to **6 out of 100**, no reserves have been deposited since **April 2025**, and vendors are sending debts to **collection agencies**. The board has refused to authorize a special assessment, an investigation, or an audit — and has presented no plan. This crisis requires someone with deep financial and operational experience who can act immediately.

PROFESSIONAL EXPERIENCE

Oracle (2021 – Present)

Senior Account Executive managing enterprise client relationships, strategic planning, and multi-million-dollar revenue targets. Responsible for complex deal structuring and executive-level negotiations.

Eastman Kodak (2017 – 2021)

Vice President with full P&L ownership of a **$50M regional organization**. Global Director who **reversed three years of revenue decline** and restored profitability. Led financial restructuring, team realignment, and strategic repositioning.

Ricoh USA (2009 – 2017)

Senior Manager leading enterprise services sales for Fortune 1000 clients. Grew revenue from **$6M to $23M** — nearly 4x growth — through disciplined pipeline management and strategic account development.

Hewlett-Packard (1998 – 2009)

Director of Technology Services Sales across Latin America, managing sales operations for **100+ professionals across 20+ countries**. Built and led high-performing teams in a complex multinational environment.

Family-Owned Businesses (Pre-1998, Puerto Rico)

Operated and managed several family-owned businesses. Served as **forensic accountant for Bou Carro Inc.** during **Chapter 11 bankruptcy proceedings** in U.S. Federal Court (District of Puerto Rico), restructuring all debts and successfully guiding the company through emergence from bankruptcy with all obligations satisfied.

FINANCIAL OVERSIGHT & FRAUD PREVENTION

Protecting an association's finances requires more than balancing a budget — it requires the experience to recognize when something is wrong. During my family business years, I performed forensic accounting during a Chapter 11 bankruptcy, personally analyzing the books, restructuring debts, and navigating the company to a successful emergence. During my corporate career, I **investigated and uncovered employee fraud schemes** — employees who had created structures to siphon money from the companies I worked for. This experience gives me a trained eye for financial irregularities, vendor billing discrepancies, and internal control weaknesses — exactly what Bocar needs right now to understand what happened with Access Point and recover what we are owed.

BOARD SERVICE & ACCOMPLISHMENTS (2009 – 2024)

As President, I oversaw a $2 million annual operating budget for our 196-unit community. Key accomplishments:

- Balanced budgets every year — no deficits, no surprises, no special assessments
- Monthly financial statements distributed to the board and available to all owners
- Annual independent audits by Feldman, Feldman & Baratz, P.A.

- $2M+ in capital improvements completed on time and on budget — community paving ($222K, competitively bid), security upgrade (saving ~$30K/yr), $1.2M building renovation (approved by 57 owner votes)
- All contracts competitively bid — no sole-source, no self-dealing
- Reserve fund maintained at $274K+ through 2023
- 99 owners participated in the reserve funding vote — extraordinary engagement
- Full state (DBPR) compliance maintained throughout tenure

EDUCATION

MBA — Purdue University

B.S., Industrial Management — Carnegie Mellon University

Executive Education: Leading the Sales Force — The Wharton School of Business, University of Pennsylvania

Languages: English, Spanish, Portuguese

MY COMMITMENT TO BOCAR

I am running for the Board because I care about this community and believe that experienced, hands-on leadership makes a real difference. The scale of the financial crisis left behind by Access Point requires someone with deep institutional knowledge of Bocar, proven financial discipline, and the professional background to navigate complex financial recovery — including potential litigation, forensic review, and restructuring. I have done this work before, both at Bocar and throughout my career. I am ready to do it again.

I respectfully ask for your vote on September 16.

Full supporting documents, recovery plan, and timeline: **bocar-ivanmbou.pages.dev**