

06/22/2024

I William Soto Former Employee and STR Greeter from June of 2022 til June 2023

My statement effectively outlines several concerning incidents during your employment at Belltown Court Condominiums involving the HOA President, referred to as Sep. Here's a summary of the key points from your statement:

1. **Violation Removals**: I observed instances where violations for a unit managed by Sep under Short Term Rental (STR) were removed from the system, which you believe constitutes a conflict of interest. Sep, as HOA President, had unique authority to make changes to violations that other STR managers did not have. I recall on several occasions when i was told to write up violations for other HOA via Sep verbally because he believes they committed a violation of his rules not Actual HOA rules of belltown Court.
2. **Property Poaching**: Sep was allegedly overheard attempting to poach properties from other property managers within Belltown Court, using his authority and knowledge as both an STR property manager and HOA President, which is another conflict of interest.
3. **Employment Issues**: I experienced issues related to your dual role as a greeter for Vacasa and a member of the management team. After a specific incident, you were informed you could no longer greet on Belltown Court time. Subsequently, you faced other unrelated issues at work, including being written up for minor infractions like not performing my immediate job responsibilities and not enforcing rules against certain HOA members that haven't violated rules.

Your declaration at the end affirms the truth and accuracy of the information provided. This statement is clear and concise, outlining specific incidents and potential conflicts of interest involving Sep. It's structured in a way that highlights the issues you observed while maintaining clarity and professionalism.

If this statement is intended for legal or formal purposes, it may be beneficial to ensure that all relevant dates, details, and names are accurately presented, and consider providing any supporting documentation or evidence if available.

William Soto