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INTERVIEW OF:  
KATHLEEN BLACKMAN

DATE TAKEN: FEBRUARY 25, 2014

TIME: 1:02 P.M. - 1:48 P.M.

PLACE: HOMEWOOD SUITES BY HILTON  
165 BILL FRANCE BOULEVARD  
DAYTONA BEACH, FLORIDA 32114

1 APPEARANCES:

2 JONATHAN KANEY, ESQUIRE

Kaney & Olivari, P.L.

3 55 Seton Trail

Ormond Beach, Florida 32176

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1 THEREUPON,

2 KATHLEEN BLACKMAN,  
3 was called as a witness and, having first been  
4 duly sworn, testified as follows:

5 BY MR. KANEY:

6 Q. Can I call you Kathy?

7 A. Yes, you certainly can. That's what everyone  
8 calls me.

9 Q. Are you presently employed?

10 A. Yes, I am.

11 Q. Where is that?

12 A. Well, I am self-employed with my own baking  
13 business.

14 Q. Baking. Oh, yes. I knew that.

15 A. Yes. It's Grammy K's Deserts.

16 Q. Grammy K's Deserts.

17 A. Um-hum. And I'm also the founder of a non-profit  
18 organization. We're the only pet food pantry in Volusia  
19 County.

20 Q. Have you previously worked for Waverly Media or  
21 Properties?

22 A. I worked for Jimmy Sotolongo before Waverly.

23 Q. What were you doing?

24 A. I was selling vacation rentals from the properties  
25 that he was buying. He was buying houses on the ocean, or

1 the river, and I was selling weekly or monthly rentals.

2 Q. What municipalities were those properties located  
3 in?

4 A. Volusia County.

5 Q. Were they in Ponce Inlet?

6 A. Ponce Inlet. Wilbur-By-The-Sea, primarily. There  
7 were some in the Daytona Beach Shores, but primarily they  
8 were Wilbur-By-The-Sea. And then there were also some in  
9 Daytona Beach. He -- he was aggressively buying properties.

10 Q. Was the short-term rental business entirely  
11 acceptable to the neighbors?

12 A. No, it was not. It was entirely unacceptable to  
13 the neighbors. They were extremely unhappy. He was  
14 actually violating their -- the law on the books that -- for  
15 instance, I believe Wilbur-By-The-Sea had a monthly, and I'm  
16 almost certain Ponce Inlet had monthly. None of the -- none  
17 of the municipalities that he was renting had a week -- week  
18 vacation rental.

19 Q. Did -- did any -- any of those entities complain  
20 of that?

21 A. Very much so, yes.

22 Q. What steps do you know that they took?

23 A. They were fighting him. They were trying to fight  
24 him in court. The police were frequently called. The  
25 vacationers would call me and say the police were there.

1 And it was a war that was going on between the neighbors  
2 surrounding all of the properties. Because the properties  
3 he was buying were all residential properties. There was  
4 really -- everything was entrenched in a community where --  
5 where long-term -- I mean, I don't want to say -- residents,  
6 full-time residents were living. And then there's a  
7 disconnect between a vacation -- somebody on vacation for a  
8 week and somebody who's living their life going to work.  
9 And so between the parties, and just being loud, the music,  
10 people coming and going -- these were big homes, for the  
11 most part, so they would have several cars, you know, lots  
12 of kids. They'd be putting a lot of people into these  
13 homes. And so it does create a different lifestyle than  
14 what a resident is -- is living. And it was just constant,  
15 constant battles.

16 Q. Did -- did Jimmy Sotolongo take any steps to try  
17 to change that legal problem?

18 A. He tried to petition the courts. He was looking  
19 to get them to change to a long -- to a short term.

20 Q. Now, how did that -- how did that go?

21 A. I don't know the outcome, because it was pretty  
22 close to the end of my time with him. I didn't work for him  
23 for long. And he made me go to the courthouse. He made  
24 everybody who worked for him go to the courthouse and swear  
25 in and say that -- that we felt we should have short-term

1 rentals. So we went to DeLand. And I don't know -- I never  
2 did find out what the outcome to that was. I don't think  
3 they changed anything on their books as far as -- I think if  
4 I were to check, I would imagine that I would find that they  
5 probably still do month -- that they still have the longer  
6 rentals for those communities.

7 Q. Was Mr. Sotolongo involved in trying to influence  
8 politicians, council members, city members?

9 A. He pretty much tried to influence anybody he -- he  
10 could get his hands on. He was somebody who felt as though  
11 he could get people -- persuade people to be on his side.

12 Q. How did that work?

13 A. You know, again, I left before he really had --  
14 there was an election going on, after the fact, and -- and I  
15 know that he was backing -- you know, that he was pretty  
16 heavily in the camp of different politicians.

17 Q. Do you remember which ones they were? Which  
18 politicians?

19 A. I remember that he really wanted Josh Wagner to  
20 win.

21 Q. Did you ever --

22 A. And Joyce Cusack. He really wanted her to win.

23 Q. Did you ever meet Josh Wagner?

24 A. I met him at something unrelated to -- to that.  
25 Before I knew that Jimmy was involved with trying to support

1 him, I had gone to a fundraiser, and it was totally  
2 unrelated to that. And then somebody said something about  
3 Jimmy Sotolongo was really backing him, and I just bowed  
4 out. I don't have any use for Jimmy Sotolongo, and I wanted  
5 no part -- I figured, then, at that point, that I wanted no  
6 part of anybody that -- that he would be endorsing or  
7 supporting. But it was a very casual fundraiser that  
8 somebody had in their backyard. Like a Sunday picnic-type  
9 of thing. As a matter of fact, it was one of his neighbors  
10 over there where he lives. And I was actually afraid that  
11 Jimmy might show up, so I just left.

12 Q. This was in Josh Wagner's --

13 A. This was -- yeah, Josh Wagner's neighbor in that  
14 little community. And this was before. This was not on a  
15 re-election. This was when he was first initially running  
16 for office.

17 Q. Did you ever see Josh Wagner in the -- in the  
18 offices where you worked for Jimmy?

19 A. No. At that point they were not friends. As a  
20 matter of fact, they had -- they -- they -- and I'm going --  
21 this is hearsay, and I do want to clarify that, that this is  
22 not something I saw myself or, you know -- but the word was  
23 that they had almost come into a fistfight. And it was told  
24 to me that it was over the fact that Josh was against the  
25 short-term rentals. And this was still when I was there,

1 and so I knew, at that -- at that point in time, my  
2 knowledge was that Josh Wagner would never be on Jimmy  
3 Sotolongo's side for the short-term rentals.

4 So when I went to the fundraiser, I never thought  
5 that Jimmy would be involved with him, you know. And so  
6 when I found that out that, oh, he's -- he's supporting him,  
7 he's one of his backers, or, you know, he's, you know, on  
8 the Josh bandwagon, so to speak, I just thought, oh, my  
9 gosh. That would not have been something I expected. So I  
10 just left. I figured, I'm not even going to be around here  
11 just in case he shows up.

12 Q. Who's the source of the hearsay that they almost  
13 had a fistfight?

14 A. I don't -- you know, if I tell you -- I don't -- I  
15 can give -- I can give you her name. She's a neighbor.  
16 She's in the neighborhood and was a friend of Josh's. And  
17 she actually was responsible for trying to smooth the whole  
18 thing over. But I hate --

19 Q. But I need to know.

20 A. Dawn Lopez. I mean, it's -- I just hate to see  
21 her get involved in something that --

22 Q. What -- what relationship does she have with Josh?

23 A. She was friends.

24 Q. Just friends?

25 A. She was friends.



1 Q. She didn't work there or anything?

2 A. No. It's a very small community, and they're all  
3 a bunch of -- you know, they all hang out at the beach.  
4 They're just friends. So she's just a friend. She, at the  
5 time, was a friends of Josh's.

6 Q. When did you leave Waverly?

7 A. July of 2007.

8 Q. Have you had any contact with -- with Waverly  
9 since then?

10 A. Jimmy came to my bakery and threatened to kill me,  
11 actually. And we have that -- that's on record. Where I  
12 was baking at the time was in the Spruce Creek Fly-In. So  
13 we had him and Ramara coming through giving a false reason  
14 at the gate as to why -- we have it on their surveillance.  
15 As to why they were there. She was there to show a  
16 property, is what she said. And they came there and he came  
17 in. And he had found out that I was pretty much telling  
18 what I knew about the mortgage fraud, and that was -- that  
19 was so many years ago that I didn't even know it was  
20 mortgage fraud. I just knew that what he was doing was  
21 wrong. And I was trying to see -- you know, get the  
22 attention of somebody, you know. I was calling property  
23 appraisers and different -- different people trying to point  
24 them in the direction of him and make people aware of  
25 what -- what was happening. And he found out and he was not

1 happy.

2 Q. What did he say?

3 A. That he was going to kill me if I didn't stop.

4 And he actually -- he came at me, you know, and, I mean, he  
5 was -- he just stopped himself short of -- of physical  
6 violence. And so I called -- after he left -- I mean, there  
7 was nothing I could do. I was in there by myself, so I just  
8 stood as still as -- I had never been in a situation like  
9 before, and hope to never be in one again. Called security.  
10 You know, called the security. They came, got the sheriff  
11 there. And so, at that point, then I got an attorney  
12 involved, because that made me more determined to -- to  
13 expose him for what he is.

14 Q. Who was your attorney?

15 A. He was just disbarred. Isn't this terrible. Skip  
16 Foster. He's got all of the paperwork and everything, too.

17 Q. Did you say he was just disbarred?

18 A. Just was disbarred, yeah. From my knowledge, just  
19 from what was in the paper, I think he was -- there was a  
20 check bounced from a trust fund or something.

21 Q. Yeah. Yeah. I think I saw that. Was -- was he  
22 any help to you?

23 A. Yes, he was. What we did was, together, we went  
24 to the FBI, and we -- we told them that we really needed to  
25 show them -- you know, talk to them and give property

1 addresses and -- you know, because I had a lot in my head.  
2 I knew -- I knew all the addresses. I knew them and I knew  
3 them well. I mean, I had them thoroughly memorized, because  
4 I was renting these houses out. So when somebody would call  
5 me, you know, I'd be, like, okay, you know -- they'd be  
6 looking at, you know, 41 -- you know, they'd say they wanted  
7 a four bedroom. Well, we have one at 4115 South Atlantic.  
8 So by how I was selling, I mean, every property was in my  
9 head and I knew pretty much what was, you know -- what was  
10 going on with each one. So we went to -- we went to the  
11 FBI.

12 But then also Mike Hullett was also burned by him  
13 and was operating under his own investigation, so -- you  
14 know, so, we sort of -- so, I mean, he would get the credit  
15 for it. I'm not trying to take credit away from him for  
16 anything. I'm just saying that -- that we were trying to  
17 make somebody in authority aware of what was happening with  
18 these -- with this mortgage fraud.

19 Q. Were you ever burned by him?

20 A. Yes.

21 Q. How so?

22 A. We bought one of the properties, my brother and I,  
23 and that will be -- we'll be, you know, testifying. We're  
24 on the witness list. We bought one of the properties, and  
25 he -- basically it was -- I mean, I always called it

1 identity theft. He used my brother's -- my brother and I  
2 were buying a condo, and he -- he heard me on the phone, and  
3 I was still working for him. And that's actually why we --  
4 that was part of the reason I left, because he just  
5 thoroughly -- he will steal a Social Security number and buy  
6 a house in your name. And he's ruthless. He's absolutely  
7 ruthless. So he burdened my brother with -- actually with a  
8 1.2 million dollars house, which we got out from under,  
9 but --

10 Q. He used your brother's identity to buy the house?

11 A. (Nods head affirmatively.)

12 Q. And he didn't do you the favor of paying for it?

13 A. Hum-um. He --

14 Q. She's nodding, apparently.

15 A. I'm sorry. I'm sorry. Yes. Yes. You can't hear  
16 a nod, can you? Yes, he -- he said he would help us with  
17 the -- he had a mortgage broker, he said, who could help us  
18 with the condo. And the mortgage broker, of course, was  
19 Chris Mencis, and that's how I got to meet the whole cast of  
20 characters.

21 Q. Do you know if, since the time that you left  
22 there, has Josh developed a relationship with --

23 A. Yes.

24 Q. -- with Jimmy?

25 A. Jimmy, yes. They got involved together. I

1 knew -- I went to set up to sell cookies at the Green  
2 Market. Unbeknownst to me it was Josh and Jimmy's joint  
3 venture. So I had my little display all set up and here  
4 comes Ramara. And I just shut down and got out of there. I  
5 saw Josh. You know, Jimmy, Josh, everybody was there that  
6 day. You might say it was a hostile environment.

7 Q. Did Josh ever show any hostility to you?

8 A. No.

9 Q. Do you have any other experience with Josh's  
10 relationship with Jimmy?

11 A. That's all I have, because he came after -- their  
12 friendship came after my -- my time there. During my time  
13 there, they were -- they were not friends.

14 Q. Did you ever see any sign that Josh was present at  
15 that place of business?

16 A. Oh, after -- from driving by, yes.

17 Q. Tell me about that.

18 A. Well, if -- my son lives in Ponce Inlet, so you  
19 would drive by Waverly and -- I mean, I would drive by  
20 Waverly and you would see their cars.

21 Q. See Josh's car?

22 A. Um-hum. Jimmy, Ramara.

23 Q. What is Josh's car?

24 A. You know what, and I can't remember. I just knew  
25 the car. And I'm trying -- I was thinking to myself, now

1 he's going to ask what kind of car and I don't remember. I  
2 just -- everybody -- when I say "everybody," that's such a  
3 sweeping comment. But people would talk. This has been --  
4 this has been widely followed and widely gossipped about.  
5 And I guess it's more of a gossipy thing, you know, with  
6 people saying, Did you see -- did you see they were all  
7 there? They must have been having a big meeting. They  
8 were -- because all of the cars would be there after hours.  
9 And I know that the process servers were trying to serve  
10 Jimmy with different papers and they'd be trying -- they'd  
11 be dodging them. And so you'd see -- so they'd be there at  
12 night. You'd see all of the cars there late at night. And  
13 so they just had their little group, you know, that -- and I  
14 don't think Josh was ever involved. I never heard or even  
15 would have suspected or thought for a second that he was  
16 involved in anything with the mortgage fraud or any of that.  
17 You know, I mean I know that they got involved in that Green  
18 Market and they were involved in the paper -- or the  
19 magazine that they were doing. And then there was also that  
20 other market up in Holly Hill, and then, of course, the  
21 pier.

22 Q. Are you acquainted with Josh, other than what  
23 you --

24 A. I don't think he'd know who I was. I don't think  
25 he would -- I don't -- I don't know.

1 Q. Do you know P.J. Warner?

2 A. Yes.

3 Q. What do you know about him?

4 A. Well, he worked for Jimmy and Ramara. He was  
5 their realtor -- one of their realtors. He had left RE/MAX  
6 and came with them and --

7 Q. Was he still there when you left?

8 A. Yes.

9 Q. Do you know how long he stayed after that?

10 A. He stayed there for a while. And I was wondering  
11 how long it would be before he -- he had it with them. They  
12 had a habit of not paying people what they owed them. And  
13 that went for gardeners and pool people, anybody who did  
14 work for them. That was just their MO. They just didn't  
15 pay for work. They would burn air conditioning repair  
16 people. It was nothing for me to go to a house to get it  
17 ready for a vacation renter -- rental people coming in and  
18 find it posted by FPL. That they had shut down the power.  
19 They had to shut the power off for nonpayment. And then he  
20 would just tell me to put it on my credit card. And I would  
21 do it, because there were people coming in that had paid  
22 thousands of dollars to be there. And I'd be in a panic.  
23 And, you know, I'll pay you, I'll pay you, and then he would  
24 stiff you. That's just the kind of guy he is. Jimmy is the  
25 kind of guy you spent most of your time chasing him for

1 money and he just never -- he just always dodged and always  
2 made sure that he didn't pay you.

3 Q. Do you think Jimmy was influential in the  
4 community?

5 A. In his mind he probably thought he was. They  
6 played the big shots. They'd go to restaurants and play  
7 that big shot role. More so Ramara than him. But their  
8 circle was small. They didn't really have a lot of people  
9 that -- that they -- they were their own little group, and  
10 so I didn't --

11 Q. Who -- who was in that group?

12 A. Jimmy, Ramara. They had a girl working for them  
13 named Renee Hallman. I think it was Hallman. I always want  
14 to say Hall, but I'm pretty sure Hallman. And then Kim.  
15 Kim Was. Was. Something like that. Stephanie. Stephanie  
16 Musselwhite. He had -- his brother-in-law would come over.  
17 He'd be part of their group. Steve Madson.

18 Q. M-A-T --

19 A. M-A-D -- I think it's M-A-D-S-O-N. But they  
20 didn't have a real big circle, you know. They just --  
21 Ramara's mother, they were always hanging around with her.

22 Q. Marilyn?

23 A. Yes. Um-hum.

24 Q. If -- if you heard someone say that it seemed that  
25 Jimmy and Ramara just knew everybody in town, would you --



1 would you buy that?

2 A. No. No. Unless things changed after I left, I  
3 don't -- they weren't liked. They weren't well liked. He  
4 just -- Ramara was the one who was really trying to get into  
5 that -- you know, break into that circle with realtors and,  
6 you know, be -- be -- oh, Aswin Suri. That was a guy they  
7 hung out with a lot. I knew there was somebody. Yes, they  
8 really hung out with him a lot.

9 Q. And he's a realtor?

10 A. Yes.

11 Q. Did you say that you left there in July of '07?

12 A. Yes.

13 Q. I wrote that date down, but I didn't write down  
14 what it was about.

15 A. It was the month I found out that my brother owned  
16 a house.

17 Q. Was it the same month he found out?

18 A. (Nods head affirmatively.)

19 Q. Must have been a nice house?

20 A. Oh, it's a beautiful house, yeah. It was a  
21 horrible situation.

22 Q. When do you think you're going to testify?

23 A. On the 17th of March.

24 Q. Do you think P.J. Warner was involved in any of  
25 Jimmy's wrongdoing?

1           A.    No, I don't. And the reason I don't is I think  
2   that you just get caught up doing what Jimmy wants you to  
3   do. And he paints such a rosy picture, and he just sells  
4   you just a package of -- of nothing. You know, and it's  
5   easy to get caught up in it and just -- it's hard to explain  
6   Jimmy, but it's easy to do his bidding just because he has  
7   almost, like, an -- like, he's, like, always frantic. You  
8   know, like, you have to get over there and you have to --  
9   you know, and you find yourself doing stuff that you just,  
10  in retrospect say, why did I do that? But when you're in  
11  it -- and then there's always the promise of money or then  
12  -- he starts you out with the promise of money. You're  
13  going to make this much money. And then what he does is --  
14  then he owes you money, and then you're stuck, because now  
15  you're in it trying to get your money that he owes you. And  
16  it gets to be more and more and more. And it's a snowball  
17  effect. And he's very, very good at this.

18               And I watched him do it to everybody around us. I  
19  mean, it wasn't -- you know, and people would call me up  
20  hysterical. You know, I mean, regular -- you know, these  
21  are working stiffes. These are people that just he would --  
22  I'll give you a for instance, because it's very hard to  
23  explain this. But he would get a pool cleaner. And this is  
24  just a regular old guy who just has a pool cleaning  
25  business, you know. And he says, I've got all of these

1 houses and you're going to be my pool cleaner. You're going  
2 to take care of every one of my houses. You can quit  
3 everything else you're doing and just keep my -- and I'm  
4 going pay you this much money. And the poor person is in.  
5 He's fixing pools, he's doing this, he's doing that, and by  
6 the time he realizes that this guy has no intention of  
7 paying him, he's already invested so much of his time, so  
8 much of his money, and he's stuck. And then they're calling  
9 me, because I was, you know -- and I'm thinking, he owes me  
10 money. I mean, I can't do anything to change this  
11 situation. And I talked to these people. I mean, I had to  
12 listen to them. Not that they thought I could do anything.  
13 They just -- you know, when somebody's frantic, they're just  
14 looking for somebody to -- for a shoulder to cry on. And  
15 they're saying, What do I do? How do I get my money? And  
16 that's how he operates.

17           And I think -- I don't know this for fact. I have  
18 absolutely -- I'm purely speculating. But I think P.J. was  
19 just as caught up in it. I think that you just find  
20 yourself thinking that around the next corner, you're going  
21 to get your money that he owes you and it's going to be  
22 okay. Because you can't believe that somebody would treat  
23 you so poorly, the way he treats people. He's probably out  
24 in the parking lot right now slashing my tires.

25           Q. Well, that brings up my next question, which was,

1 have you had contact with him since that incident at the  
2 Fly-In?

3 A. No. And -- and my guy, Robert Robashard  
4 (phonetic), from the FBI, tells me that he -- I mean, if he  
5 could get away with murder, I'd be number one on his list.  
6 He does not like me. Just the other day Robert called me  
7 and we were talking about the testimony. And he said, Man,  
8 he hates you. And I said, I know, you know, and --

9 Q. Do you think he was egging you on for your  
10 testimony?

11 A. I think that Jimmy hates me. Yes, to a degree.  
12 And I also think that Jimmy hates me because he can't  
13 control me. I'm like that loose cannon that's running  
14 around out there just -- you know, most of the people, you  
15 know, he keeps them close and they don't -- they never stray  
16 and he has -- he kind of can control them. Like, I'd be  
17 surprised if -- you know, like, you wouldn't catch some of  
18 the people in his inner circle ever saying a word against  
19 him. He has kind of like a spell on people, and so I think  
20 it bothers him that there's people out there staying stuff  
21 about him.

22 Q. While you were working with or for Jimmy, were you  
23 aware of any active political campaigning support?

24 A. He hadn't gotten to that point yet. I think that  
25 what happened was -- it was, like, the timing on this all

1 worked out where he was in -- doing battle with all the  
2 people in that neighborhood of Wilbur-By-The-Sea, and then  
3 also in Ponce Inlet. And he was picking up more problems in  
4 the other areas because he was going further up. He was up  
5 into Ormond at that point.

6 And I think after we went to the DeLand thing, I  
7 think probably what might have happened is that it didn't go  
8 well, he didn't get the desired results out of that deal,  
9 and I think that the homeowners were just so outraged and so  
10 upset. And then, of course, you're fighting against what's  
11 already on the books. You know, it's not like he was trying  
12 to protect something that was, he was trying to change  
13 something that was, which is always an uphill battle. And I  
14 think that he thought, okay, this is going nowhere positive.  
15 I need to reverse direction here and come at this from a  
16 different approach.

17 That would be -- and then at that point, shortly  
18 after the DeLand thing where we all had to go up and say why  
19 we thought weekly rentals would be terrific, I left. He  
20 had -- like I said, he had done that to my brother, and that  
21 was the end of me. And so from -- then he got political.  
22 Then I heard that, oh, Jimmy's very political and he's  
23 getting into the political scene and he's backing different  
24 politicians. You know, and at the time, I didn't put two  
25 and two together, because I wasn't really that interested

1 in -- I was more focused on that whole mortgage fraud thing.

2 Q. When you went to DeLand, do you remember where you  
3 went? What the situation was?

4 A. What had happened was that people were trying to,  
5 like, shut him down, you know. The person across the  
6 street, and I wish -- I wish I could remember her name. I  
7 talked to her a million times afterwards, and for the life  
8 of me -- because it was 2007. And I don't remember --  
9 but -- but it's an attorney that lives directly across the  
10 street from -- it was 4221 South Atlantic. And she -- her  
11 husband was an attorney and she was his secretary, or she  
12 did his office work, and they were just -- she was just out  
13 of her mind over this whole thing. She just was -- so I'm  
14 pretty sure that she spearheaded the movement to get him  
15 to -- like to just enforce -- to hold up, you know, to  
16 enforce the monthly -- the monthly rental thing and just --  
17 because she was getting nowhere with the police.

18 Q. The setting where you testified --

19 A. Um-hum.

20 Q. You testified, but was it a trial?

21 A. It wasn't a trial. It was -- it was everybody got  
22 up, everybody sat there, and then she went up. I remember  
23 that woman just speaking her case and just saying, This  
24 needs -- and I think -- I know exactly what it was. I just  
25 remembered. Okay. They appeared before the county council.

1 It was the county council meeting. And then everybody had  
2 to -- they were trying to -- Jimmy was trying to get them to  
3 change to weekly. That's what it was. To change to weekly  
4 meetings.

5 Q. Weekly rentals?

6 A. Rentals. That's what it was.

7 Q. So this was the county council sitting up there --

8 A. Yes. Yes. And this predates Josh Wagner. Yeah.  
9 They weren't -- I wouldn't have a clue who was on at the  
10 time, but it was 2007.

11 Q. And -- and the request was to allow short term?

12 A. Yes.

13 Q. And that didn't happen?

14 A. No. No. It was -- it was those in favor. So, I  
15 mean, he had a bunch of employees getting up. I mean, you  
16 know what I mean? How much of an impact is that going to  
17 make on a county council member, really? You know, it's,  
18 like, okay, I rent these properties. And it would be a heck  
19 of a lot easier -- it's a heck of a lot easier to rent a  
20 property for a week than for a month, was, basically, what I  
21 said, which is a no-brainer. I mean, you know, the average  
22 family can get away for a week, but a month is a tough  
23 rental. And that was what I said. And then other people  
24 said whatever they said.

25 And then the women who -- there were a lot of

1 people there who were completely against it and against him.  
2 And then they just went up one by one and said, you know,  
3 this guy is just making our lives miserable. And then it  
4 was -- whenever this meeting was, it was not long afterwards  
5 that I was done with -- with him.

6 Q. Do you know James Brown?

7 A. I never met him. I mean, I certainly know of him  
8 from reading about him in the paper, but I never actually  
9 met the man.

10 Q. He came in after you had left?

11 A. Yes. Yes. Jimmy was telling me that he was  
12 buying a bench -- the bench business, and that he wanted me  
13 to be the salesperson for the -- for the bench ads. But  
14 that, of course, never happened. I was long -- I was long  
15 gone by the time he got those benches.

16 Q. Where was your office that you -- where you  
17 worked?

18 A. He -- at first I worked just from my phone, and  
19 sort of mobile. I would just rent the property -- he would  
20 show me the new house. He would -- he'd buy a house, we'd  
21 go -- we'd meet at the house, he would show me through it.  
22 I'd have the whole thing. I'd set up the VRBO listing for  
23 it, vacation rental by owner. Set up. And he wasn't even  
24 calling it anything at that point. It wasn't even a name.  
25 Because we used VRBO, which is a vacation rental by owner,



1 it wasn't even a business at that point. And then -- so the  
2 phone would ring wherever I'd be, you know, at a restaurant,  
3 at home, doing anything, and I would just talk to the people  
4 about -- he only had a few houses at that time. And I would  
5 tell them what he had and what was available, and then book  
6 it, send them a contract.

7 And then it was getting to the point where, you  
8 know, I needed a fax machine to be faxing contracts and, you  
9 know, the rental agreements and that sort of thing. So he  
10 rented a place on Ridgewood Avenue. And it is where the  
11 Chops Martini restaurant is. Behind them they also own a  
12 square building that just sits in the back, the parking lot,  
13 and it was me in there by myself. It was absurd.

14 And he and Ramara -- at that point Ramara was on  
15 board with the whole -- you know, they were doing whatever  
16 they were doing. And I don't think he wanted me anywhere  
17 near them or their conversations or anything that was going  
18 on. So I was always there. And then that's when he hired,  
19 what's her name, Was, Kim Was, and Renee Hallman. And then  
20 so I was there by myself and then they were all at -- he  
21 rented a place in the Shores, north of the Dunlawton Bridge  
22 near where that Cracked Egg restaurant is. There was a  
23 little building that he rented in there, and that's where  
24 they all were. And to the point where I didn't even know  
25 about it. It was -- they were there for weeks, or maybe

1 even months before I even knew this place existed. And --  
2 and then he was working on the Waverly building down  
3 further, the one that's south of Dunlawton.

4 Q. Where is Renee Hallman now?

5 A. I'd like -- I'd like to know just because I've  
6 don't -- I got to watch my back with that one, too. She's  
7 scary. She, if -- Mike Hullett thought she was in either  
8 the Dominican Republic or Costa Rica. I find that -- he and  
9 I both agree we find that hard to believe, because she's  
10 supposedly on probation for embezzling from one of the --  
11 from the rental place that she had worked at before she came  
12 to work for Jimmy. And so I have no idea where she is. But  
13 she is one seriously dangerous woman. She is scary.

14 Q. Why do you say that?

15 A. Oh, she's just -- she is hard core. I mean, she  
16 is just one of those people. She'd walk in the room right  
17 now and she's got, like, that pit bull, like, I'm going to  
18 beat somebody up type of demeanor. Lots and lots of drugs.  
19 Just a miserable human being.

20 Q. Did she ever threaten you?

21 A. Oh, yeah. Oh, these people were ruthless. I got  
22 out of there. I mean, this got ugly when he did that with  
23 the house to my brother. And then he used her as his, you  
24 know, like his henchman, more or less, I guess. She just --  
25 she didn't say, I'll hurt you or I'll harm you. She was

1 more, like, just intimidating and just -- if you met her,  
2 you'd know exactly what I mean. She's just a terrible,  
3 terrible human being.

4 Q. Do you know Ted Doran?

5 A. No.

6 Q. Do you know William Stone?

7 A. William Stone? Hum-um.

8 Q. Manny Bornia?

9 A. Yes.

10 Q. How do you know him?

11 A. He was the one -- his wife came into my Grammy K's  
12 Bakery in New Smyrna Beach and said they were opening this  
13 Green Market. And as soon as she identified herself, I  
14 thought, I wonder if she's any way related to -- because  
15 that was pretty much in the paper about him with the state  
16 college, you know, with the money that went missing. So I  
17 knew -- I knew the name. He's, again, somebody that  
18 doesn't, you know, enjoy a good reputation. And I thought,  
19 I wonder if she would -- if she has anything to do with  
20 that.

21 And then I said I would try the market and I gave  
22 her a check. You know, I signed up the thing and check.  
23 And then I went there, like I said, and it was -- yeah,  
24 Manny was there and Jimmy and Ramara, and Josh was there.  
25 And -- and I took down my tent and table as fast as I could

1 and loaded up my car and got out of there. And that's when  
2 I realized that he and Manny were in cahoots.

3 Q. Is there anything else that you'd like to put on  
4 the record regarding --

5 A. I don't think so. I think -- I think you covered  
6 everything, in terms of what I know about that period of  
7 time.

8 Q. Okay. Did you get a subpoena?

9 A. Yes.

10 Q. Oh, I just wanted to make -- I thank you for  
11 coming.

12 A. Oh, you're welcome. I would have come without it.

13 (WHEREUPON, the interview was concluded.)  
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CERTIFICATE OF REPORTER OATH

STATE OF FLORIDA )

COUNTY OF VOLUSIA )

I, Shannon Green, Registered Professional  
Reporter, the undersigned authority certify that  
Kathleen Blackman named herein personally appeared  
before me and was duly sworn on the 25th day of  
February, 2014.

WITNESS my hand and official seal this  
14th day of March, 2014.

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Shannon Green  
Registered Professional Reporter  
Notary Public - State of Florida  
My Commission No. EE852120  
My Commission Expires 1-8-2017

## 1 CERTIFICATE OF REPORTER

2  
3 STATE OF FLORIDA )4 COUNTY OF VOLUSIA )  
5

6 I, Shannon Green, Registered Professional  
7 Reporter, certify that I was authorized to and did  
8 stenographically report the foregoing proceedings;  
9 that a review of the transcript was requested, and  
10 that the transcript is a true and complete record of  
11 my stenographic notes.

12 I FURTHER CERTIFY that I am not a  
13 relative, employee, attorney or counsel of any of  
14 the parties, nor am I a relative or employee of any  
15 of the parties' attorney or counsel connected with  
16 the action, nor am I financially interested in this  
17 action.

18 Dated this 14th day of March, 2014.  
19  
20  
21

22 \_\_\_\_\_  
23 Shannon Green  
24 Registered Professional Reporter  
25

## ERRATA SHEET

INTERVIEW OF: KATHLEEN BLACKMAN

## ERRATA

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Under penalties of perjury, I declare that I have  
read the foregoing document and that the facts  
in it are true.

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