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625 N. Flagler Drive  
7th Floor  
West Palm Beach, Florida 33401

August 7, 2018

**VIA CERTIFIED MAIL # 9214 7969 0099 9790 1623 3668 56**  
**RETURN RECEIPT REQUESTED**

Silvia J. Janson and Gary M. Janson as Trustees of  
the Silvia J. Janson Revocable Trust  
1420 SW 19th Street  
Boca Raton, FL 33486 6514

**Re: Boca View Condominium / Tortuous Interference with Contractual Relationships /  
Copyright Infringement / Illegal and Unauthorized Use of Boca View Name /  
Nuisance**

Dear Mrs. and Mr. Janson:

Please be advised this Firm represents **Boca View Condominium Association, Inc.** (the "Association"). For the purpose of this letter, "you" and/or "your" refer to Silvia J. Janson.

It has come to our attention that you communicated with tenants residing in the Boca View Condominium on behalf of the Association. More specifically, you distributed a letter to all tenants under the guise of unifying the building to address discontent in the community. You are intentionally and tortuously interfering with unit owners' contractual relationship with tenants by falsely suggesting tenants can vote and address discontent in the building when tenants have no such rights. Your wrongful conduct interferes with the day to day operations of the Association, prevents the Association and the Board of Directors from performing their duties, is a nuisance and violates Article 10, Paragraphs (a)(10) and (19), of the Declaration of Condominium (the "Declaration"), which provide in pertinent part:

(a) Specific Use Restrictions. No Unit Owner, tenant, subtenant or other occupant shall:

(10) Commit or permit any nuisance, or illegal act...on the Common Elements, Limited Common Elements or on the Association Property;

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(19) Make use of the Common Elements, the Limited  
Common Elements or the Association Property in such a manner as  
to abridge the equal rights of the other Unit Owners entitled to their  
use and enjoyment;

Additionally, you improperly and illegally used the Boca View name in your letter. Your continued use of the Boca View name on your communications is a violation of the law and will subject you to legal claims under 43(a) of the Federal Lanham Act, Chapter 495 of the Florida Statutes for violation of a state trademark, violations of 501.201 et seq. of the Florida Statutes for deceptive and unfair trade practices, common law unfair competition, and other viable claims.

Therefore, demand is hereby made for you to immediately cease and desist the utilization of the Boca View name in any and all communications and in any unauthorized way, or in any manner which may imply that you represent the Association, to cease and desist your tortious interference, nuisance conduct and acting on behalf of the Association. Time is of the essence. Failure to remedy the violations as aforesaid will leave no alternative but to file a petition for arbitration or bring other legal action against you to force compliance with the Governing Documents and the law. Such legal action will expose you to liability for the Association's costs and attorney's fees, in addition to your own.

It is hoped that further legal action will not be necessary.

Sincerely,



**Robert Rubinstein**  
For the Firm

RR/asm

cc: Addressee (via regular U.S. mail)  
Addressee, 1000 Spanish River Road, Apt. 2N, Boca Raton, FL 33432 (via certified mail  
#9214 7969 0099 9790 1623 3672 42 return receipt requested and regular U.S. mail)  
Gary M. Janson, 23465 Water Circle, Boca Raton, FL 33486 8549 (via certified mail  
#9214 7969 0099 9790 1623 3710 65 return receipt requested and regular U.S. mail)

ACTIVE: 11409063\_1

# BV

**1000 Spanish River Road**

**Boca Raton, Florida 33432**

**August 28, 2018**

Dear Boca View Owners/Residents:

We have recently received multiple letters addressing the same growing discontent in our community.

Any thoughts or suggestions from anyone to help unify our building and to address these issues are welcome.

We would like to arrange a **MEET & GREET** of interested parties.

We encourage everyone to get involved, protect and increase the **VALUE** of your **INVESTMENT** and consider running for the board.

**TIME FOR CHANGE IS NOW!**

**Contact: Silvia Janson 561-715-7206**



# **POSITIVE CHANGE IS IN THE AIR**

To my fellow Boca View owners, residents and investors. We are nearing the time of another vote for the board of our building.

One need only look to google about our property to see the hundreds of negative comments coming from all people who have tried to buy, rent or sell in this building - which almost exclusively surrounds the current board and their management company. Social media and truth are costing us tens of thousands of dollars in devaluation and hundreds of dollars per month in rental income. There is no other building in East Boca whose apartments of this size are under \$300,000.00. We are lucky if we get \$230,000.00 and that is only if the current board does not scare away your buyer.

As both residents and investors, we are all aware of the risk of sticking our neck out and risking the wrath of the current regime. But the time is now.

We need a firm commitment from a minimum of 37 owners to vote in a new board. And to let you know, we are closer than you think.

I would ask that if you want change, and will vote for a new slate, one that is investor and owner friendly and transparent, that you call me. Under a total blanket of anonymity, we will wait until we have more than enough votes to act. But time is running out as we have less than two weeks to make application.

**So our call to action for all those who want to see change**

**Please call me at 561-715-7206**

**Silvia Janson.**