

I, Anderson Damian Lucas, previously employed at Belltown Court Condominiums from 2021 to 2022, am writing this statement to inform any and all necessary parties of the wrongdoings and or conflicts of interest witnessed on behalf of the HOA President who will simply be referred to as Sep, during my tenure at Belltown Court.

Position(s) Held: Administrative (Admin) Manager | Assistant Facility Manager

Department: Property Management Team

Incident One:

Description: As a part of my then job, I was required to write up any and or all violations caught by other members of staff or myself, keep track of them in the violations spreadsheet as well as email out the violations to the property management company (Suhrco). It was during several such times where, while going through previous violations, I witnessed at least one violation for a unit under the STR (Short Term Rental) management of Sep have that violation removed from the system. This was not a simple amendment of said violation, but a complete removal of the violation. I know because as stated previously, it was my job to write up the violation in question.

Sep, being a member of the board and the board's President had access to the violation spreadsheet and the ability to make changes to any and or all violations recorded therein. This is something of a conflict of interest, as this is an authority unique to him alone and no other STR managers within the property.

Incident Two:

Description: While in the process of my working as a greeter for several of the units within the property, it was brought to my attention by more than one other greeter (who I cannot name) that Sep had been overheard in the elevator as well as elsewhere in Belltown Court attempting to poach properties from other property managers, using knowledge and authority unique to his position as both an STR property manager and the HOA President.

Incident Three:

Description: During my time as both a member of Belltown Court staff and a greeter for several of the units within the building, due to an issue between Sep and myself, I was informed that I could no longer operate as a greeter for the units within the building while on Belltown Court time. Initially, there was no issue with my working as both a member of the management team

and a greeter, as it was in the best interest of the property itself that someone with a vested interest in the wellbeing of the property and in the HOA rules and regs being followed help the STR guests. However, after the issue in question arose, I was informed that I could no longer greet on Belltown Court time.

During my time in the dual positions of greeter and Belltown Court staff, there were no conflicts of interest and all guests, including those who were greeted by me personally were written up if rules were violated, as proven by my violation writing track record.

The issue in question mentioned in this incident is that at one point, I did work for Sep as a greeter, though it was a trial period and I had only shadowed 1 check-in. After shadowing, I decided that I had no interest in working for Sep as a greeter. It was to the best of my knowledge, some time after this decision, that I was no longer allowed to work as a greeter and perform my other duties at Belltown Court. There were other issues resulting from this that were not a part of STR greeting, but that I believe were fallout from my not wanting to work as a greeter for Sep's units.

Chiefest of these incidents were me being officially written up for things such as wearing my hoodie to work, something that had not been an issue of any kind up until this point in my employment.

I am bringing these issues to your attention in the hope that they may assist in shining light on what has finally become recognized as at the very least, a conflict of interest. As I no longer work for Belltown Court Condominiums, I am free to speak my mind on these issues and hope that what I have had to say can be of some small assistance. I am willing to cooperate fully with any investigation and provide any further information I can, as needed.

Declaration:

I declare that the information provided in the above statement(s) is true and accurate to the best of my knowledge, recollection and belief.

Anderson Damian Lucas

6/11-2024