

PETER KARL GUMAPAC

Operations Executive · Short-Term Rentals · Hospitality Tech

Santa Rosa, Laguna, Philippines · Remote (Global) · peterkgumapac@gmail.com · linkedin.com/in/peter-karl-g-9717ba171 · Available: fractional & full-time

Operations executive with a decade in short-term rentals — currently running two operating companies and building a SaaS for STR operators. 1,000+ listings managed across career, spanning Norway, the US, Denmark, Brazil, and the Philippines.

EXPERIENCE

COO / CTO (fractional) · Dinbnb / Lev Collection

Bergen & Oslo, Norway · 2023 — Present

- Lead end-to-end operations for ~150 units across Bergen and Oslo, including a Guest Experience Team running a personalized communication standard.
- Built the Lev Collection Owner Statement Reader — a browser-side PDF parser for Guesty owner statements with Norwegian locale support and audit rules.
- Produced the Monthly Performance Report system that surfaced an Oslo quality gap (3.71 vs Bergen 4.63) and drove targeted intervention.

Director of Operations · StayMinty

USA (Remote, multi-market) · 2025 — Present

- Built RevBot, a revenue automation system in Airtable/Zapier benchmarked against Track PMS ADRs — surfaced the April occupancy decline and feeds HTML revenue alerts to the CEO.
- Created v4 after-hours escalation tiers grounded in 140 real issues, plus a maintenance approval SOP integrated with Breezeway.
- Shipped operator tooling (staffing tool, billing calculator, night audit) and coordinated the Evermere Estate launch, catching five pre-launch discrepancies.

Founder · AfterStay

Remote · Active

- Building a white-label STR coordination layer — 9 modules, \$5/property flat pricing vs per-seat incumbents; PRD v1.1 through prototypes to early access live at afterstay.org.
- Also shipping: AfterStay Travel (Expo v1.3.0, iOS + Android) and ODIN Notch (native macOS).

Head of Listings & Distribution · Sosuite

Remote · 2022 — 2023

- Owned OTA distribution and channel QA for a 300+ unit short-stay portfolio.

Earlier STR operations roles — The Chronicler (UK), Samma Property Group, Stay Viagem — onboarding, OTA distribution, team buildouts; cumulative 1,000+ listings across career.

Property Manager · Nord Collection

Copenhagen · Feb 2019 — Feb 2021

- Managed 150 residential units — vacancies down 20% over two years, maintenance response times cut 50%, new tenant applications up 30%.

Property Manager · Keybutler

Copenhagen · May 2018 — Feb 2019

- Multi-platform guest communications (Airbnb, Booking.com, HomeAway, Expedia), PriceLabs smart pricing, and iCal sync.

Account Manager, SaaS · Vonage

USA (Remote) · Jan 2015 — Jun 2017

- Grew enterprise SaaS accounts — upsell/cross-sell revenue, client onboarding, and retention.

Concurrent engagements are fractional; for a full-time seat, I consolidate.

SKILLS & TOOLS

Leadership & Strategy: STR Portfolio Management, SOP Development, Team Building, Cross-functional Leadership, P&L Awareness

Revenue & Distribution: OTA Listing Optimization, Dynamic Pricing, Airbnb, Booking.com, VRBO, Marriott, PriceLabs, Beyond Pricing

Tools & Platforms: Guesty, Track PMS, Mews, Breezeway, Operto, Airtable, Notion, Zapier, Slack, Zendesk, Salesforce, Google Workspace

Product & Guest Experience: SaaS Product Development, Workflow Automation, React, Vercel, Netlify, MCP Integrations, AI Tooling · Escalation Frameworks, Review Management, OTA Quality Scores

EDUCATION & LANGUAGES

Education: Computer Science (attended), Cavite State University, Philippines

Languages: English (Professional), Filipino (Native)