



Florida Real Estate Commission
DISCIPLINARY ACTIVITY REPORT
2005



Florida Real Estate Commission Disciplinary Activity Report 2005

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Aventura	SA 3026911	2005-03594	Pamela S. Turnage	Aventura: Pamela S. Turnage, Sales Associate; \$500 fine and costs, 6 mos. Probation, 3-hr Ethics course, and attendance to 1 full FREC meeting during probation; obtained license by means of fraud, misrepresentation, or concealment.
Boca Raton	SL-302241	2003078197	Romina Navarete	Boca Raton: Romina Navarete, Sales Associate; Revoked.
Boca Raton	BK-0520022	2002012418	Terrance McManus	Boca Raton: Terrance McManus, Broker; \$2,000 fine and costs, 30 day suspension; 6 mos. probation, 3-hr Ethics course, and attend two full FREC meetings during probation; obtained a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Bonita Springs	SL-0615035	2002001379	Cynthia Burt	Bonita Springs: Cynthia Burt, Sales Associate; \$1,000 fine, 6 mos. Probation, 4-hr continuing education course, and attendance to one (2-day) FREC meeting during probation; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession; guilty of having operated as a broker while licensed as a sales associate.
Boynton Beach	SA 3031055	2005-01254	Courtney Fallon	Boynton Beach: Courtney Fallon, Sales Associate; \$1,000 fine plus costs, 1 yr probation, and attend two (2-day) FREC meetings; guilty of obtaining a license by means of fraud, misrepresentation, or concealment.
Boynton Beach	SL-3038862	2003088576	Leroy . Delise	Boynton Beach: Leroy R. Delise, Sales Associate; fined \$1,500 and costs, 6 mos. Suspension: obtained a license by means of fraud, misrepresentation, or concealment and failed to comply with the requirements of rule 61J2-2.027(2) of the Florida Administrative Code.

BK: Broker

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Brandon	SL-0577659	2003075206	Henry L. McFadden, Sr.	Brandon: Henry L. McFadden, Sr., Sales Associate; fined \$250 plus costs, 6 mos. Probation, and attend (1) two-day FREC meeting during probation; guilty of violating 475.25(1)(f).
Buford, GA	SA 3022262	2005-02565	Dawson P. Ganong	Buford, GA: Dawson P. Ganong, Sales Associate; \$1,000 fine plus costs and 1 yr. suspension; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes; guilty of failure to notify the Petitioner, in writing of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038 of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Cape Coral	SA 3025024	2005-01256	Ricky L. Harrison	Cape Coral: Ricky L. Harrison, Sales Associate; fined \$500 plus costs, 6 mos. Probation, and attend one (2-day) FREC meeting during probation; guilty of obtaining a license by means of fraud, misrepresentation, or concealment.
Celebration	SL 3047003	2005-04880	Corey Jason McBride	Celebration: Corey J. McBride, Sales Associate; fined \$500 plus costs, 6 mos. Probation, 3-hr Ethics course, and attend one FREC meeting during probation; obtained a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Clearwater	SA 3034951	2005-03575	Jeffrey A. Crooker	Clearwater: Jeffrey A. Crooker, Sales Associate; fined \$500 plus costs, 6 mos. probation, and attend 1 (two-day) FREC meeting; guilty of obtaining a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25 (1)(e), Florida Statutes.
Coconut Creek	SA 3038971	2005-03577	Janet Dias	Coconut Creek: Janet Dias, Sales Associate; fined \$1,000 plus costs, 6 mos. probation, and attend (1) two-day FREC meeting during probation; guilty of violating Rule 61J2-2.027(2).
Cooper City	BK 166445 CQ 3006887	2005-03571	Charles J. Bonfiglio and AAA Realty, Inc.	Cooper City: Charles J. Bonfiglio, Broker; fined \$1,000 plus costs, 1 yr. probation, and 4-hr Escrow Mgmt course; failed to provide written notification to the Commission within fifteen business days of the last party's demand and failed to institute one of the settlement procedures within thirty business days after the last demand for funds held in escrow.

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Coral Gables	BK 3010962 CQ 1013180	2005-04279	Angel R. Concepcion and Brickell Village Realty Inc.	Coral Gables: Angel R. Concepcion, Broker; fined \$1,000 plus costs, 6 mos. Probation, 3-hr Ethics course during probation, and attendance to one 2-day FREC meeting; Brickell Village Realty Inc.; reprimanded; guilty of sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-sales associate or sales associate (license was expired) under the laws of this state, for the referral of real estate business, clients, prospects, or customers, or for any one or more of the services as set forth in Section 475.01(1)(a), Florida Statutes; guilty of having employed any person as a sales associate who is not the holder of a valid and current registration with the Department of Business and Professional Regulation.
Crawfordville	BK 607847 BK 3028674 CQ 1005003	2003-03538	Mary Lawhon and Shell Point Realty, Inc.	Crawfordville: Mary Lawhon, Broker; one year suspension and fined \$1,000; Shell Point Realty, Inc.; reprimanded; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction; failure to account or deliver funds; failure to maintain trust funds in the real estate brokerage escrow bank account or some other depository until disbursement thereof was properly authorized.
Crystal River	SL-0610576	2004043797	Kenneth Chadwick	Crystal River: Kenneth Chadwick, Sales Associate; \$3,000 fine and costs, 1 yr. Probation and attendance to one (2-day) FREC meeting during probation; for having been registered as an officer of the corporation while licensed as a sales associate, and operating as a broker without being the holder of a valid and current license.
Daytona Beach	SA 3047950	2005-00367	Ronald F. D'Agostino	Daytona Beach: Ronald F. D'Agostino, Sales Associate; fined \$500 plus costs, 1 yr. probation, attend one (2-day) FREC meeting during probation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment and failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Delray Beach	BK 179245	2005-02563	Jay E. Hasner	Delray Beach: Jay E. Hasner, Broker; fined \$750 plus costs and 60 day suspension; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing.

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Deltona	SL-3032494	2005-05529	Robert F. Johnson	Deltona: Robert F. Johnson, Sales Associate; \$500 fine plus costs, 6 mos. Probation, and attendance to one (2-day) FREC meeting during probation; obtained license by means of fraud, misrepresentation, or concealment and failed to comply with the requirements of rule 61J2-2.027(2) of the Florida Administrative Code.
Destin	SL-0703430	2003089731	Eugene H. Morgan	Destin: Eugene H. Morgan, Sales Associate; Revoked; obtained a license by means of fraud, misrepresentation, or concealment in violation of Section 475.25(1)(m), Florida Statutes; failed to comply with the requirements of Rule 61J2-2.027(2) Florida Administrative Code in violation of Section 475.25(1)(3), Florida Statutes.
Eustis	SA 3033945	2005-03579	Deborah Elliott	Eustis: Deborah Elliott, Sales Associate; fined \$2,000 plus costs, 1 yr. probation, and attendance to four 2-day FREC meetings; guilty of obtaining a license by means of fraud, misrepresentation, or concealment and guilty of failing to comply with the requirements of Rule 61J2-2.027(2).
Flagler Beach	BK-0401818	2003070569	Connie B. Boyle	Flagler Beach: Connie B. Boyle, Broker; Voluntary Surrender of License.
Ft. Lauderdale	SL-3012145	200505683	Richard T. Browne	Ft. Lauderdale: Richard T. Browne, Sales Associate; fined \$500 and costs, 6 mos. Probation, and attend (1) two-day FREC meeting during probation: Violation of Section 475.25(1)(e), Florida Statutes.
Ft. Lauderdale	SA 3015209	2005-01260	Suzanna Misevski	Ft. Lauderdale: Suzanna Misevski, Sales Associate; fined \$1,000 plus costs, 3-hr Business Ethics course, and attend two (2-day) FREC meetings; guilty of obtaining a license by means of fraud, misrepresentation, or concealment.
Ft. Lauderdale	SL-0700954	2003084257	John Bourassa	Ft. Lauderdale: John Bourassa, Sales Associate; fined \$500 plus costs and attend 1 two-day FREC; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Ft. Myers	SA 202385	2005-03583	Carl E. Flack	Ft. Myers: Carl E. Flack, Sales Associate, fined \$100 plus costs, 1 yr. suspension, 6 mos. probation, and 3-hr Business Ethics course; guilty of culpable negligence, or breach of trust in any business transaction and failed to comply with duties of the brokerage relationship.
Ft. Myers	BK-482902	2005-05533	Janice Delaine Desch	Ft. Myers: Janice D. Desch, Broker; revoked: voluntarily surrender her license for permanent revocation effective 4/5/05.

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Ft. Myers	SA 3040010	2005-03674	Jonnie L. Feterle	Ft. Myers: Jonnie Lee Feterle, Sales Associate; revoked effective 2/15/05: voluntarily surrendered his license for permanent revocation.
Ft. Myers	SL-3039695	2003090261	Michael Culpepper	Ft. Myers: Michael Culpepper, Sales Associate; fined \$500 and costs, 6 mos. Probation, attendance to one (2-day) FREC meeting during probation, and 5 yr. suspension; guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of Section 475.25(1)(m), Florida Statutes and failing to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Ft. Myers	BK-3001453, BK0262143	200083856	Thomas Francis Jones	Ft. Myers: Thomas F. Jones, Broker; fined \$1,000 plus costs and 5 yr. suspension; guilty of failing to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law in violation of Section 475.25(1)(d)(1), Florida Statutes.
Ft. Pierce	SA 704367	2005-03580	Donald J. Hodges	Ft. Pierce: Donald J. Hodges, Sales Associate, fined \$1,000 plus costs and 1 yr. probation; obtained license by means of fraud, misrepresentation, or concealment in violation of Section 475.25(1)(m), Florida Statutes; failed to comply with the requirements of 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Ft. Pierce	BK-0250546	2001532989	Stuart A. Wilson	Ft. Pierce: Stuart A. Wilson, Broker; Revoked: Voluntarily Surrendered his license for permanent revocation effective 10/3/05.
Gainesville	BK 0357216	2005-01259	David E. Martin	Gainesville: David E. Martin, Broker, revoked effective 4/10/05; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing; guilty of not having informed the FREC in writing within thirty days of having pled guilty or having been convicted of a felony; guilty of being confined in a state or federal prison.
Gainesville	SL-3014619	2002006294	Janet Suzanne Fronk	Gainesville: Janet S. Fronk, Sales Associate; costs and reprimand: guilty of operating as a sales associate without being the holder of a valid and current license as a sales associate.
Hialeah	SA 3031632	2005-02562	Pedro Jaimot	Hialeah: Pedro Jaimot, Sales Associate; voluntary surrender of license for permanent revocation effective 02/15/05.

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Holiday	SL-0693780	2003089347	Odette M. Odierno	Holiday: Odette M. Odierno, Sales Associate; \$500 fine and costs, 6 mos. Probation and attendance to one (2-day) FREC meeting during probation; guilty of obtaining a license by means of fraud, misrepresentation, or concealment and guilty of failing to comply with Rule 61J2-2.027(2) Florida Code.
Hollywood	SL-0652657	2002010272	Elio Tapanes	Hollywood: Elio Tapanes, Sales Associate; fined \$1,000 plus costs and 2 yr. suspension; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which involves moral turpitude or fraudulent or dishonest dealing in violation of Section 475.25(1)(f), Florida Statutes and guilty of not having informed the FREC in writing within thirty (30) days of having pled guilty or having been convicted of a felony in violation of Section 475.25(1)(p), Florida Statutes.
Hollywood	BK 518403 CQ 262825	2005-03578	Lawrence Hershman and Hollywood Beach Resort Realty	Hollywood: Lawrence Hershman, Broker; fined \$1,000 plus costs, 6 mos. probation, and 4-hr. escrow mgmt. course during probation; Hollywood Beach Resort Realty; costs and reprimanded; failure to prepare the required written monthly escrow statement reconciliation.
Hudson	SL-0693428	2002010930	Kirsta Lynn Matson	Hudson: Krista L. Matson, Sales Associate; Revoked, operating as a sales associate without being the holder of a valid and current license.
Indialantic	SA 3034150	2005-04281	Jeffrey P. Beck	Indialantic: Jeffrey P. Beck, Sales Associate; \$528 in costs; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Inverness:	BK-0360581	2004047083	John B. Brudnock	Inverness: John B. Brudnock, Broker; Revoked; guilty of being confined in a state or federal prison; guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony, having been convicted or found guilty of, or entered a plea of nolo contendere, regardless of adjudication, a crime that involves moral turpitude or fraudulent or dishonest dealing.
Jacksonville	RZ 0002332	2005-04293	Barry C. Westergom	Jacksonville: Barry C. Westergom, State-Certified Residential Real Estate Appraiser (2332); fined \$2,000. plus costs; violated standard for the development or communication or a real estate appraisal, specifically 1-1(b) and (c), 1-4(i), (ii) and (iii), 1-5(a) and (b)(i), and the Ethics Rule, or other provisions of the USPAP in violation of Section 475.624(14), Florida Statutes.

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Jacksonville	RZ-0000050	2003095750	James C. Johnston	Jacksonville: James C. Johnston, Certified General Appraiser, Revoked; Voluntary Surrender of License.
Jacksonville	RD-0002626	2004009724	Mark J. Kardon	Jacksonville: Mark J. Kardon, Certified Residential Appraiser; fined \$3,500 plus costs, 1 yr probation, 20-hrs of education, and attendance to one FREAB meeting; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15); violated a standard for the development or communication of a real estate appraisal, specifically Ethics-Record keeping; guilty of failing to retain, for at least 5 years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes in violation of Section 475.624(40), Florida Statutes.
Jacksonville	RI-0018186	2004009719	Susan M. Renstrom	Jacksonville: Susan M. Renstrom, registered trainee appraiser; fined \$1,000 plus costs, 1 yr. probation, 10-hrs of education, and attendance to one FREAB meeting; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15); violated a standard for the development or communication of a real estate appraisal, specifically Ethics-Record keeping; guilty of failing to retain, for at least five years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes in violation of Section 475.624(4), Florida Statutes.
Jacksonville	BK 667102	2005-02566	Mark A. Chestnut	Jacksonville: Mark A. Chestnut, Broker; fined \$1,000 plus costs, 1 yr. probation, and 3-hr Ethics course; guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading.
Key West	SA 3032468	2005-01255	Matthew A. Hamilton	Key West: Matthew A. Hamilton, Sales Associate; fined \$500 plus costs, 6 mos. probation, 3-hr Business Ethics course, and attend one (2-day) FREC meeting during probation; obtained a license by means of fraud, misrepresentation, or concealment and failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.

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Kissimmee	SA 629084	2005-01264	James B. Wilkes	Kissimmee: James B. Wilkes, Sales Associate; revoked effective 04/13/05: guilty of culpable negligence, or breach of trust in any business transaction, or aiding, assisting or conspiring to engage in said conduct in violation of Section 475.25(1)(b), Florida Statutes, and failure to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address within then days after the change in violation of Rule 61J2-10.038, Florida Administrative Code and Section 475.25(1)(e), Florida Statutes.
Kissimmee	SA 601749	2005-01265	Janet A. Wilkes	Kissimmee: Janet A. Wilkes, Sales Associate; revoked effective 04/13/05: guilty of culpable negligence, or breach of trust in any business transaction, or aiding, assisting or conspiring to engage in said conduct in violation of Section 475.25(1)(b), Florida Statutes, and failure to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address within then days after the change in violation of Rule 61J2-10.038, Florida Administrative Code and Section 475.25(1)(e), Florida Statutes.
Largo	SL-3013709	2005-05546	Robert Von Brissenden	Largo: Robert Von Brissenden, Sales Associate; fined \$500 and costs, 6 mos. Probation, and attend (1) two-day FREC meeting during probation; violation of Section 475.25(1)(e), Florida Statutes.
Lauderhill	SA 3011358	2005-03595	T. Anthony Ward	Lauderhill: T. Anthony Ward, Sales Associate; fined \$1,000 plus costs, 6 mos. Probation, and attend one two-day FREC meeting; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e),(m), Florida Statutes.
Lutz	SL-3044022	2003090240	Mary Ellen Stimmel	Lutz: Mary E. Stimmel, Sales Associate; fined \$1,000 and costs, 6 mo. Probation, attendance to one (2-day) FREC meeting, and 3-hr Ethics course during probation; obtained a license by means of fraud, misrepresentation, or concealment in violation of Section 475.25(1)(m), Florida Statutes and failed to comply with the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Madeira Beach	sl-3031896	2005-05549	Benjamin Calhoon	Madeira Beach: Benjamin Calhoon, Sales Associate; fined \$250 plus costs, 1 year probation, 3-hr Business Ethics course, and attend 1 FREC general meeting during probation; failed to comply with requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.

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Madison	RI-0010600	2004029231	James W. Nielsen	Madison: James W. Nielsen, registered trainee appraiser; fined \$1,000 plus costs, 1 yr probation, 10-hrs of education, and attendance to one FREAB meeting; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15); violated a standard for the development or communication of a real estate appraisal, specifically the Department Rule, Standards 1-1(b) and (c), 1-2(e), 2-1(a) and (b)(iii), or other provision of USPAP in violation of section 475.624(14), Florida Statutes.
Melbourne	BK 0579436	2005-04274	Frank David Schrader	Melbourne: Frank D. Schrader, Broker; fined \$1,000. plus costs; Respondent employed an inactive sales associate.
Melbourne	BK 641265	2005-03596	Martha E. Young	Melbourne: Martha E. Young, Broker; \$500 fine; failure to comply with the continuing education requirements.
Miami	SA 3033878	2005-01251	Alejandro Alameda	Miami: Alejandro Alameda, Sales Associate; fined \$1,000 plus costs, 6 mos. Probation, 3-hr Business Ethics course, and attend one (2-day) FREC meeting during probation; guilty of obtaining a license by means of fraud, misrepresentation, or concealment .
Miami	SA 190845	2005-02555	Calvin H. Sweeting	Miami: Calvin H. Sweeting, Sales Associate; \$100 fine plus costs and attend 1 (2-day) FREC meeting; guilty of obtaining a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Miami	BK-074143; BK3041234; BK3061807 CQ-1003624	2004050515 2004050517	Edward P. Roberts and Beachfront Realty Inc.	Miami: Edward P. Roberts, Broker; fined \$500 plus costs, 1 yr. Probation, attendance to one (2-day) FREC meetings, and 4-hr Escrow Mgmt course during probation. Beachfront Realty Inc., corporation; reprimanded; failed to provide written notification to the Commission within fifteen business days of the last party's demand and failure to institute one of the settlement procedures within thirty business days after the last demand
Miami	SA 3029755	2005-04263	Erica Debemardo	Miami: Erica Debemardo, Sales Associate; 12 mos. Probation, 3-hr Ethics course, and attendance to 2 FREC meetings during probation; obtained a license by means of fraud, misrepresentation, or concealment.
Miami	BK-579088 CQ 1020363	2005-05543	Ernest Mompremier	Miami: Ernest Mompremier, Broker; Pro Realty & Associates, Inc.; Revoked: voluntarily surrendered their licenses for permanent revocation effective 4/28/05.

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Miami	SL-3043407	2003086919	John Zima	Miami: John Zima, Sales Associate; fined \$500 and costs, 6 mo. Probation, attendance to one (2-day) FREC meeting, and one 3-hr Ethics course during probation; guilty of obtaining a license by means of fraud, misrepresentation, or concealment on violation of Section 475.25(1)(m), Florida Statutes and failing to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Miami	BK 589604	2005-01263	Peter A. Villafuerte	Miami: Peter A. Villafuerte, Broker; revocation effective 04/11/05; guilty of failure to preserve and make available to the Petitioner all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of Rule 61J2-14.012(1) of the Florida Administrative Code and Section 475.25(1)(e) Florida Statutes; failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of Section 475.25(1)(k), Florida Statutes; depositing or intermingling personal funds with funds being held in escrow or trust or on condition in violation of Rule 61J2-14.008(2) of the Florida Administrative Code and Section 475.25(1)(e), Florida Statutes failed to notify Petitioner, in writing, of the current mailing address and any change in the current mailing address, within 10 days after the change, in violation of Rule 61J2-10.038 of the Florida Administrative Code and Section 475.25(1)(e), Florida Statutes; and failure to have a current registration with the F
Miami	BK-0608388	2003089040	Robert Jay Weiss	Miami: Robert J. Weiss, Broker; fined \$500 and costs, 6 mos. Probation, attendance to one (2-day) FREC meeting, and one 3-hr Ethics course during probation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of Section 475.25(1)(m), Florida Statutes and failing to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Miami	SA 3075367	2005-02564	Roland Del Callejo	Miami: Roland Del Callejo, Sales Associate; revoked: voluntarily surrendered his license for permanent revocation effective 2/15/05.
Miami	CQ 1013043	2005-01428	United Real Estate Group Inc.	Miami: United Real Estate Group, Inc.; fined \$1,000 plus costs, reprimanded; failed to prepare the required written monthly escrow statement reconciliation; failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized, culpable negligence, or breach of trust in any business transaction.

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Miami	SA 3042899	2005-04280	Craig R. Bernstein	Miami: Craig R. Bernstein, Sales Associate; fined \$500. plus costs, 1 yr probation, 3-hr business ethics course, and attend one FREC meeting; obtained license by means of fraud, misrepresentation or concealment and failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Miami	SA 0703505	2005-03589	William Ortiz	Miami: William Ortiz, Sales Associate; fined \$1,000 plus costs, 6 mos. Probation, 3-hr Ethics course, and attend (1) two-day FREC meeting during probation; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Middleburg	SA 3028925	2005-03588	Lisa H. Standard	Middleburg: Lisa H. Standard, Sales Associate; fined \$1,000 plus costs, 6 mos. probation, and attend 1 (full) FREC meeting; guilty of obtaining a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25 (1)(e), Florida Statutes.
Montverde	SL-699881	2005-05545	Thomas J. Stone	Montverde: Thomas J. Stone, Sales Associate; fined \$500 plus costs, 1 yr probation, and attend 1 two-day FREC meeting; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Navarre	SL 704881	2005-04870	Tammy V. Bencivenga	Navarre: Tammy V. Bencivenga, Sales Associate; fined \$500 plus costs, 6 mo. Probation, 3-hr Ethics course, and attend one 2-day FREC meeting; obtained a license by means of fraud, misrepresentation, or concealment, failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Nokomis	SA 3045718	2005-03573	Logan Chamberlain, III	Nokomis: Logan Chamberlain, III, Sales Associate; fined \$500 plus costs, 6 mos. probation, and attend (1) two-day FREC meeting during probation; guilty of violating Rule 61J2-2.927(2) of the Florida Administrative Code.
North Miami	SL-3024570	2005-05532	Gregory D. Crosby	North Miami: Gregory D. Crosby, Sales Associate; \$500 fine and costs, 6 mo. Probation, and attendance to 1 (2-day) FREC meeting during probation; obtained a license by means of misrepresentation or concealment.

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CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
North Palm Beach	SA 3019934	2005-03574	Richard L. George	North Palm Beach: Richard L. George, Sales Associate; fined \$500 plus costs, 1 yr probation, 3-hr Business Ethics course, and two (2-day) FREC meeting; obtained license by means of fraud, misrepresentation, or concealment and failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Ocala	BK 502710	2005-03587	Maryanne E. Moore	Ocala: Maryanne E. Moore, Broker; fined \$1,000 plus costs, 1 yr. suspension, and attend (1) two-day FREC meeting; guilty of having entered a plea of nolo contendere to a crime.
Orlando	BK-0655618	2002008418	Colin George	Orlando: Colin George, Broker; fined \$1,000 plus costs and 5 yr. suspension; guilty of failure to account or deliver funds in violation of Section 475.25(1)(d)(1) Florida Statutes.
Orlando	SA 0684352	2005-03592	Kenton A. Stottlemeyer	Orlando: Kenton A. Stottlemeyer, Sales Associate; fined \$1,000 plus costs, 6 mos. probation, and attend one two-day FREC meeting; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Orlando	SA 3021377	2005-01250	Larry Atkins	Orlando: Larry Atkins, Sales Associate; fined \$500 and costs, 6 mos. probation, and attend one (2-day) FREC meeting during probation; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Orlando	SL-3021516	2005-05535	Paul Frank Riccardi	Orlando: Paul F. Riccardi, Sales Associate; \$500 fine and costs, 6 mo. Probation, and attendance to 1 (2-day) FREC meeting during probation; obtained a license by means of misrepresentation, or concealment.
Orlando	SL-0700103	2003090248	Robert H. Little	Orlando: Robert H. Little, Sales Associate; fined \$500 plus costs, 6 mos. Probation, and attend (1) two-day FREC meeting during probation; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes
Orlando	BK-3007582	2005-05528	Thomas J. Healy	Orlando: Thomas J. Healy, Broker; Revoked: voluntary surrendered his license for permanent revocation effective 10/03/05.

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CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Orlando	SA 3032766	2005-02567	Jason Feinberg	Orlando: Jason Feinberg, Sales Associate; \$1,000 fine plus costs, attend one (2-day) FREC meeting, and 1 yr. probation; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime that involves moral turpitude or fraudulent or dishonest dealing in violation of Section 475.25(1)(f), Florida Statutes; guilty of not having informed the FREC in writing within thirty (30) days of having pled guilty or having been convicted of a felony in violation of Section 475.25(1)(p), Florida Statutes.
Orlando	SA 3026413	2005-01261	Prem Paul Murrhee	Orlando: Prem P. Murrhee, Sales Associate; fined \$250 plus costs, 6 mos. probation, 3-hr Ethics course, and attend one (2-day) FREC meeting during probation; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Osprey	SL-3028332	2003089644	Douglas E. Laudenslager	Osprey: Douglas E. Laudenslager, Sales Associate; \$500 fine and costs, 6 mo. Probation, 3-hr Ethics course, and attendance to one (2-day) FREC meeting during probation; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Palm City	BK-0116114	200505681	Frances Yanick	Palm City: Frances Yanick, Broker; fined \$1,500 and costs, 1 yr suspension, 30 hr Broker Mgmt course, and attend one FREC meeting; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction; guilty of making misleading, deceptive, or fraudulent representation in or related to the practice of the licensee's profession; guilty of making deceptive, untrue, or fraudulent representations in or related to the practice of a profession or employing a trick or scheme in or related to the practice of a profession; guilty of failure to account or deliver funds.
Palm City	SL-567782	2005-05540	Ronald J. Yanick	Palm City: Ronald J. Yanick, Sales Associate; revoked: voluntarily surrender his license for permanent revocation effective 10/3/05.
Palm Coast	SA 612246	2005-03591	Clarence W. Parsons	Palm Coast: Clarence W. Parsons, Sales Associate; fined \$500 plus costs, 6 mos. probation, and attendance to one 2-day FREC meeting; failed to comply with the continuing education requirements of Rule 61J2-3.009.
Palmetto	CQ 1016486	2005-00362	Rare Design Realty	Palmetto: Rare Design Realty; reprimanded: guilty of misrepresentation in any business transaction.

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Panama City	BK 463918	2005-03590	Robert D. Sterrett	Panama City: Robert D. Sterrett, Broker; fined \$100 plus costs, 6 mos. Probation, and 4-hr Broker Mgmt course; failed to properly prepare the required written monthly escrow statement reconciliations.
Pembroke Pines	SA 3032765	2005-03581	Sylvia Elliott	Pembroke Pines: Sylvia Elliott, Sales Associate; fined \$1,000 plus costs, 6 mos. probation, and attend 1 two-day FREC meeting; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Pompano Beach	SL-0510475	2003070644	Deborah L. Wells	Pompano Beach: Deborah L. Wells, Sales Associate; fined \$1,000 plus costs, and 3 yr. suspension; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which involves moral turpitude or fraudulent or dishonest dealing in violation of Section 475.25(1)(f), Florida Statutes.
Pompano Beach	SL-3057627	2003085309	Scott R. English	Pompano Beach: Scott R. English, Sales Associate; \$1,000 fine plus, 6 mos. Probation, 3 hr Ethics course, and attend two (2) FREC meetings (legal agenda only); failed to comply with rule 61J2-2.027(2) of the Florida Administrative code.
Pompano Beach	BK 0458470	2005-02556	Donald R. Richardson	Pompano Beach: Donald R. Richardson, Broker; fined \$660 and costs, 1 yr. probation, 30 day suspension, and attend one (2-day) FREC meeting during probation; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime involves moral turpitude or fraudulent or dishonest dealing in violation of Section 475.25(1)(f), Florida Statutes.
Pompano Beach	SA 701400	2005-03576	James J. Heidisch	Pompano Beach: James J. Heidisch, Sales Associate; fined \$1,000 plus costs, 6 mo. probation, and attend one 2-day FREC meeting; guilty of obtaining a license by means of fraud, misrepresentation, or concealment and guilty of failing to comply with the requirements of Rule 61J2-2.027(2).
Ponte Vedra	SA 3037207	2005-02560	Michael L. Lucent	Ponte Vedra: Michael L. Lucent, Sales Associate; fined \$250 and costs, 6 mos. probation, and attend one (2-day) FREC meeting during probation; guilty of obtaining a license by means of fraud, misrepresentation, or concealment and failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.

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Port Orange	SA 0708927	2005-03586	Rainey R. Soriero	Port Orange: Rainey R. Soriero, Sales Associate, fined \$1,000 plus costs, 1 yr. probation, and attend 2 two-day FREC meetings; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Port Richey	BK-0034830	2004037094	Joan Mary Gustafson	Port Richey: Joan Mary Gustafson, Broker; fined \$500 plus costs, 6 mos. Probation, 3-hr Ethics course, and attendance to one (2-day) FREC meeting during probation; guilty of misrepresentation in any business transaction.
Port St. Lucie	SA 3025292	2005-02554	Charles B. Whitfield	Port St. Lucie: Charles B. Whitfield, Sales Associate; fined \$500 plus costs, 6 mos. Probation, 3-hr Ethics course, and attend one (2-day) FREC meeting; guilty of obtaining a license by means of fraud, misrepresentation, or concealment.
Sanford	SL-3030538	2003089239	Andrew L. Smith	Sanford: Andrew L. Smith, Sales Associate; fined \$1,000 plus costs, 6 mos. Probation, and attendance to one (2-day) FREC meeting; obtained a license by means of fraud, misrepresentation, or concealment and failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Sarasota	SA 3015035	2005-02561	Ben-Tov Mizrahi	Sarasota: Ben-Tov Mizrahi, Sales Associate; fined \$250 plus costs and 30 day suspension; guilty of having been convicted a crime involving dishonest dealing.
Sarasota	SL-0694376	2003089804	David C. Painting	Sarasota: David C. Painting, Sales Associate; fined \$1,000 and costs, 6 mos. Probation, and attendance to two (2-day) FREC meetings during probation; guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of Section 475.25(1)(m), Florida Statutes and failing to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Sarasota	SL-0667334	2001532480	Jason A. Silverstein	Sarasota: Jason A. Silverstein, Sales Associate; fined \$250 plus costs, 6 mo. Probation, 3-hr Ethics course, and attendance to one full FREC meeting during probation; guilty of having operated as a sales associate without being the holder of a valid and current license as a sales associate

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Sarasota	SL-3022843	2003076656	Patrick T. Zvonick	Sarasota: Patrick T. Zvonick, Sales Associate; Revoked; guilty of obtaining a license by means of fraud, misrepresentation, or concealment and guilty for failing to comply with the requirements of Rule 61j2-2.027(2) Florida Administrative Code.
Sarasota	SL-0656763	2004009329	Wissam T. Hammoud	Sarasota: Wissam T. Hammoud, Sales Associate; revoked effective 9/18/05; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of Section 475.25(1)(f), Florida Statutes; guilty of not having informed the FREC in writing within thirty (30) days of having pled guilty or having been convicted of a felony in violation of Section 475.25(1)(p) Florida Statutes.
Seminole	SA 3036692	2005-03584	Nicholas C. Knecht	Seminole: Nicholas C. Knecht, Sales Associate, Voluntary Surrender of License effective 2/15/05; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
St. George Island	SL-3034148	2003087862	John Donalson Fain	St. George Island: John D. Fain, Sales Associate; fined \$1,000 plus costs; 6 mos. Probation, 3-hr Ethics course, and attend one (2-day) FREC meeting during probation; guilty of violating Rule 61J2-2.027(2) of the Florida Administrative code in violation of Section 475.25(1)(e), Florida Statutes.
St. Petersburg	SA 490254	2005-01266	David D. Wilson	St. Petersburg: David D. Wilson, Sales Associate; revoked: voluntarily surrendered his license for permanent revocation effective 11/4/04.
St. Petersburg	SA 3015036	2005-03585	Joseph M. Lowrie	St. Petersburg: Joseph M. Lowrie, Sales Associate, fined \$1,000 plus costs, 6 mos. probation, and attend 1 two-day FREC meeting; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
St. Petersburg	BK-0619111	2002015711	Mary Theresa Hearin	St. Petersburg: Mary T. Hearin, Broker; \$1,000 fine and costs, 10 yr. suspension; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which involves moral turpitude or fraudulent or dishonest dealing in violation of Section 475.25(1)(f), Florida Statutes.

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Summerland	BK 0486851	2005-03593	Wendy Sullivan	Summerland: Wendy Sullivan, Broker; fined \$500 plus costs, 1 yr. probation, and attend 2 two-day FREC meetings; obtained license by means of fraud, misrepresentation, or concealment; guilty of failure to prepare the required written monthly escrow statement reconciliations; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Sunrise	SA 3018027	2005-02559	Luis R. Paredes	Sunrise: Luis R. Paredes, Sales Associate; fined \$250 and costs, 6 mos. probation, and attend one (2-day) FREC meeting during probation; violated 475.25(1)(m).
Sunrise	SA 375685	2005-03673	Addy Adler	Sunrise: Addy Adler, Sales Associate; admits having advertised property or services in a manner which is false in form or content; fined \$2,000 plus costs, 12 mos. probation in which to prove attendance and completion of a 3-hr Ethics course, and attendance to one 2-day FREC meeting.
Tallahassee	SA 3018138	2005-04282	James H. Searcy	Tallahassee: James H. Searcy, Sales Associate; fined \$500. plus costs; guilty of not having notified FREC within 30 days of his plea of nolo contendere to a felony.
Tampa	SA 3025206	2005-02557	Jack E. Patterson	Tampa: Jack E. Patterson, Sales Associate; costs and 1 yr. suspension; guilty of failing to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038 of the Florida Administrative Code.
Tampa	SL 0694892	2005-04876	Thomas Donald Rosen	Tampa: Thomas D. Rosen, Sales Associate; fined \$500 plus costs, 6 mos. Probation, and attend one 2-day FREC meeting; obtained a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code.
Windermere	SA 3052069	2005-03582	Mongoth Hussein	Windermere: Mongoth Hussein, Sales Associate; fined \$1,000 plus costs, 6 mos. probation, and attend 1 two-day FREC meeting; obtained license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the Florida Administrative Code in violation of Section 475.25(1)(e), Florida Statutes.
Winter Park	BK-0630548	200502558	Martin H. Parrish	Winter Park: Martin H. Parrish, Broker; fined \$500 plus costs, 90 day suspension, and attend four (4) two-day FREC meetings; guilty of violating 475.25(1)(f). Issues a retraction. Previous Final Order is set aside.

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CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Yakima, WA	SA 3020208	2005-01252	William R. Bailey	Yakima, WA: William R. Bailey, Sales Associate; revoked: voluntarily surrender his license for permanent revocation effective 07/22/04.