IVÁN M. BOU FOR THE BOCAR BOARD OF DIRECTORS

Experienced Leadership. Concrete Plan. A Sustainable Path Forward.

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

BOCAR NEEDS A TURNAROUND — AND IT STARTS WITH YOUR VOTE

Our community is in a financial crisis. Since January 2025, $200K+ in vendor debts have gone unpaid, our credit score collapsed to **6 out of 100**, reserves have been unfunded for 15+ months, and **no financial statements have been produced since April 2025**. Every month without a recovery plan makes it harder to fix.

This is not the time for good intentions. Bocar needs someone who has done this before — who knows our vendors, our contracts, our infrastructure — and who can **act immediately to stabilize our finances, restore transparency, and put this community back on a sustainable path.**

I'VE TURNED SITUATIONS LIKE THIS AROUND BEFORE

Reversed Three Years of Revenue Decline: As VP at Kodak ($50M P&L), I restructured finances and led the strategic repositioning that stopped the bleeding

Navigated a Chapter 11 Bankruptcy: Personally analyzed the books, restructured all debts in U.S. Federal Court. The company emerged with every obligation satisfied

Uncovered Employee Fraud: During my corporate career, I identified schemes designed to siphon money. I know what financial irregularities look like

15 Years Rebuilding Bocar from the Ground Up: When the developer turned this community over, it was in poor shape. We built it into what it is today — $2M+ in improvements, balanced budgets every year, $274K+ in reserves, full compliance

25+ Years of Executive Leadership: Oracle, Kodak, Ricoh ($6M→$23M), HP (20+ countries). MBA (Purdue), B.S. (Carnegie Mellon), Wharton

WHERE WE ARE TODAY

$354K estimated unpaid vendor debt

6/100 Experian business credit score

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

15+ mo reserves unfunded (since Apr 2025)

0 financial statements since Apr 2025

5 active DBPR state complaints

100% of current board members appointed

Every month of inaction increases legal liability and makes recovery harder for all 196 owners.

MY PLAN TO PUT BOCAR BACK ON SOLID GROUND

1. Legal Recovery Association counsel will pursue all claims against the former management company — within 30 days	**2. Financial Remediation** Complete financial review, remediation plan mapped and implemented within 90 days
3. Rebuild Financial Records Reconstruct all records and resume monthly reporting to every owner	**4. Resume Reserve Funding** $9,293/mo required by law — every month of delay increases our liability
5. Independent Review Law firm + accounting firm will review all spending — findings shared with every owner	**6. DBPR Compliance** Respond to all five state complaints and restore good standing
7. Governance & Controls Dual signatures, competitive bidding, annual audits — structural safeguards so this never happens again	**8. Owner Communication** Monthly financial updates, open records, and a clear process for owners to raise concerns

I have lived at Bocar for nearly 20 years, and I plan to live here for the rest of my life. This is my home. Ask any long-time resident what this community looked like when the developer turned it over — and how much work it took to build it into what it is today. I care deeply about this place and every owner in it.

Since then, every vendor relationship has been changed and the systems we put in place have been broken. But we built them once — and we can build them again. I served on the board for 15 years and we never had a deficit, never missed a report, never failed an inspection. **I remain committed to getting this work done. I am asking for your vote because Bocar deserves experienced leadership that puts the community first.**

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

ivanbou1@mac.com • (305) 496-6110 • Unit 207, 3207 Clint Moore Rd., Boca Raton, FL 33496