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INTERVIEW OF:
MICHAEL HULLETT

DATE TAKEN: FEBRUARY 5, 2014

TIME: 10:36 A.M. - 11:16 A.M.

PLACE: KANEY & OLIVARI, P.L.
55 SETON TRAIL
ORMOND BEACH, FLORIDA 32176

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 MICHAEL HULLETT,

3 was called as a witness and, having first been

4 duly sworn, testified as follows:

5 BY MR. KANEY:

6 Q. Would you state your name, please?

7 A. Michael Reed Hullett, H-u-l-l-e-t-t.

8 Q. And your address?

9 A. 2730 -- actually, let's do our Ormond address.
10 1413 Golf Avenue, Ormond Beach, Florida.

11 Q. Are you employed, Mr. Hullett?

12 A. Yes.

13 Q. In what capacity?

14 A. I'm a private investigator.

15 Q. Where is your place of business?

16 A. Orlando, Florida. 4630 South Orange Blossom
17 Trail.

18 Q. What do you -- what kind of matters do you handle
19 as an investigator?

20 A. Primary -- primarily background checks for
21 investors.

22 Q. As you know, we're here on the investigation by
23 the county council to question the participation of Waverly
24 Media, and others in the council elections, and I'm -- I'm
25 taking your statement by assignment as special counsel for

1 the county council. It will be -- this will be, in all
2 respects, the same as a deposition, which I'm sure you're
3 familiar with.

4 A. Understood.

5 Q. Right. Are you acquainted with -- let's see where
6 we want to start. With Jimmy Sotolongo?

7 A. I'm well acquainted with him, yes.

8 Q. How do you know him?

9 A. Jimmy Sotolongo asked -- came to my father, John
10 Hullett, for a -- a private mortgage loan back in 2007 on a
11 property out in Dade City. Jimmy came to him for three
12 other loans before things started going sour and we realized
13 that they were not on the up and up.

14 Q. Did the loans go in default?

15 A. The loans ended up going into default. My father
16 foreclosed on all of them and eventually got the properties
17 back. The properties had all been fraudulently inflated
18 in -- in price, so their value is about a third what he
19 loaned on them.

20 Q. Are you familiar with the Waverly Media, LLC,
21 business?

22 A. I am.

23 Q. And what do you know that to be?

24 A. That is primarily the bus bench business that
25 Jimmy Sotolongo, Ramara Garrett and Stephanie Musselwhite

1 had where they sell advertising on bus benches in local
2 municipalities.

3 Q. Where is that business located?

4 A. I believe 15 Dairy Court.

5 Q. And that's in Port Orange?

6 A. In Port Orange. I know the warehouse is located
7 there. I think the business is.

8 Q. Have you had dealings or interactions with Waverly
9 Media.

10 A. No interactions with Waverly Media -- well, no, no
11 interactions with Waverly Media.

12 Q. What have you done that's almost like an
13 interaction that you started to say?

14 A. One of the properties that my father made a loan
15 on that turned out to be a -- a scam was a car lot on 556
16 West International Speedway Boulevard. And that particular
17 car lot was about \$2,500 a month were the payments on them.
18 And Waverly essentially gave the use of the car lot to Joyce
19 Cusack for her last campaign headquarters. I think they
20 gave it to her for a total of three months, and charged
21 nothing for it. Ms. Cusack acknowledges that.

22 Q. Well, I was just going to ask you, how do you know
23 that?

24 A. I checked on the car lot on a regular basis, and
25 we noticed that her campaign sign was up and we -- we found

1 out through -- actually P.J. Warner, who I think you are
2 going to depose at some time later --

3 Q. Yes.

4 A. -- that no payments were made to the Waverly by
5 the Cusack campaign. No payments were made to my father
6 either by Waverly at the time. So it amounted to an in-kind
7 donation of about \$8,000.

8 Q. Why do you say that Ms. Cusack admits that she had
9 it for free?

10 A. Oh, she spoke with Lyda Longa of the Daytona Beach
11 News-Journal and acknowledged that she did have the use of
12 the car lot as her campaign headquarters, and that she was
13 not charged for it. She says that Jimmy and Ramara had
14 simply offered it to her.

15 Q. We didn't get Ramara on the record. Who is
16 Ramara?

17 A. Ramara Garrett.

18 Q. And what is her role in this?

19 A. Ramara Garrett is -- that's, I guess, the
20 president of Waverly Media. She's the founder of it. She's
21 the real estate broker who was the president of Waverly
22 Properties and several other businesses. She also was a
23 primary member of three different businesses that Councilman
24 Wagner was associated with.

25 Q. Councilman Josh Wagner of the county council?

1 A. Yes.

2 Q. What were those businesses?

3 A. Vanguard Omni Media, Daytona Beach Pier, and I'm
4 not sure the -- the -- I think it was Daytona Beach Pier,
5 Inc., but I'm not exactly certain of that. And I don't know
6 the third one off the top of my head.

7 Q. What was Vanguard Omni Media engaged in?

8 A. Vanguard Omni Media was essentially Floridian View
9 magazine.

10 Q. Daytona Beach Pier, what was that venture?

11 A. That was a group including James Sotolongo, Ramara
12 Garrett, Marilyn Hooper, her husband, Russell Hooper, Josh
13 Wagner, and they were -- they wanted to build a restaurant
14 on the renovated pier, and they were in competition with
15 Joe's Crab Shack for it. They ended up losing the -- the
16 competition and -- and Joe's Crab Shack was awarded it.

17 Q. Florida View is a magazine that they were
18 publishing?

19 A. Floridian View is a magazine they were publishing.
20 Manuel Borneo was the editor-in-chief until he was fired by
21 Ramara Garrett.

22 Q. Do you know if Floridian View carried political
23 advertisements?

24 A. They did.

25 Q. Do you have any knowledge of the dealings between

1 Floridian View and the candidates?

2 A. No, I do not.

3 MR. KANEY: Okay. Let's just mark this.

4 (Exhibit 1 was marked)

5 BY MR. KANEY:

6 Q. Mr. Hullett, I'm showing you what we've marked as
7 Exhibit 1 for this deposition. Are you familiar with that?

8 A. Yes. That is the car lot at 556 West
9 International Speedway Boulevard.

10 Q. And that is the one that you were just discussing?

11 A. That's the one I was just discussing.

12 Q. And who's in that picture?

13 A. Joyce Cusack, and I don't know the -- the two men
14 putting the sign up. And the sign is for Joyce Cusack's
15 campaign headquarters.

16 MR. KANEY: Okay. And let's mark this as 2.

17 (Exhibit 2 was marked)

18 BY MR. KANEY:

19 Q. And this is Exhibit 2. Are you familiar with that
20 document?

21 A. Yes. This is a check from Waverly Property Group.
22 Payment of \$2,862 on the car lot on International Speedway
23 Boulevard.

24 Q. What -- what would that payment be for?

25 A. One month.

1 Q. One month of?

2 A. Of the mortgage that my father held on it.

3 Q. And that's -- the payee is your father's company?

4 A. Yes, Grovigation, Inc.

5 Q. Grovigation, Inc. All right. And that's a
6 mortgage payment?

7 A. Yes.

8 Q. Do you know why East Colonial was scratched out
9 there on the --

10 A. My father also did a loan with them on the
11 property on East Colonial Drive in Orlando, and it appears
12 they just started typing the wrong name in and scratched it
13 out.

14 Q. Are you familiar with that signature?

15 A. That is Jimmy Sotolongo's signature.

16 Q. Okay. If you want to call it a signature.

17 A. It's sad that I'm familiar with that signature.

18 MR. KANEY: And let's just go ahead and mark this
19 as 3.

20 (Exhibit 3 was marked)

21 BY MR. KANEY:

22 Q. Would you identify that document, please?

23 A. Yes. This is another payment on the car lot at
24 556 West International Speedway Boulevard for \$2,862. And
25 that is another month's payment.

1 Q. Do these payments cover the period in which
2 Ms. Cusack was using the property as a campaign
3 headquarters?

4 A. Not these particular ones, no.

5 Q. Okay.

6 A. But they would be the amount that was owed during
7 those months.

8 Q. So your testimony is that that amount was paid
9 during the months that she was occupying it, even though
10 with a different check --

11 A. That amount should have been paid.

12 Q. Should have been paid?

13 A. But was not.

14 Q. Should have been paid. It was not paid by
15 Sotolongo?

16 A. It was not paid by Sotolongo.

17 Q. So he went in default?

18 A. He was in default on it, yes.

19 Q. And he was allowing Ms. Cusack to use the property
20 --

21 A. Right.

22 Q. -- for free?

23 A. For free.

24 Q. Well, since he wasn't paying anything for it, why
25 is that a gift from him to her?

1 A. Because he was supposed to be paying for it.

2 MR. KANEY: All right. Let's mark --

3 (Exhibit 4 was marked)

4 BY MR. KANEY:

5 Q. Let's do it this way. This we've marked as Number
6 4. Have you ever seen that before?

7 A. No, I haven't.

8 Q. Do you recognize that signature?

9 A. Yes.

10 Q. Whose signature is that?

11 A. Well, actually, my best guess is that it's
12 Jimmy's. Jimmy Sotolongo's. Yes, I would say it's Jimmy
13 Sotolongo's.

14 Q. And you're looking at the signature on the check?

15 A. I'm looking at the signature on the check that I
16 know is Jimmy Sotolongo's.

17 Q. Okay. Can you read the handwriting on that?

18 A. I believe it says, Doran benches, place order,
19 materials for invoice. I think it says, Doran benches,
20 total 60, order places ASAP. It looks like it needs to be,
21 and I don't know the word, Sunday. Keep off of books, only
22 bill. Okay retention.

23 Q. Okay. Thank you.

24 (Off the record discussion was held, after
25 which the following proceedings were had:).

1 MR. KANEY: Okay. Back on.

2 BY MR. KANEY:

3 Q. Do you know -- do you know how P.J. Warner came to
4 be -- came to know about the gift, the political gift, of
5 the headquarters?

6 A. P.J. Warner worked for Waverly Property Group, and
7 was in the office quite a bit, and they appear to have
8 talked openly about it. I spoke with P.J. yesterday. He
9 had called me. And I think I made him comfortable with --
10 with accepting the subpoena and speaking with you.

11 Q. Good. Good. He -- I don't think he reported that
12 to my assistant when she scheduled him.

13 Did you have occasion to spend any time at the
14 Waverly offices?

15 A. Only to pick up checks from my father, and I was
16 there the day we got them moved out of the Waverly offices.
17 They had been in foreclosure for about four years, and I was
18 helping the lady and gentleman who owned the building to get
19 them to finally leave. But that's -- that's my only time at
20 the offices.

21 Q. When you were in that office, did -- did you ever
22 have occasion to see Josh Wagner there?

23 A. No, I did not. I know that Josh was -- from
24 conversations with Jimmy primarily that Josh was there on a
25 very regular basis, and that they were very close friends.

1 From conversations with P.J. Warner, Josh was there several
2 times a week, if not on a daily basis, and would have
3 private meetings with either Ramara or Jimmy in the
4 conference room.

5 Q. Did you ever have occasion to discuss, with
6 Sotolongo, Josh -- Josh Wagner's desire to have Ted Doran
7 appointed to the -- what we call the HAAA board?

8 A. I did not speak with Jimmy about that
9 particularly. Jimmy spoke with P.J. about it.

10 Q. Okay.

11 A. And it was common knowledge in the office. I
12 believe that it was shortly after Ted Doran was appointed
13 that Jimmy contacted me and asked me, on behalf of Josh
14 Wagner, specifically, to -- if I would be willing to, as a
15 private investigator, follow Sean Belgrade and Blaine
16 Lansberry. Josh believed that they were in town when they
17 were not at the HAAA board voting. And it's my belief
18 that -- that the purpose of that was -- was their desire to
19 fire Janet Kersey at the time. It falls into that time
20 frame. I declined to do it. I didn't really have any idea
21 what the HAAA board was at the time, and I knew that a full
22 blown federal investigation was in the works against Jimmy
23 and Waverly Property, so it didn't make sense for me to say
24 yes.

25 Q. Do you know if Jimmy and Josh were interested in

1 promoting concerts?

2 A. Jimmy was extremely interested in it. I don't
3 know a lot about Josh's involvement in it. I only have
4 anecdotal --

5 Q. Well, this is not a court, and hearsay, if it's
6 credible, is useful. So if you believe it --

7 A. As I understand it, Josh was very involved in the
8 number of concerts that Jam for America put on. If
9 you'll -- I don't know if you've looked at it or not yet,
10 but the Jam for America website was Josh's campaign website.
11 Their Facebook site was Josh Wagner's campaign website for
12 his last election. It's my understanding that Josh was
13 involved in the concerts, once again, through P.J. Warner
14 and Kathy Blackman. But that's about all that I know about
15 it.

16 Q. Are you familiar with the method of accounting for
17 the proceeds of concerts?

18 A. As I understand it, the -- unless they were forced
19 to do it in another manner, the proceeds were -- were
20 handled strictly by members of Waverly, and they were taken
21 into a mobile home, a trailer, and counted there. And the
22 accounting for them was handled strictly by Jimmy Sotolongo,
23 Ramara Garrett, and probably a secretary. I'm not certain,
24 but that was where all of the cash was handled, and other
25 payments. And primarily the concerts were a cash business,

1 so --

2 Q. The concerts you're talking about, would have been
3 those promoted by Waverly?

4 A. By Waverly, yes.

5 Q. Do you remember any of them in particular?

6 A. One of them was Charlie Daniels concert. The
7 other was a Jam for America. That was with Gretchen Wilson.
8 And there were two others with lesser known performers, but
9 I'm not certain the names of those particular concerts.

10 Q. Do you know the name Don Poor?

11 A. No, I don't.

12 Q. Are you familiar with any discretion or
13 disagreement between Josh Wagner and Ticketmaster?

14 A. I am not familiar with it, no. Did you say Don
15 Moore or Don Poor?

16 Q. Poor as in poor. As in no money.

17 Based on your knowledge of the people and the
18 circumstances, going back to the firing of Janet Kersey,
19 what, if anything, do you think is the relationship between
20 that and the ability to get the cash -- to count the cash,
21 receive cash proceeds for concerts?

22 A. I'm not sure I understand the question. At least
23 as it relates to Janet.

24 Q. Well, let me see if I can ask a better question.

25 We stated that Jimmy Sotolongo was interested

1 in -- wanted to get Janet Kersey fired as the staff director
2 for the HAAA board, and did.

3 A. Um-hum.

4 Q. Do you have any understanding of what the reason
5 was for his wanting to get Janet out of there?

6 A. I have absolutely no idea why. I would also add
7 that at the time that the request was made, I didn't know
8 anything about Janet Kersey. I didn't make that connection
9 until several months later. It just simply fit the
10 timeline. And Belgrade and Lansberry were not interested in
11 having her fired.

12 Q. Do you have any knowledge of the bus bench
13 advertising program Waverly was running for political
14 candidates?

15 A. No, I do not.

16 Q. Do you know Jim Dinneen?

17 A. I know who he is, but I don't know him.

18 Q. Are you familiar with the fact that according to
19 the public records, he made a substantial reduction on the
20 mortgage of his home, I guess about a year ago?

21 A. 2010, yes.

22 Q. 2010. Okay. Do you have any information about
23 how he came to be able to make that reduction? What was it,
24 about \$400,000?

25 A. About 500,000, I think. I was told by a source

1 that he received the money from James Sotolongo.

2 Q. What was the nature of the transaction, if you
3 know?

4 A. No, I don't. I assumed that it would have been
5 cash, however, because I can find no record of it. I can
6 find no record of any mortgage that Mr. Dinneen took out
7 anywhere to make that reduction. My conjecture is that it
8 had something to do with the Daytona Beach Pier, plans that
9 Jimmy, Josh, and the rest had because the satisfaction of
10 the mortgage fell within that timeline. But that's only a
11 conjecture.

12 Q. You don't have any view as to how that would have
13 related?

14 A. Jim Dinneen could have helped them get that
15 contract, but they ended up not getting it, so --

16 Q. They didn't get their money's worth if that was
17 the deal?

18 A. They did not. But that contract was extremely
19 lucrative and would have been well worth that money. I did
20 not realize how lucrative it was until I looked at it a
21 little more in depth in the last week. If you had gotten
22 that contract, you would have made a tremendous profit.

23 Q. How do you figure that? How would that work?

24 A. Well, the restaurant itself would have just had
25 the potential of being an extremely profitable venture.

1 Joe's Crab Shack is talking about investing, and did invest,
2 several million into it and expects to recover millions from
3 it. The County was going to put a great deal of money into
4 the pier and renovate it, so the central business on the
5 pier would have been the restaurant.

6 Q. And you're -- you've gotten the understanding that
7 Jimmy Sotolongo supplied the funds to pay down Mr. Dinneen's
8 mortgage. What is your source for that?

9 A. It's a source that -- that an -- an individual
10 that does not want to come forward at this time.

11 Q. Okay. Well, I'll have to get the thumb tacks out
12 then.

13 A. I'm working on him.

14 Q. Okay. Is he -- is that source in a position to
15 really know?

16 A. I believe so. I'm also told that the News-Journal
17 has a source that says the same thing, and is not the same
18 source.

19 Q. Do you have any information about the city manager
20 in Holly Hill, the summer transaction?

21 A. The News-Journal does. I don't.

22 Q. Okay.

23 A. I know it was a much smaller payoff, and --

24 Q. Do you know James Gray?

25 A. No.

1 Q. Okay.

2 MR. KANEY: Okay. You can give me a copy. Do you
3 want a copy of your own?

4 (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
Michael Hullett named herein personally appeared
before me and was duly sworn on the 5th day of
February, 2014.

WITNESS my hand and official seal this
16th day of February, 2014.

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.

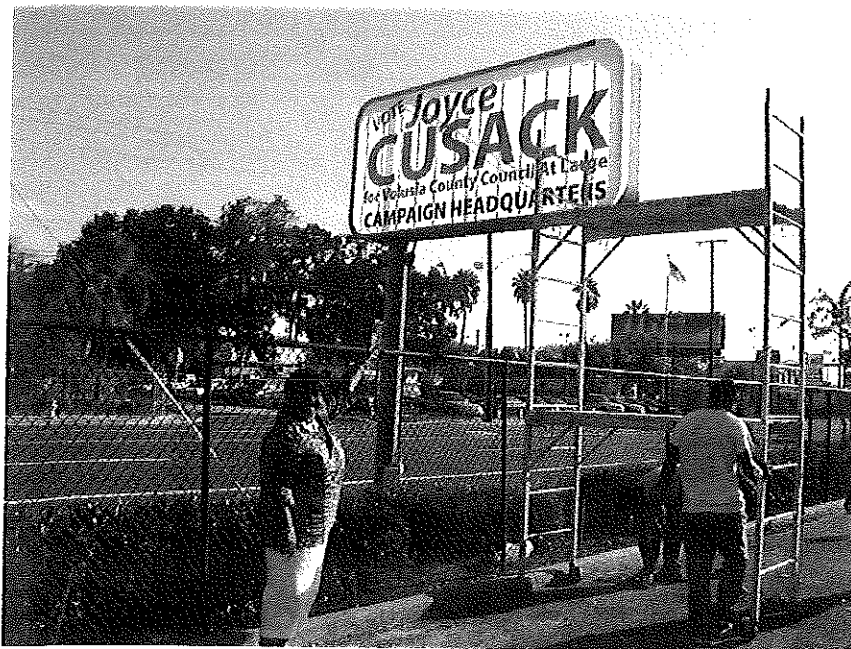
18 Dated this 16th day of February, 2014.
19
20
21

22 _____
23 Shannon Green
24 Registered Professional Reporter
25

ERRATA

[illegible]

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



Re Elect Joyce Cusack for Volusia
County Council At-Large
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Fanny Jackson-Diaz **Re**es this.



Fanny Jackson-Diaz JOYCE CUSACK, Candidate
for Volusia County Council at-Large, acknowledges
her new Campaign Headquarters and billboard @ 556
International Speedway Blvd., Daytona Beach, FL
September 19, 2010 at 10:41pm · Like



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EXHIBIT

2514 1

WAVERLY PROPERTY GROUP, LLC

3624 S ATLANTIC AVENUE, SUITE 102
DAYTONA BEACH SHORES, FL 32118
386-322-3600

SUNTRUST BANK

63-215631

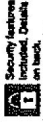
4037

12/30/2009

PAY TO THE
ORDER OF Grovigation, Inc.

\$ ***2,862.82

Two Thousand Eight Hundred Sixty-Two and 82/100***** DOLLARS



Grovigation, Inc.

P.O. Box 593492

Orlando, FL 32859

MEMO -East Colonial CAR LOT (INTERNATIONAL BLVD.)

AUTHORIZED SIGNATURE

WAVERLY PROPERTY GROUP, LLC

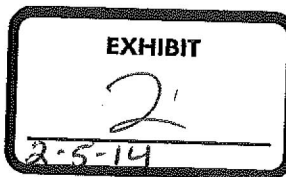
4037

Grovigation, Inc.

12/30/2009

Due From Atlantic Auto Finance

2,862.82



Suntrust Bank # 0138 East Colonial

2,862.82

WAVERLY PROPERTY GROUP, LLC

3624 S ATLANTIC AVENUE, SUITE 102
DAYTONA BEACH SHORES, FL 32118
386-322-3600

SUNTRUST BANK

63-215/631

3113

6/1/2009


PAY TO THE
ORDER OF Grovigation, Inc.

\$ **2,862.00

Two Thousand Eight Hundred Sixty-Two and 00/100*****

DOLLARS

Grovigation, Inc.
P.O. Box 593492
Orlando, FL 32859

 Security features
included. Details
on back.


MP

AUTHORIZED SIGNATURE

MEMO



WAVERLY PROPERTY GROUP, LLC

3113

Grovigation, Inc.
Due From Atlantic Auto Finance

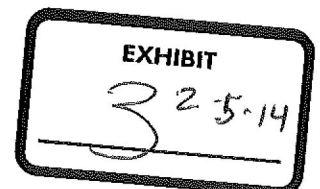
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556 Int. Spdy. Blvd. Mortgage * Century Motors Finan

2,862.00

Suntrust Bank # 0138

2,862.00



WIVEDLI
RECEIVED

To: Jim From: _____
Date: 7-7-12 Number of Pages: 1
Fax Number: _____ Phone Number: 760 444 4444
Regarding: DONOR BENEFIT

Message: PLEASE ORDER MATERIALS FOR MEDICAL
DONOR BENEFIT -- total \$200!!

REORDER PLEASE ASAP need to be in a
few days!

Keep off books!! Only Bill for rest in time

V.L.

Office: 386-322-3600 Fax: 386-322-3900 Toll Free: 877-322-3602

3624 S Atlantic Ave Daytona Beach Shores, FL 32118

EXHIBIT

4

2-5-14