



Florida Real Estate Commission Disciplinary Activity Report 2007

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Alton	2007-06421	Ford, H. Kendall	H. Kendall Ford, License No. SL581942. Violation: guilty of having had a sales associate's license revoked, suspended, or otherwise acted against, or has had an application for such licensure denied, by the real estate licensing agency of another state, territory, or country in violation of s. 475.25(1)(g), F.S. Penalty: revoked effective 8/16/07 plus costs.
Alva	2007-09392	Olofson-Ring, Allen	Allen Olofson-Ring, License No. BK 3085505. Violation: Respondent has failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Apopka	2007-06387	Pafford, Jeff Cortis	Jeff Cortis Pafford, SL3071268. Violation: guilty of having obtained license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of having failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000.00 fine plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Auburndale	2007-09386	De Reus, Marjorie A.	Marjorie A. De Reus, License No. BK300774. Voluntary surrender of license for permanent revocation eff. 10/16/07
Aventura	2008-00374	Wolfe, Frederick Ira	Frederick Ira Wolfe, License No. SL622172. Violation: 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 s. 475.25(1)(f), F.S., guilty of being confined in a state or federal prison thereby being in violation of s. 475.25(1)(n), F.S. Penalty: pay investigative costs, 5yrs. probation, 5yrs. suspension, attend two 2-day FREC meetings
Avon Park	2007-04601	Corvasce, Nick Joseph	Nick Joseph Corvasce. License No. 3034041. Violation: 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 s. 475.25(1)(f), F.S.; guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S.; guilty of being confined in a state or federal prison in violation of s. 475.25(1)(n), F.S. Penalty: Revoked effective 06/15/07 plus costs.

Bartow	2007-09384	Jackson II, Robert Emerson	Robert Emerson Jackson, II, License No. SL3057757. Violation: 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 s. 475.25(1)(f), F.S., guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S., guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.25(1)(s), F.S. Penalty: permanent revocation of license eff. 12/4/07, plus pay costs.
Boca Raton	2007-05686	Cooper, Judith Smith	Judith Smith Cooper, License No. SL3074042. Violation: obtained a license be means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and therefore is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Boca Raton	2007-04605	Kaye, Gerald L.	Gerald L. Kaye; License Number SL 3037369. Violation: culpable negligence. Penalty: fined \$1,000.00 plus costs, 6mos. probation, attend one 2-day FREC general meeting, education requirements.
Boca Raton	2007-01426	Kirschner, Judd	Judd Kirschner, License No. BK 666523; Violation: fraud, misrepresentation, concealment, false promises, false pretense, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F. S.; failure to account or deliver funds in violation of s. 475.25(1)(d)1, F. S.; failure to timely notify the Commission of an escrow dispute, in violation of Rule 61J2010.032(1)(a), F. A. C. and s. 475.25(1)(e), F. S. Penalty: fine \$3,000 plus costs, attend two 2-day FREC general meetings, 3-year suspension.
Boca Raton	2008-00676	Meyer, Arthur S.	Arthur S. Meyer, SL661785. Violation: guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1,000 plus costs, 30 day suspension, attend one 2-day FREC meeting, 6mos. probation
Boca Raton	2007-01430	Raulin, Jan	Jan Raulin, License No. SL 496500. Penalty: revoked effective 01/16/07; voluntarily surrendered license for permanent revocation.
Boynton Beach	2007-05587	Gonzalez, Moris	Moris Gonzalez. License No. 3097674. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)(1), F.S. Penalty: fined \$1,000 plus costs; 2 yrs. suspension; 2 yrs. probation; attend two 2-day FREC meetings.

Bradenton	2007-04153	Bolan, Mary E.	Mary E. Bolan, License No. SL585873. Violation: 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 s. 475.25(1)(f), F.S.; guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S. Penalty: revoked eff. 5/23/07 plus costs.
Bradenton	2007-03348	Harper, F. Gordon	F. Gordon Harper, License No. SL 3021079. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of ss. 475.42(1)(a), F. S. and 475.25(1)(e), F. S.; guilty of having operated as a broker under a trade name without causing the same to be noted in the records of the Commission and placed on his license or so operate as a member of a partnership or as a corporation or as an officer or manager thereof, without the partnership or corporation being the holder of a valid current registration in violation of ss. 475.42(1)(k), F. S. and 475.25(1)(e), F. S.; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F. S. Penalty: fined \$1,000 plus costs, 1 year probation, attend one 2-day FREC meeting.
Brandon	2007-04607	Pass, Dwayne A.	Dwayne A. Pass. License No. 469617. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S. in violation of s. 475.25(1)(e), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. and in violation of s. 475.25(1)(e), F.S.; guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content in violation of Rule 61J2-10.025 of the F.A.C. and s. 475.25(1)(c), F.S. Penalty: 6mos. probation; \$500.00 fine plus costs; attend one 2-day FREC meeting.
Bryceville	2007-06384	Mullis, Ronald L.	Ronald L. Mullis, BK164863. Voluntary surrender of license for permanent revocation effective 7/17/07.
Buena Vista	2007-06427	Loudermilk, Celia H.	Celia H. Loudermilk, SL631190. Voluntary surrender of license for permanent revocation effective 7/17/07.
Cantonment	2007-09929	Pridgen, Harold	Harold Pridgen, License No. BK427835. Violation: guilty of culpable negligence. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.

Cape Coral	2007-09921	Maschenik, Michael E.	Michael E. Maschenik, License No. SL3034869. Violation: guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), F.S., and s. 475.25(1)(e), F.S., guilty of operating as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S., and s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 1yr. probation, attend one 2-day FREC meeting.
Celebration	2007-01428	Pumphrey, Thomas L. and Home Management Team, Inc.	Thomas Larry Pumphrey, License No. BK 3010053, 3097572 and 636257; Home Management Team, Inc., License No. CQ 1012077. Violation: obstructed or hindered the enforcement of s. 475, F.S. or the performance of any lawful duty by any person acting under the authority of s. 475, F.S. in violation of ss. 475.42(1)(i) and 475.25(1)(e), F.S. Penalty: revoked effective. 2/20/07.
Chipley	2007-08415	Thornton, Albert L.	Albert L. Thornton, License No. SL3053590. Voluntary surrender of license for permanent revocation effective 02/25/07.
Clearwater	2007-03391	McGill, Gregory A.	Gregory A. McGill, License No. SL 3102317. Violation: failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. Penalty: fine \$500 plus costs, 6 mos. probation, attend one 2-day FREC general meeting.
Clearwater	2008-00361	Nestor, John Michael	John Michael Nestor, License No. BK3011536, BK3008692, BK3144305. Violation: guilty of having employed any person as a sales associate who is not the holder of a valid and current license as a sales associate in violation of s. 475.42(1)(c), F.S., in violation of s. 475.25(1)(e), F.S., Penalty: 6mos. suspension, 6mos probation, \$1,000 fine plus costs, attend one (1) 2-day FREC meeting.
Clearwater	2007-07641	Excel Realty of Palm Harbor, Inc.	Excel Realty of Palm Harbor, Inc., License No. CQ1009295. Violation: guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. in violation of s. 475.42(1)(i), F.S. and s. 475.25(1)(e), F.S. Penalty: revoked effective 09/28/07, fined \$2,130.15 in costs.
Clermont	2007-04164	Pileggi, Teresa	Teresa Pileggi, License No. SL3068123. Violation: Obtained a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Clermont	2007-07156	Scholl, Kenneth	Kenneth Scholl, License No. SL704861. Violation: guilty of failure to make disclosure regarding agency as required by s. 475.278(2), F.S., in violation of s. 475.25(1)(q), F.S. Penalty: 6 mos. probation, attend one 2-day FREC meeting.

Cocoa	2007-06391	Sturtevant, Rick Dean	Rick Dean Sturtevant, License No. BK3078550. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. Penalty: fined \$1,000.00 plus costs, 1 yr. probation, attend one 2-day FREC meeting.
Coconut Creek	2007-09399	Uzzo, Christopher P.	Christopher P. Uzzo, License No. SL679227. Violation: guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content in violation of Rule 61J2-10.025, F.A.C. and s. 475.25(1)(c), F.S., guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. Penalty: fined \$1,000.00 plus costs, 1 yr. probation, attend one 2-day FREC meeting.
Columbus, GA	2007-05644	Savage, Betty Jo	Betty Jo Savage, License No. SL3055653. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and therefore in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Coral Gables	2007-05585	Bacelar, Maria Claudia	Maria Claudia Bacelar, License No. SL301905. Violation: guilty of failure to comply with duties of the brokerage relationship of s. 475.278, F.S. Penalty: fined \$4,000.00 plus costs, 1 yr. probation, attend two 2-day FREC meetings.
Coral Gables	2005-05679	Romano, Alexander P.	Alexander P. Romano, License No. SL670494. Violation: guilty of multiple violations of ss. 475.25(1)(f) and 475.25(1)(p), F.S. and in violation of Rule 61J2-24.001 of the F.A.C. Penalty: fined \$4,500 plus costs, 5-yr. suspension, 3-hr. ethics course.
Coral Springs	2007-08397	Gordon, Susan Adale	Susan Adale Gordon, License No. SL3020816. Violation: obtaining a license by means of concealment in violation of s. 475.25(1)(m), F.S. Penalty: fined \$750.00 plus costs, probation and attend two 2-day FREC meetings.
Coral Springs	2007-04612	Ralph, Clairmont	Clairmont Ralph. License No. SL3101002. Violation: guilty of 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 s. 475.25(1)(k), F.S.; 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 in violation of s. 475.25(1)(b), F.S.; guilty of failure to deposit money in an escrow account when the licensee is the purchaser of real estate under a contract where the contract requires the purchaser to place deposit money in an escrow account to be applied to the purchase price if the sale is consummated in violation of s. 475.25(1)(d)2, F.S. Penalty: Revoked effective 06/15/07.
Coral Springs	2007-03385	Rosales, Maria Rebeca	Maria Rebeca Rosales, License No. SL 3081976. Violation: failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$750 plus costs, 6-mos. probation, attend one 2-day FREC meeting.

Crestview	2007-09389	Linthicome, Rosalee L.	Rosalee L. Linthicome, License No. BK650598. Violation: guilty of failure to immediately deposit trust funds in violation of Rule 61J2-14.010, F.A.C. and s. 475.25(1)(e), F.S.; guilty of failure to immediately place or maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement there of was proerly authorized in violation of s. 475.25(1)(k), F.S.; guilty of breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$3,000.00 plus costs; 90 days suspension effective 12/04/07, 12 mos. probation, attend two 2-day FREC meetings.
Dania	2008-00359	Marius, John Patrick	John Patrick Marius, License No. BK3014715. Violation: guilty of misrepresentation and concealment in any business transaction. Penalty: fined \$500 plus costs, 6mos probation, attend two (2) 2-day FREC meetings.
Dania Bch.	2007-07635	Meyer, Gary	Gary Meyer, License No. SL629603. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s.475.25(1)(m), F.S., guilty of failure to comply with the continuing education requirements of Rule 61J2-3.009, F.A.C., and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500.00 plus costs, attend one 2-day FREC meeting, 6 mos. probation.
Dania Bch.	2007-09932	Vargas, Joseph	Joseph Vargas, License No. SA701977. Violation: guilty of violating s. 475.42(1)(e), F.S. Penalty: \$250 fine plus costs, 1yr. Probation, attend two 2-day FREC meetings.
Davenport	2007-03390	Lozano, Henry A.	Henry Alberto Lozano, License No. SL3019284. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: 10 years suspension, fined \$1,000.00 plus costs.
Davenport	2007-08416	Smith, David Allen	David Allen Smith, License No. SL700679. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00 plus costs, 1 yr. probation, attend four 2-day FREC meetings.
Davie	2007-04214	Kornberg, Lance Hunter	Lance Hunter Kornberg, License No. SL3072201. Violation: 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 F.A.C. Penalty: investigative costs of \$765.60, 1 yr. probation, attend one 2-day FREC meeting.
Daytona Bch.	2007-06423	Grosberg, Edward J.	Edward J. Grosberg, License No. SL650486. Violation: 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 s. 475.25(1)(f), F.S., guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S. Penalty: fined \$500.00 plus costs, 6 mos. probation.

Daytona Bch.	2007-05594	Kerrigan, John	John Kerrigan, License No. SL3056071. Violation: violation of s. 475.25(1)(e), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C.. Penalty: fined \$250 plus costs, 6 mos. probation and attend one 2-day FREC meeting.
Daytona Bch.	2007-05634	Shiple, Lonnie Edwin	Lonnie Edwin Shiple, License No. SL3013918. Violation: guilty of having violated a lawful order of the FREC. Penalty: Revoked eff. 7/23/07.
Defuniak Springs	2007-09373	Armbruster, Colleen	Colleen Armbruster, broker, License No. BK 0362890. Violation: guilty of failure to account or deliver funds; guilty of failure 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; guilty of failure to provide written notification to the Commission within fifteen business days of the good faith doubt of the procedure as set forth; Penalty: fined \$3,000 plus costs, 30 day suspension, attend two 2-day FREC meetings.
Defuniak Springs	2007-09373	Armbruster Realty, Inc.	Armbruster Realty, Inc., License No. CQ0211855. Violation: guilty of failure to account or deliver funds, guilty failure 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 as set forth, guilty of failure to provide written notification to the Commission within fifteen business days of the good faith doubt of the procedure instituted to resolve the escrow dispute and institute one of the settlement procedures. Penalty: fined \$1,000 plus costs.
Defuniak Springs	2007-09881	Hurst, Janet S.	Janet S. Hurst, License No. BK3101898 & 0708495. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized. Guilty of failure to immediately deposit trust funds in a bank, savings and loan association, trust company, credit union or title company. Penalty: fined \$2,000 plus costs, 30 day suspension, 1yr. probation, attend two 2-day FREC meetings.
Deland	2007-04602	Coto, Michael Joseph	Michael Joseph Coto, License No. SL3060200. Violation: obtained a license by means of misrepresentation or concealment; failed to comply with Rule 61J2-2.027(2) of the F.A.C. Penalty: fined \$1,000.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
DeLeon Springs	2007-06431	Campbell, Monaca Leigh	Monaca Leigh Campbell, License No. SL691148. Violation: 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 s. 475.25(1)(f), F.S., guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S. Penalty: revoked effective 08/18/07.
Delray Beach	2007-02131	Delivrance, Michlin	Michlin Delivrance, License No. SL3118186. Violation: obstructed or hindered the enforcement of s. 475, F. S., or the performance of any lawful duty by any person acting under the authority of s. 475, F. S., in violation of s. 475.42(1)(i), F. S. Penalty: revoked effective. 3/15/07.

Delray Beach	2007-04162	Malhotra, Thrity	Thrity Malhotra, License No. BK664842; voluntary surrender of license for permanent revocation eff. 3/21/07.
Destin	2008-00365	Phillips, Karen Lynn	Karen Lynn Phillips, License No. SL 557915; Violation: operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S., guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S., guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer in violation of s. 475.42(1)(d), F.S., and s. 475.25(1)(e), F.S., guilty of practicing or offering to practice beyond the scope permitted by law in violation of s. 455.227(1)(o), F.S. Penalty: \$2,000 plus costs, 1yr probation, attend two 2-day FREC meetings, 6 months suspension.
Destin	2007-08414	Stuart, David W.	David W. Stuart, License No. BK238520. Violation: being convicted of a crime which involves fraudulent or dishonest dealing. Penalty: fined \$1,000.00 plus costs, 90-day suspension, 6 mos. probation, attend one 2-day FREC meeting.
Erwin, TN	2007-01343	Barnes, Clarke E.	E. Clarke Barnes, License No. SL 3017075. Violation: guilty of having violated a lawful order of the FREC in violation of ss. 475.42(1)(e), F. S. and 475.25(1)(e), F.S. Penalty: license revoked effective 02/16/07.
Evansville, IN	2007-08407	Lutz, Kenneth Charles	Kenneth Charles Lutz, License No. BK625419. Violation: 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 in violation of s. 475.25(1)(b), F.S., guilty of failing to maintain trust funds in the real estate brokerage escrow account or some other proper depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S. Penalty: fined \$2,000 plus costs, 1yr probation, attend one 2-day FREC meeting, 60 day suspension, retake the initial brokers licensing class.
Fisher Island	2007-09374	Azria, Victor	Victor Azria, License No. BK3010512 & 3006540. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d), F.S., guilty of failure to preserve and make available to the Department all books, records, and supporting documents and keep an accurate record of all trust fund transactions, in violation of Rule 61J2-14.012(1), of the F.A.C., guilty of failure to timely notify the Commission of an escrow dispute and implement a settlement procedure in violation of Rule 61J2-10.032(1)(a), of the F.A.C. Penalty: fined \$3,000 plus costs, 1yr probation, attend two 2-day FREC meetings.
Fisher Island	2007-09374	Planet Realty Corp.	Planet Realty Corp., License No. CQ215936. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d), F.S., guilty of failure to preserve and make available to the Department all books, records, and supporting documents and keep an accurate record of all trust fund transactions, in violation of Rule 61J2-14.012(1), of the F.A.C., guilty of failure to timely notify the Commission of an escrow dispute and implement a settlement procedure in violation of Rule 61J2-10.032(1)(a), of the F.A.C. Penalty: fined \$3,000 plus costs, reprimanded.

Ft. Lauderdale	2007-08392	Baum, Gregory Alan	Gregory Alan Baum, License No. BK667072. Violation: guilty of obtaining a license by means of fraud, misrepresentation or concealment and failing to comply with the requirements of Rule 61J2-2.027(2). Penalty: fined \$1,000 plus costs, attend one 2-day FREC meeting.
Ft. Lauderdale	2007-06420	Fiorelli, Anthony	Anthony Fiorelli, License No. SL3062200. Violation: violated Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500.00 plus costs, 1 yr. probation with early termination, attend one 2-day FREC meeting.
Ft. Lauderdale	2006-06300	Horrillo, Stephen	Stephen Horrillo, License No. SL3016394. Violation: 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), F.A.C. in violation of s. 475.25(1)(e), F.S. Penalty appealed - appeal dismissed 09/27/07 - Penalty: Revoked effective 10/12/07.
Ft. Lauderdale	2007-06424	Keiser College	Keiser College, License No. ZH1002108. Violation: guilty of failing to ensure a course was properly permitted before offering to the public in violation of s. 475.451(3), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00 plus costs, 6 mos. probation.
Ft. Lauderdale	2007-02136	Lomax, Richard	Richard Lomax, License No. BK 669556. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. Penalty: revoked effective. 3/15/07.
Ft. Lauderdale	2007-08408	Mineo, Richard	Richard Mineo, License No. BK3010705. Violation: guilty of failure to immediately deposit trust funds in violation of Rule 61J2-14.010, F.A.C., in violation of s. 475.25(1)(e), F.S., guilty of having held funds in an interest bearing escrow account without the prior knowledge or consent of all parties in violation of Rule 61J2-14.014, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 90 day suspension, 1 yr. probation, attend three 2-day FREC meetings.
Ft. Lauderdale	2007-05643	Noble, Vincent A. Jr.	Vincent Augustine Noble, Jr., License No. SL3041251. Violation: obtained a license be means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: revoked eff. 7/23/07 plus costs.
Ft. Lauderdale	2007-03332	Sher, Joan C.	Joan C. Sher, BK 159205; Violation: inadvertently employed someone without a current and active sales associate license. Penalty: fined \$1,000 plus costs, 6 mo. probation, attend one 2-day FREC meeting.
Ft. Lauderdale	2007-04170	Sperling, Phyllis J.	Phyllis J. Sperling, License No. SL3087108. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of 475.25(1)(m), F. S.; guilty of failing to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of Section 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.

Ft. Lauderdale	2006-05617	Stefan, Tudor	Tudor Stefan, License No. SL703089. Violation: 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 in violation of s. 475.25(1)(b), F.S., guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content in violation of Rule 61J2-10.025, F.A.C. and s. 475.25(1)(c), F.S., guilty of failure to see that Bruce Beemer had a current registration with the Petitioner in violation of Rule 61J2-5.019, F.A.C. and s. 475.25(1)(e), F.S. Penalty: revoked eff. 8/8/06. Penalty appealed: 4TH DCA Case No. 4D06-3514. Appeal dismissed 3/8/07.
Ft. Lauderdale	2007-09371	Tweraser, Wolfgang	Wolfgang Tweraser, License No. SL3029708. Violation: guilty of failing to immediately deposit trust funds in violation of Rule 61J2-14.010, F.A.C., and having held funds in an interest bearing escrow account without the prior knowledge or consent of all parties in violation of Rule 61J2-14.014, F.A.C., Penalty: fined \$1,000 plus costs, 90 day suspension, 1yr probation, attend three 2 day FREC meetings.
Ft. Lauderdale	2007-09370	Tweraser Realty, Inc.	Tweraser Realty Inc., License No. CQ1011829. Violation: guilty of failing to immediately deposit trust funds in violation of Rule 61J2-14.010, F.A.C., and having held funds in an interest bearing escrow account without the prior knowledge or consent of all parties, in violation of Rule 61J2-14.014, F.A.C. Penalty: fined \$1,000 plus costs, 6 mos. probation, reprimanded.
Ft. Lauderdale	2007-06396	Zidian, Charles Peter	Charles Peter Zidian, License No. BK3075323. Violation: 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 in violation of s. 475.25(1)(b), F.S., guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: revoked effective 08/15/07, costs.
Ft. Myers	2007-03379	Burt, Cynthia S.	Cynthia S. Burt, License No. SL 615035; Violation: violated a lawful order of the FREC in violation of ss. 475.42(1)(e), F.S. and 475.25(1)(e), F.S. Penalty: revoked effective 4/26/07.
Ft. Myers	2007-03376	Casanova, Raul	Raul Casanova, License No. SL 3139519. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.25(1)(s), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Ft. Myers	2007-01420	Decman, Michael B.	Michael Brian Decman, License No. SL 3124075. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of Section 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, attend one 2-day FREC meeting, 6 mos. probation.

Ft. Myers	2007-07152	Finn-Bouchard, Sheila	Sheila Finn-Bouchard, License No. SL566883. Violation: guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. in violation of 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 12 mos. Probation, attend one 2-day FREC meeting.
Ft. Myers	2007-04604	Jack, Christopher Kim	Christopher Kim Jack. License No. 663132. Violation: guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. in violation of s. 475.25(1)(e), F.S.; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: Revoked plus costs.
Ft. Myers	2007-04615	Kadyssev, Alexandr	Alexandr Kadyssev, License No. SL3069323. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C. Penalty: fined \$2,000 plus costs, 6 mos. suspension, 1 yr. probation, attend two 2-day FREC meetings, 3-hr. ethics course.
Ft. Myers	2007-03382	Rardin, Malia J.	Malia J. Rardin, License No. SL 3109673. guilty of violation of s. 475.278, F. S. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000.00 plus costs, attend one 2-day FREC meeting and 3-hr. Ethics course
Ft. Myers	2007-06389	Ross, John Jr.	John Ross Jr., License No. BK443131. Violation: guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which involves moral turpitude in violation of s. 475.25(1)(f), F.S., guilty of not having informed the FREC in writing within 30 days of having pled guilty of having been convicted of a felony in violation of s. 475.25(1)(p), F.S. Penalty: costs, suspension until 9/29/2010, attend one 2-day FREC meeting.
Ft. Myers Beach	2007-033378	Booth, Laurie A.	Laurie A. Booth, License No. SL 669240. Violation: guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. and in violation of s. 475.25(1)(e), F.S.; guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of rule 61J2-14.009, F.A.C. and s. 475.25(1)(k), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: revoked effective 4/26/07.
Ft. Pierce	2007-07154	Mascioli, I.A.	I.A. Mascioli, License No. BK605940. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, 6 mos. Probation, attend one 2-day FREC meeting.

Gainesville	2007-01433	Woodbury, William O.	William Oliver Woodbury, License No. SL 3025883. Violation: guilty of having been convicted or found guilty of, entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a license real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F. S. Penalty: revoked effective 02/20/07, costs.
Groveland	2007-09928	Pfug, Garrett A.	Garrett A. Pfug, License No. SL3161439. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. Guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$500 fine plus costs, 1yr. probation, attend one 2-day FREC meeting.
Gulf Breeze	2007-09381	Godwin, Roy G.	Roy G. Godwin, License No. BK 314352. Violation: 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 in violation of s. 475.42(1)(b), F.S. Penalty: fined \$1,000 plus costs, 30 day suspension, 6 mos. probation, attend one 2-day FREC meeting.
Haines City	2007-09401	Talbot, Carol Ann	Carol Ann Talbot, License No. SL3039264. Violation: guilty of having operated as a sales associate for any person not registered as his or her employer in violation of s. 475.42(1)(b), F.S. Penalty: fined \$1,000 plus costs, 1 yr. suspension, 1 yr. probation, attend two 2-day FREC meetings.
Hallandale	2007-01421	De Rosa, Cathy	Cathy De Rosa, License No. BK3006401 and BK3155237; Violation: failed to inform the Florida Real Estate Commission in writing within thirty (30) days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F. S. Penalty: fined \$1,000 plus costs, to attend one (2-day) FREC general meeting.
Hallandale	2007-06433	Lichten, John Seltzer Case No. 2005026053	John Seltzer Lichten, License No. BK456023. Violation: Guilty of failure to account or deliver funds in violation of s. 457.25(1)(d)1, F.S., guilty of 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 s. 475.25(1)(e), F.S., guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S., or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. in violation of 475.42(1)(i), F.S. and in violation of s. 475.25(1)(e), F.S., guilty of failure to notify the Petitioner, in writing, of the current mailing address and any change in the in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038, F.A.C., guilty of failing to register a branch office in violation of Rule 61J2-10.023, F.A.C. and s. 475.24, F.S. and s. 475.25(1)(e), F.S. Penalty: License revoked effective 08/16/07, \$1,537.80 in costs.

Hallandale	2007-06432	Lichten, John Seltzer Case No. 20050059458	John Seltzer Lichten, License No. BK456023. Violation: Guilty of failure to account or deliver funds in violation of s. 457.25(1)(d)1, F.S., guilty of 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 s. 475.25(1)(e), F.S., guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S., or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. in violation of 475.42(1)(i), F.S. and in violation of s. 475.25(1)(e), F.S., guilty of failure to notify the Petitioner, in writing , of the current mailing address and any change in the in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038, F.A.C., guilty of failing to register a branch office in violation of Rule 61J2-10.023, F.A.C. and s. 475.24, F.S. and s. 475.25(1)(e), F.S. Penalty: License revoked effective 08/16/07, \$1,537.80 in costs.
Hallandale	2007-06433	Lichten Mgmt. Co., Inc. Case No. 2005026055	Lichten Management Co., Inc., License No. CQ1016149. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: License revoked effective 08/16/07, \$1,455.30 in costs.
Hallandale	2007-06432	Lichten Mgmt. Co., Inc. Case No. 2005005959	Lichten Management Co., Inc., License No. CQ1016149. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: License revoked effective 08/16/07, \$910.80 in costs.
Hawthorne	2007-05631	Segal, Jane L. and Dorjan, Inc.	Jane Livingston Segal, broker/owner of Dorjan Inc. License Nos. 375703 and 238320. Violation: failed to account or deliver funds and failed to institute one of the settlement procedures as set forth in s. 475.25(1)(d)1, F.S. within 30-days of the last demand in violation of s. 475.25(1)(d)1, F.S. and Rule 61J2-10.032(1)(a) of the F.A.C. Penalty: fined \$2,000 plus costs; 6 mos. probation; and attend one 2-day FREC meeting.
Hobe Sound	2007-08409	Nelson, Lawrence Race	Lawrence Race Nelson, License No. BK3067989. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend two 2-day FREC meetings.
Hollywood	2007-09874	Bronson, James Edmond	James Edmond Bronson, License No. SL3096767. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s.475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Homosassa	2007-07150	Carnevale, Michael	Michael Carnevale, License No. BK3057037. Violation: failed to disclose his criminal record history in violation of Rule 61J2-2.027(2), F.A.C. and s. 475.25(1)(e), F.S. Penalty: \$1,000 fine, costs, attend one 2-day FREC meeting, 6 mos. probation.

Homosassa	2007-05677	Sears, Leo S.	Leo S. Sears, BK3074505. Violation: failed to disclose a DUI conviction on his application for licensure in violation of Rule 61J2.2.027(2), F.A.C. Penalty: fined \$2000.00 plus costs, 6 mos. probation and attend two 2-day FREC meetings.
Holly Hill	2007-05584	Apicella, David D.	David D. Apicella. License No. 3078541. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; and guilty of having failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500.00 plus costs; 12 mos. probation; attend one 2-day FREC meeting.
Hollywood	2007-02785	Drivas, George	George Drivas, License No. SL 3025451. Violation: culpable negligence in violation of s. 475.25(1)(b), F. S. Penalty: fined \$1,000 plus costs, attend two 2-day FREC meetings, show proof of completion of ethics course, 1 yr. probation.
Hollywood	2007-09385	Homeland Realty of South Florida, Inc.	Homeland Realty of South Florida, Inc., License No. CQ1013703. Violation: Violation: guilty of three counts of having placed, or caused to be placed, upon the public records of the County, any contract, assignment, deed, will, mortgage, lien, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to him to be false, void, or not authorized to be placed of record or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or sales person, or for any unlawful purpose in violation of s. 475.42(1)(j), F.S., in violation of s. 475.25(1)(a), F.S. Penalty: Reprimanded.
Hollywood	2007-09387	Kuruvila, Joe	Joe Kuruvila, License No(s). BK 3018145, 3065529, 3073051. Violation: guilty of failing to get a proper signature of the principal(s) on a listing agreement in violation of s. 475.25(1)(r), F.S., guilty of having placed, or caused to be placed, upon the public records of the County, any contract, assignment, deed, will, mortgage, lien, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to him to be false, void, or not authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or salesperson or other person, or for any unlawful purpose in violation of s. 475.42(1)(j), F.S., in violation of s. 475.25(1)(a), F.S. Penalty: fined \$2,000 plus costs, 1 yr. probation, 3 hour Ethics Course, attend one 2-day FREC meeting.
Hollywood	2007-09385	Kuruvila, Joe	Joe Kuruvila, License No(s). BK3018145, 3065529, 3073051. Violation: guilty of three counts of having placed, or caused to be placed, upon the public records of the County, any contract, assignment, deed, will, mortgage, lien, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to him to be false, void, or not authorized to be placed of record or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or sales person, or for any unlawful purpose in violation of s. 475.42(1)(j), F.S., in violation of s. 475.25(1)(a), F.S. Penalty: fined \$6,000 plus costs, 1 yr. probation, retake brokers course, attend three 2-day FREC meetings.

Hollywood	2007-04215	Melean, Carlos		Carlos Melean, License No. BK408728. Violation: 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 associates or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S.; guilty of not having informed the FREC in writhing within 30 days from having pled guilty or having been convicted or a felony in violation of s. 475.25(1)(p), F.S. Penalty: fined \$1,000 plus costs, 6 months probation.
Hollywood	2007-07638	Roig, Peter No. 2006003069	Case	Peter Roig, License No. SL3062388. Violation: guilty of operating as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S., guilty of collecting moneyin connection with a real estate brokerage transaction not in the name of his employer in violation of s. 475.42(1)(d), F.S., guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in a business transaction in violation of s. 475.25(1)(b), F.S. Penalty: revocation of license effective 09/28/07, plus costs.
Hollywood	2007-07637	Roig, Peter No. 2005065922	Case	Peter Roig, License No. SL3062388. Violation: guilty of operating as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S., guilty of collecting moneyin connection with a real estate brokerage transaction not in the name of his employer in violation of s. 475.42(1)(d), F.S., guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in a business transaction in violation of s. 475.25(1)(b), F.S. Penalty: revocation of license effective 09/28/07, plus costs.
Hollywood	2007-01711	Russell-Marazzi, Pauline		Pauline Russell-Marazzi, License No. SL3035484; Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and Rule 61J2-2.027(2) of the F.A.C. Penalty: fined \$1,000 plus costs, 6-mos. probation, to attend one 2-day FREC meeting.
Huntersville, NC	2007-03384	Rojas, Yuri Hernan		Yuri Hernan Rojas, License No. SL 3078793. Violation: found guilty of the offense of solicitation of prostitution; 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 F. A. C. Penalty: fined \$1,000 plus costs, 1 yr. probation, attend one 2-day FREC meeting.
Jacksonville	2007-09376	Collins, Elouise Mervin & Weezie Collins Realty, Inc.		Elouise Mervin Collins, License No. BK444202. Weezie Collins Realty, Inc., License No. BK244852. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1., F.S., guilty of having been found guilty for a second time of any misconduct that warrants his suspension or has been found guilty of a course of conduct or practices which show that he is so incompetent, negligent, dishonest, or untruthful that the money, property, transaction, and rights or investors, or those with whom he may sustain a confidential relation, may not safely be entrusted to him in violation of s. 475.25(1)(o), F.S. Penalty: fined \$1,000 plus costs, 60 day suspension, 6 mos. probation, attend one 2-day FREC meeting; Company: Reprimanded.

Jacksonville	2007-09379	Crawford, Donna Kendrick	Donna Kendrick Crawford, License No. SL683475. Violation: guilty of operating as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), and 475.25(1)(e), F.S., guilty of operating as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), and 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 1 yr. probation, 30 day suspension, attend one 2-day FREC meeting.
Jacksonville	2007-06418	Davids, Beatrice Lee	Beatrice Lee Davids, License No. SL3102080. Voluntary surrender of license for permanent revocation eff. 07/17/07.
Jacksonville	2007-04159	Gelman, Stanley G. and The Property Manager of Jacksonville, Inc.	Stanley G. Gelman and The Property Manager of Jacksonville, Inc., License Nos. BK326164 and CQ1005256. Violation: guilty of failure to properly prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3), F.A.C. and s. 475.25(1)(e), F.S. Penalty: Broker - 6 mos. suspension eff. 5/23/07, \$500.00 fine plus costs, 1 yr. probation, attend one 2-day FREC meeting and complete a 4-hr. escrow mgmt. course during probation; Corporation - 1 yr. probation.
Jacksonville	2007-08403	Jones, Kenneth D.	Kenneth D. Jones, License No. BK3085375. Voluntary surrender of license for permanent revocation eff. 9/18/07.
Jacksonville	2007-04169	Shuman, Gregory B.	Gregory B. Shuman, License No. SL3075816. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; guilty of failing to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, 6 mos. probation, attend two 2-day FREC meetings.
Jacksonville	2007-04176	Williams, Scott	Scott Williams, License No. SL0702718. Voluntary surrender of license for permanent revocation eff. 4/17/07.
Jupiter	2007-01424	Fitzsimmons, Craig	Craig Fitzsimmons, License No. SL3077293. Violation: failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00 plus \$158.40 costs, one 2-day FREC meeting, 3-hr. ethics course, 6-mos. probation.
Kissimmee	2007-09870	Archer, Brynley Brian	Brynley Brian Archer, License No. BK661357. Violation: 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, in violation of s. 475.25(1)(b), F.S., guilty of failure to account or deliver funds, in violation of s. 475.25(1)(d)1, F.S. Penalty: Permanent revocation of license effective 12/20/07.
Kissimmee	2007-06419	Espinal, Orquida Maribal	Orquida Maribal Espinal, License No. SL3138971. Voluntary surrender of license for permanent revocation effective 05/18/07.

Kissimmee	2007-06422	Gatlin, Stephen L.	Stephen L. Gatlin, License No.SL3141790. Violation: 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 s. 475.25(1)(f), F.S., guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony violation of s. 475.25(1)(p), F.S. Penalty: revoked effective 08/15/07, plus costs.
Labelle	2007-09383	Hutchins, Kathleen Ann & Country Homes & Land Real Estate Group, Inc.	Kathleen Ann Hutchins, License No. BK692934. Country Homes & Land Real Estate Group, Inc., License No. CQ1012841. Violation: Both are 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; guilty of not registering as an officer, director or partner of the corporation; guilty of not ensuring every broker is registered as an officer of the corporation; guilty of failure to have a current registration with the Petitioner, in violation of s. 475.42(1)(e), F.S. Penalty: fined \$500 plus costs, attend one 2-day FREC meeting, 6 mos. probation. Penalty for corporation: Reprimanded.
Lady Lake	2007-09377	Cordle, Christopher T.	Christopher T. Cordle, License No. SL3130172. Violation: 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 s. 475.25(1)(f), F.S. Penalty: permanent revocation of license eff. 12/4/07, plus pay costs.
Lake City	2007-05640	Burbach, James M. and Burbach Realty Services, Inc.	James Michael Burbach and Burbach Realty Services, Inc. License No(s). BK3066237 & 1022595. Violation: guilty of failing to account for funds in violation of s. 475(1)(d)(1), F. S. and guilty of culpable negligence in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1,000.00 plus costs; 120 days suspension; attend one 2-day FREC meeting.
Lake Mary	2007-03374	Beaumont, Peter D.	Peter Derick Beaumont, License No. SL 699544; Voluntary surrender of license for permanent revocation effective 4/26/07.
Lake Suzy	2007-03386	Hinga, Kathy Lee	Kathy Lee Hinga, License No. BK 321214. Violation: guilty of culpable negligence, or beach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1,000.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Lake Worth	2008-00504	Schultze, Thomas Harold	Thomas Harold Schultze, License No. BK3011536. Violation: 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 s. 475.25(1)(f), F.S. Penalty: Voluntary Surrender of license for permanent revocation eff. 9/20/07.
Lakeland	2007-05627	Oglesby, Scott Grady	Scott Grady Oglesby, License No. BK3192922. Violation: guilty of failure to comply with the post-licensing course prior to the first renewal following initial licensure; obtained a license by means of fraud, misrepresentation, or concealment. Penalty: fined \$2,000.00 plus costs, attend two 2-day FREC meetings, 30-day suspension and 6 mos. probation.
Largo	2008-00373	Walker, John	John Walker, License No. SL706350. Violation: failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 1yr probation, 30 day suspension.

Lauderhill	2007-01419	Clarke, Donovan O	Donovan O'Reilly Clarke, License No. BK585327; Violation: failure to properly implement the procedures outlined in s. 475.25(1)(d)1, F.S. Penalty: fined \$500.00 plus costs, attend one 2-day FREC meeting, 1 yr. probation.
Lauderhill	2007-03335	Ward, T. Anthony	T. Anthony Ward, License No. SL 3011358. Violation: violated a lawful order of the FREC in violation of ss. 475.42(1)(e), F.S. and 475.25(1)(e), F.S. Penalty: revoked effective 4/25/07.
Lehigh Acres	2007-09880	Gutierrez, Jaime	Jaime Gutierrez, License No. SL3135546. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e). F.S. Penalty: \$1,000 fine plus costs, 8 mos. probation, attend two 2-day FREC meetings.
Longwood	2008-00369	Smith, Kelly	Kelly Smith, License No. SA3177415. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6mos. probation, attend one (1) 2-day FREC meeting.
Loxahatchee	2007-07643	Senatus, Ronald	Ronald Senatus, License No. SL 3160866. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, attend one 2-day FREC meeting, 6 mos. probation, 6 mos. suspension effective 09/28/07.
Lutz	2007-05646	Stimmel, Mary Ellen	Mary Ellen Stimmel, License No. SL3044022. Violation: violated a lawful order of the FREC in violation of s. 475.42(1)(e), F. S. Penalty: revoked eff. 7/23/07 plus costs.
Marblehead, MA	2007-09930	Tamaren, David Stephen	David Stephen Tamaren, License No. BK3146286. Violation: 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 s. 475.25(1)(f), F.S. Penalty: costs, 1yr probation, 5 year suspension
Margate	2007-08406	Lima, Brian D.	Brian D. Lima, License No. SL3035894. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: revoked eff. 10/25/07, plus costs.
Marianna	2007-05645	Shinn, Floyd	Floyd Shinn. License No. 3187888. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S.; guilty of having operated as a sales associate without being the holder of a valid and current license in violation of ss. 475.42(1)(a), and 475.25(1)(e), F.S.; guilty of having operated as a broker under a trade name without causing the same to be noted in the records of the Commission and placed on his license or so operate as a member of a partnership or as a corporation or as an officer or manager thereof, without the partnership or corporation being the holder of a valid current registration in violation of ss. 475.42(1)(k), and 475.25(1)(e), F.S. Penalty: fined \$1,500 plus costs; 90 days suspension; 1yr. probation; attend two 2-day FREC meetings.

Melbourne	2007-02126	Clevenger, Levan	Levan Clevenger, License No. SL 555345; Voluntary surrender of license for permanent revocation effective. 1/23/07.
Melbourne Villas	2007-08413	Skipper, William Joseph	William Joseph Skipper, License No. SL3032776. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 60 day suspension, 1 yr. probation, attend two 2-day FREC meetings.
Merritt Island	2007-02130	Finrock, Donald E.	Donald Eugene Finrock, License No. SL 3013979. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F. S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F. A. C. and in violation of s. 475.25(1)(e), F. S. Penalty: fined \$1,000.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Merritt Island	2007-08396	Gibson, Sarah Hurdle	Sarah Hurdle Gibson, License No. SL613338. Violation: 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 in violation of s. 475.25(1)(b), F.S. Penalty: Permanent revocation of license eff. 10/25/07, plus costs.
Miami	2008-00355	Goldenberg, Pamela	Pamela Goldenberg, License No. SL 3097122. Violation: guilty of failure to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, attend two 2-day FREC meetings, 6mos. probation.
Miami	2008-00126	All Star Investment Realty, Inc.	All Star Investment Realty, Inc., License No. CQ248945. Violation: guilty of culpable negligence 475.25(1)(b), F.S., guilty of failure to maintain escrow 475.25(1)(k), F.S. Penalty: fined \$1,000 plus costs.
Miami	2008-00351	Caso, Alejandro	Alejandro Caso, License No. BK697223. Violation: guilty of sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson 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 set forth in s. 475.01(1)(a), F.S., in violation of s. 475.02(1)(h), F.S., 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), F.A.C., and s. 475.5015, F.S., in violation of s. 475.25(1)(e), F.S., 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 in violation of s. 475.25(1)(b), F.S. Penalty: \$3,000 fine plus costs, 1yr suspension, 1yr probation, attend four (4) 2-day FREC meetings.
Miami	2007-07151	Castro, Gisela A.	Gisela A. Castro, License No. SL647565. Violation: guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content. Penalty: fined \$1,000.00 plus costs; 3-yr. suspension; 1 yr. probation; attend one 2-day FREC general meeting; retake the sales associate pre-licensing course.

Miami	2007-04155	De La Torriente, Jose E.	Jose E. De La Torriente, License No. SL0646217. Voluntary surrender of license for permanent revocation eff. 4/17/07.
Miami	2007-5632	Diaz, Julio	Julio Diaz, License No. BK381395. Violation: guilty of sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson under the laws of this state, for the referral of real estate business, client, prospects, or customers, or for any one or moer of the services set forth. Penalty: fined \$500.00 plus costs, attend one 2-day FREC meeting, 6 mos. probation.
Miami	2007-02137	Jimenez, Carlos M.	Carlos M. Jimenez, License No.641764. Violation: guilty of violating a lawful order or rule of the commission which is binding upon him in violation of s. 475.42(1)(e), F.S. Penalty: revoked eff. 3/15/07 plus costs.
Miami	2007-09923	Mees, Clifford Scott	Clifford Scott Mees, License No. BK625626. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of 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 s. 475.25(1)(k), F.S., guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction, in violation of s. 475.25(1)(b), F.S. Penalty: pay costs, attend one 2-day FREC meeting, 6 mos. probation
Miami	2007-09924	Mees, Clifford Scott	Clifford Scott Mees, License No. BK625626. Violation: guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction, in violation of s. 475.25(1)(b), F.S. Penalty: pay costs, attend one 2-day FREC meeting, 3 yr. suspension, 6 mos. probation.
Miami	2007-09925	Mees, Clifford Scott	Clifford Scott Mees, License No. BK625626. Violation: guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction, in violation of s. 475.25(1)(b), F.S. Penalty: pay costs, attend one 2-day FREC meeting, 3 yr. suspension, 6 mos. probation
Miami	2008-01460	Miranda, Xavier F.	Xavier F. Miranda, License No. BK3155096. Violation: Voluntary Surrender of License for permanent revocation effective 1/15/08.
Miami	2007-09926	Moyer III, Alex	Alex Moyer III, License No. BK489123. Violation: guilty of misrepresentation, concealment, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction, in violation of s. 475.25(1)(b), F.S. Penalty: fined \$250 plus costs, 6 mos. probation, attend one 2-day FREC meeting.

Miami	2008-00351	Nations Executive Realty, Inc.	Nations Executive Realty, Inc., License No. CQ1015989. Violation: guilty of sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson 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 set forth in s. 475.01(1)(a), F.S., in violation of s. 475.02(1)(h), F.S., 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), F.A.C., and s. 475.5015, F.S., in violation of s. 475.25(1)(e), F.S., 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 in violation of s. 475.25(1)(b), F.S. Penalty: Reprimanded.
Miami	2008-00364	Payan, Robin Lee & Robin Payan School of Real Estate	Robin Lee Payan, License No. ZH1001976 and Robin Payan School of Real Estate, License No. ZH1002132. Violation: failed to apply for and obtain approval from the FREC for a post-licensure course in real estate practice, in violation of Rule 61J2-3.020(3) and (3), F.A.C., in violation of s. 475.25(1)(e), F.S. Guilty of offering and conducting a post-licensure course in real estate practice without first procuring a real estate school permit from the Department in violation of s. 475.451(3), F.S. Penalty: fined \$1,000 plus costs, 1yr probation, attend two 2-day FREC meetings.
Miami	2007-09393	Prieto, Antonio	Antonio Prieto, License No. BK0136247. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction. Penalty: fined \$1,000 plus costs, 3 yr. suspension, 3 yr. probation.
Miami	2007-05629	Quintana, Ibrahim	Ibrahim Quintana, License No. SL640632. Violation: 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 s. 475.25(1)(f), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting, 30-day suspension.
Miami	2007-02786	Riesgo, Luis E.	Luis E. Riesgo, License No. SL3038614. Violation: 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 s. 475.25(1)(f), F.S. Penalty: costs.
Miami	2007-06388	Rivero, Oscar N.	Oscar N. Rivero, License No. SL3080377. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of having failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C. and s. 475.25(1)(e), F.S. Penalty: license revoked for 5 years effective 08/15/07.
Miami	2008-00126	Salas, Lawrence	Lawrence Salas, License No. BK3008585, 3007688, 3008250 & 3003809. Violation: guilty of culpable negligence 475.25(1)(b), F.S., guilty of failure to maintain escrow 475.25(1)(k), F.S. Penalty: fined \$2,000 plus costs, attend one 2-day FREC meeting, 6 mos. probation

Miami	2007-06390	Soto, Enrique	Enrique Soto, License No. SL3074238. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C. and is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$750 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Miami	2007-5630	Salonia, Humberto A.	Humberto A. Salonia. License No. 618498. Violation: guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: \$500 fine plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Miami	2007-05632	Shelton, Teresita	Teresita Shelton, License No. BK3007532. Violation: guilty of sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson under the laws of this state, for the referral of real estate business, client, prospects, or customers, or for any one or moer of the services set forth. Penalty: fined \$500.00 plus costs, attend one 2-day FREC, 12 mos. probation.
Miami	2007-04361	Staples, Dorothy	Dorothy Staples, License No. SL582154. Violation: failed to timely place a deposit(s) with her registered broker/brokerage in violation of s. 475.25(1)(k), F.S., and Rule 61J2-14.009, F.A.C. Penalty: Fined \$1,000 plus costs, attend one 2-day FREC meeting, 1-yr. probation, 90-day suspension.
Miami	2007-09398	Tawachi, Enrique	Enrique Tawachi, License No. SL3137104. Voluntary surrender of license for permanent revocation eff. 7/12/07
Miami	2007-05635	Tessier, Pierre	Pierre Tessier, License No. BK3008568. Violation: 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 s. 475.25(1)(f), F.S.; guilty of being confined in a state or federal prison in violation of s. 475.25(1)(m), F.S. 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 s. 475.25(1)(p), F.S. Penalty: revoked eff. 7/23/07 plus costs.
Miami	2008-00375	Yammine, Serge R.	Serge R. Yammine, License No. SL706458. Violation: Guilty of having operated as a licensee without being the holder of a valid and current license in violation of s. 475.42(1)(a), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, attend one 2-day FREC meeting, 6mos. probation.
Miami	2007-04177	Zima, John M.	John M. Zima, License No. SL3043407. Violation: violated a lawful order of the Florida Real Estate Commission in violation of ss. 475.25(1)(e), and 475.42(1)(e), F. S. Penalty: Revoked eff. 5/23/07 plus costs.

Miami	2007-07160	Zingg, Hermann A.	Hermann A. Zingg, License No. BK3041458. Violation: guilty of failure to deposit money in an escrow account when the licensee is the purchaser of real estate under a contract where the contract requires the purchaser to place deposit money in an escrow account to be applied to the purchase price if the sale is consummated in violation of s. 475.25(1)(d)2, F.S., guilty of concealment, dishonest dealing by trick scheme or device, culpable negligence or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1,000 plus costs, 9 mos. probation, attend two 2-day FREC meetings.
Miami Beach	2007-09380	Cruz, Marilyn	Marilyn Cruz, License No. SA3011585. Violation: guilty of failing to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer; 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. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend two 2-day FREC meetings.
Miami Beach	2008-00358	Kutun, Barry	Barry Kutun, License No. BK 49628. Violation: 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 s. 475.25(1)(f), F.S. Penalty: \$1,000 fine plus costs, 30 days suspension.
Miami Beach	2007-02140	Menendez, Jorge D.	Jorge Dionisio Menendez. License No. SL 706547. Violation: guilty of two count of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of Rule 61J2-14.009 of the F.A.C. and ss. 475.25(1)(k), and 475.25(1)(e), F.S.; guilty of two counts 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 in violation of s. 475.25(1)(b), F.S.; guilty of two counts of having operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of ss. 475.42(1)(a), and 475.25(1)(e), F.S.; guilty of two counts of having operated as a broker while licensed as a sales associate in violation of ss. 475.42(1)(b), and 475.25(1)(e), F.S.; guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: revoked effective 3/15/07, costs.
Miami Beach	2007-02141	Menendez, Jorge D.	Jorge Dionisio Menendez, License No. SL 706547. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of ss. 475.42(1)(a), F.S. and 475.25(1)(e), F.S.; guilty of having collected money in connection with a real estate brokerage transaction whether as a commission, deposit, payment, rental, or otherwise, except in the name of the employer and with the express consent of the employer in violation of ss. 475.42(1)(d), F.S. and 475.25(1)(e), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of ss. 475.42(1)(d), F.S. and 475.25(1)(e), F.S. Penalty: revoked effective. 3/15/07, costs.
Miami Beach	2007-02147	Sunset Harbour Realty, Inc.	Sunset Harbour Realty, Inc., License No. CQ 1004233. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of ss. 475.42(1)(a), F. S. and 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, broker attend two 2-day FREC meetings.

Miami Lakes	2007-05589	Gutierrez, Ricardo	Ricardo Gutierrez, License No. SL3012909. Violation: guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to him as agent of the registered employer. Penalty: fined \$1,000.00 plus costs, attend two 2-day FREC meetings, 6 mos. probation.
Miami Lakes	2007-01434	Mourra, George J.	George James Mourra, License No. BK584054; permanently revoked eff. 12/5/06. Voluntary surrender of license for permanent revocation.
Miami Lakes	2007-09400	Walters, John S.	John S. Walters, License No. BK0704018. Violation: guilty of being confined in a state or federal prison. Penalty: Revoked eff. 12/4/07, costs of \$1,046.10
Michigan		Ernst, Mary C.	Ernstm Mary C., License No. ; permanently revoked eff. . Voluntary surrender of license for permanent revocation.
Milton	2007-02127	Crongeyer, Daniel S.	Daniel Scott Crongeyer, License No. SL 3033393. Violation: 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 s. 475.25(1)(p), F. S. Penalty: revoked effective. 3/15/07.
Milton	2007-02145	St. John, Beverly	Beverly St. John, License No. BK 76521. Violation: guilty of failing to prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, 4 hr. escrow management course, attend one 2-day FREC meeting.
Mississippi	2007-04161	Lepre, Thomas Richard	Thomas Richard Lepre, License No. SL678663. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475, or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. and guilty of having operated as a broker while licensed as a sales associate in violation of ss. 475.42(1)(b) and 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 30-day suspension, attend one 2-day FREC meeting.
Moore Haven	2007-02133	Jarrett, Keith M	Keith M. Jarrett, License No. SL 3092273; voluntary surrender of license for permanent revocation effective. 12/29/06
Mount Dora	2007-03380	Pickard, Tammie M.	Tammie Marie Pickard, License No. SL 689483. Violation: guilty of misrepresentation, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F. S. Penalty: fine \$1,000 plus costs; attend one 2-day FREC meeting within 6 months of the effective date.
Naples	2007-01346	Blaskis, Anthony J.	Anthony J. Blaskis, License No. SL3057701. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00, costs, 30-day suspension, attend one 2-day FREC meeting.

Naples	2007-03389	Lombardo, David	David Lombardo, License No. SL 30123584. Violation: 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 s. 475.25(1)(f), F.S.; guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony and, therefore in violation of s. 475.25(1)(p), F.S. Penalty: fined \$250 plus costs, 1 year probation, attend one 2-day FREC meeting.
Naples	2007-08401	Joaseus, Kesner	Kesner Joaseus, License No. SL3035531. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1., F.S., guilty of being confined in a state or federal prison thereby being in violation of s. 475.25(1)(n), F.S., guilty of 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 s. 475.25(1)(k), F.S., guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. Penalty: license revoked eff. 10/25/07.
Naples	2007-08402	Joaseus, Kesner	Kesner Joaseus, License No. SL3035531. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S., guilty of not having informed the Florida Real Estate Commission in writing within 30 days of having pled guilty to or having been convicted of a felony, in violation of s. 475.25(1)(p), F.S., 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 s. 475.25(1)(f), F.S. Penalty: license revoked eff. 10/25/07
Naples	2007-04617	Ortiz, Jose Roseleses	Jose Roseleses Ortiz, License No. SL3043442. Violation: failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. suspension, 1 yr. probation, attend two 2-day FREC meetings, complete a 3-hr. ethics course.
Naples	2007-06386	Overcash, Tuesday E.	Tuesday Elyse Overcash, License No. SL3023391. Violation: guilty of having violated a lawful order of the FREC in violation of ss. 475.42(1)(e) and 475.25(1)(e), F.S. Penalty: revoked effective 08/15/07, plus costs.
Naples	2007-05628	Pollara, Frank Charles	Frank Charles Pollara, License No. SL3016638. Violation: obtained a license be means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. in violation of s. 475.25(1)(e), F.S. Penalty: revoked eff. 7/23/07 plus costs.
Naples	2007-01427	Procacci, Armand J.	Armand Joseph Procacci, P. A., License No. SL3067194. Violation: failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00 plus costs, 6 mos. probation, and attend one 2-day FREC meeting.

Naples	2007-08411	Roche, Gary Roy	Gary Roy Roche, License No. SL3088415. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., failed to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 1 yr. suspension, 6 mos. probation, attend one 2-day FREC meeting.
Naples	2007-04168	Schiavo, Robert	Robert Schiavo, License No. SL3071007. Violation: obtained a license by means of fraud, misrepresentation, or concealment, in violation of s. 475.25(1)(m), F.S.; failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250 plus costs, 1 year probation, attend one 2-day FREC meeting.
Navarre	2007-02135	Kronfuss, Annemarie	Annemarie Kronfuss, License No. BL3003557. Violation: guilty of having operated as a broker or sales associate without being the holder of a valid and current license in violation of s. 475.42(1)(a), F.S. Penalty: 6 mos. Suspension, \$1,000.00 fine plus costs, attend one 2-day FREC meeting.
Navarre	2007-05599	Nicholas, Paul L.	Paul L. Nicholas, License No. SL3026838. Violation: 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 s. 475.25(1)(f), F. S.; 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 s. 475.25(1)(p), F. S. Penalty: revoked eff. 7/23/07 plus costs.
New Port Richey	2007-09935	Hanson, David J.	David J. Hanson, License No. BK490947. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: permanent revocation of license eff. 12/21/07, pay costs.
New Port Richey	2007-09935	Winchester, Inc	Winchester, Inc. License No. CQ1008807. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: permanent revocation of license eff. 12/21/07, pay costs.
New Symrna Bch.	2007-05678	Burn, Loretta Anne	Loretta Anne Burn, SL3068880. Violation: violation of Rule 61J2-2.027(2), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Niceville	2007-02128	Davids, Beatrice Lee	Beatrice Lee Davids, License No. SL 3012080. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), Florida Statutes and failing to comply with the requirements of Rule 61J2-2.027(2) F. A. C. and, s. 475.25(1)(e) F. S. Penalty: fined \$1,000 plus costs, attend two 2-day FREC meetings.

North Miami	2008-00366	Renard-Jenkins, Jacqueline	Jacqueline, Renard-Jenkins, License No. BK662427. Violation: 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 in violation of s. 475.25(1)(b), F.S. guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: Permanent revocation of license eff. 1/16/08, pay investigative costs.
North Miami Bch.	2008-00350	Carpenter, Kevin Wayne	Kevin Wayne Carpenter, License No. SL3164386. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., and has failed to comply with the requirements of Rule 61J1-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 6mos probation, attend two (2) day FREC meetings.
North Miami Bch.	2008-00354	Conde, Erik	Erik Conde, License No. BK3049351, Sun City Realty Group, Inc., License No. CQ1027273. Violation: violated s. 455.2275(1)(j), F.S., by aiding, assisting, procuring, employing, or advising any unlicensed person or entity, and violated s. 475.42(1)(b), F.S., by operating as a sales associate for any person not registered as her or his employer, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, 30 day suspension, 1yr probation, attend two (2) 2-day FREC meetings.
North Miami Bch.	2008-00357	Jacques, Andral	Andral Jacques, License No. BK662427. Violation: 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 in violation of s. 475.25(1)(b), F.S., guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: Permanent revocation of license eff. 1/15/08, plus costs
North Fort Myers	2008-00371	The Property Place	The Property Place, License No. CQ1008651. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 6mos probation, reprimanded.
North Fort Myers	2008-00371	Tison, David Gray	David Gray Tison, License No. BK598528. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 90 day suspension, 6mos probation, attend two (2) 2-day FREC meetings.
N. Vancouver Canada	2007-05590	Investit Software, Inc.	Investit Software, Inc., License No. SPNS 119. Violation: failed to ensure a course was properly permitted before offering to the public in violation of s. 475.451, F. S. and s. 475.25(1)(e), F. S. Penalty: revoked eff. 7/23/07 plus costs.

Ocala **2008-00349** **Buckman, Gary Robert** Gary Robert Buckman, License No. SL700717. Violation: guilty of failing to notify the Petitioner, in writing, of the current mailing address and any changes in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038, F.A.C., in violation of s. 475.25(1)(e), F.S., guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S., or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S., in violation of s. 475.42(1)(i), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, attend one 2-day FREC meeting, 30 day suspension, 6mos. probation.

Ocala **2008-00352** **Chester, Wallace Bernard** Wallace Bernard Chester, License No. SL3013706. Violation: guilty of failure to notify the Petitioner, in writing, of the current mailing address and any changes in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038, F.A.C., in violation of s. 475.25(1)(e), F.S., guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S., or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S., in violation of s.475.42(1)(i), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: Fined \$1,000 plus costs, attend one 2-day FREC meeting, 30 day suspension, 6mos. probation.

Ocala **2007-04608** **Payerl, Sheila Ann**
Out of Here Realty, Inc. Sheila Ann Payerl, License No. BK460020; Out of Here Realty, Inc. License No. CQ1016910. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.25(1)(a), F. S. in violation of s. 475.25(1)(e), F. S.; guilty of failure to ensure that corporation and/or officers are holders of current registration and licenses with the Petitioner in violation of Rule 61J2-5.019 of the F. A. C. in violation of s. 475.25(1)(e), F. S.; guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F. S. in violation of s. 475.25(1)(e), F.S. Penalty: 60 day suspension; 6mos. probation; \$1,500.00 fine plus costs; attend one 2-day FREC meeting.

Ocala **2007-04171** **Strade, Debra A.** Debra A. Strade, License No. SL672074. Violation: guilty of having operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of s. 475.42(1)(a), F.S. and therefore in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, attend two 2-day FREC meetings, 1 year probation, 6 mos. suspension.

Ocoee **2007-08391** **Barrington, Deanna Barrie**
& Barrington Realty &
Associates, Inc. Deanna Barrie Barrington, License No. BK3013867 and Barrington Realty & Associates, Inc., License No. CQ1017448. Violation: failed to satisfy a judgement in accordance with the terms of the judgement within a reasonable amount of time in violation of s.475.25(1)(d)1, F.S., guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction, in violation of s. 475.25(1)(b), F.S., guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S., 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 s. 475.25(1)(f), F.S., guilty of failing to account for or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the

Odessa	2007-09395	Ritmus, John	John Ritmus, License No. BK3009743. Violation: guilty of having had a license revoked, suspended, or otherwise acted against, or has had an application for such licensure denied, by the real estate licensing agency of another state, territory, or country, in violation of s. 475.42(1)(g), F.S. Penalty: fined costs of investigation, reprimanded.
Okeechobee	2007-04212	Ferrero, Louis	Louis Ferrero, License No. SL630109. Violation: operated as a sales associate for any person not registered as his employer in violation of ss. 475.42(1)(b), and 475.25(1)(e), F.S. Penalty: costs.
Orange City	2007-08410	Nottage, Ronald David	Ronald David Nottage, License No. SL682570. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S., in violation of s. 475.25(1)(e), F.S., 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 in violation of s. 475.25(1)(b), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Orange Park	2007-01709	Kennedy, Susan C.	Susan C. Kennedy, License No. SL593191; Violation: violation of s. 475.25(1)(r), F.S. Penalty: fined \$1,000 plus costs, 6-mos. probation, attend one 2-day FREC meeting.
Orange Park	2007-08404	Latham, Steven Thomas	Steven Thomas Latham, License No. BK3090411. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d), F.S., guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S., guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S., or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S., in violation of s. 475.25(1)(e), F.S. Penalty: permanent revocation of license eff. 10/25/07, plus costs.
Orlando	2007-08393	Cancel, Fabian	Fabian Cancel, License No. SA0675016. Voluntary surrender of license for permanent revocation, eff. 10/25/07.
Orlando	2007-09551	Fitzgerald, David L.	David L. Fitzgerald, License No. SL3037077. Violation: guilty of violating s. 475.25(1)(f), F.S. Penalty: fined \$1,000 plus costs, reprimand.
Orlando	2007-08398	Grano, Joseph A.	Joseph A. Grano, License No. BK514071. Violation: in violation of s. 475.25(1)(b), F.S., breach of trust. Penalty: fined \$500 plus costs, probation, 60 day suspension, attend one 2-day FREC meeting.
Orlando	2008-00356	Ha, Hai Ngoc	Hai Ngoc Ha, License No. SL3173054. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: Pay investigative costs

Orlando	2007-03387	Humpierres, Miguel E.	Miguel Emilio Humpierres, License No. BK 3008978. Violation; guilty of failing to preserve and make available all record and failing to keep an accurate account of all trust fund transactions, in violation of Rule 61J2-14.012(1), of the F.A.C., and ss.475.5015 and s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, complete escrow management course, attend one 2-day FREC meeting, 1 yr. probation.
Orlando	2007-09882	Johnson, Mathew	Mathew Johnson, License No. SL3149081. Violation: guilty of having operated as a broker while licensed as a sales associate, in violation of s. 475.42(1)(b), F.S. Penalty: 1 yr. suspension effective 12/20/07
Orlando	2007-08405	Leal, Antonio Missal	Antonio Missal Leal, License No. BK03146726. Voluntary surrender of license for permanent revocation eff. 9/18/07.
Orlando	2007-04163	Mangol, Jean A.	Jean A. Mangol, License No. SL3065779. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of 475.25(1)(m), F.S.; guilty of failing to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of Section 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Orlando	2007-05595	Mark, Ronnie L.	Ronnie L. Mark, License No. BK305352. Violation: failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and therefore is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Orlando	2007-05596	Matey, Ann M.	Ann M. Matey. License No. 3081231. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; and guilty of having failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and, therefore, is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs; 6mos probation; attend one 2-day FREC meetings.
Orlando	2007-06429	Matos, Carlos Manuel	Carlos Manuel Matos. License No. BK540375. Violation: guilty of having operated as a licensee without being the holder of a valid and current license as a real estate licensee, in violation of s. 475.42(1)(a), F.S., and guilty of having operated as a licensee for any person not registered as his employer, in violation of s. 475.42(1)(b), F.S. Penalty: fined \$1000 plus costs, 1 yr. probation, 3-hr ethics course, attend 2-day FREC meetings.
Orlando	2008-00362	Partin, Michelle	Michelle Partin, License No. BK0462238. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: pay costs, 24mos probation, attend one (1) 2-day FREC meeting, Respondent shall make restitution of \$4,385.00 to the 3 aggrieved parties within 24 months and shall provide FREC with written proof of compliance.

Orlando	2008-00367	Rodriguez-Roig, Enna B.	Enna B. Rodriguez-Roig, License No. SA307500. Violation: 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 (30) days of having pled guilty or having been convicted of a felony. Penalty: Permanent revocation of license effective 1/16/08.
Orlando	2007-01431	Stottlemeyer, Kenton A.	Kenton A. Stottlemeyer, License No. BK684352; Violation: failed to comply with a lawful order of the Florida Real Estate Commission in violation of ss. 475.42(1)(e) and 475.25(1)(e), F.S. Penalty: to attend one 2-day FREC general meeting and 3 mos. probation.
Orlando	2007-03334	Sutton, Barbara C.	Barbara C. Sutton, License No. Bo 3086349 and 174344. Violation; violated s. 475.01(1)(a), F.S. and in violation of s. 475.25(1)(h), F.S.; violated Rule 61J2-5.019 of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,500 plus costs, attend two 2-day FREC meetings.
Ormond Beach	2007-06435	McNeely, Rebecca Del Carmen	Rebecca Del Carmen McNeely, License No. BK524558. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1., F.S., 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), F.A.C., and s.475.5015, F.S., in violation of s.475.25(1)(e), F.S. Penalty: license revoked eff. 8/16/07
Ormond Beach	2007-06435	Timeshare Resales of the Americas, Inc.	Timeshares Resales of the Americas, Inc., License No. BK1021799. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1., F.S., 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), F.A.C., and s.475.25(1)(e), F.S., in violation of s.475.25(1)(e),F.S. Penalty: license revoked eff. 8/16/07
Pace	2007-07158	Weeks, Lisa B. & Weeks Realty, Inc.	Lisa B. Weeks, License No. BK167572. Weeks Realty, Inc., License No. 272582. Violation: guilty of failing to properly prepare required monthly escrow statement reconciliations. Penalty: fined \$750 plus costs, probation, attend three 2-day FREC meetings. Weeks Realty, Inc., fined \$750 plus costs.
Palm Coast	2007-07155	Pfeiffer, Daniel M.	Daniel M. Pfeiffer, sales associate, License No. 561199. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: pay costs, attend two 2-day FREC meetings, 6 months probation.
Palm City	2007-03343	Coon, Jennifer	administrative Code and Section 475.5015, florida Statutes, and therefore, in violation of Section 475.25(1)(e), the Florida Statutes, and therefore, in violation of Section 475.25(1)(e), the Florida Statutes, and there fore

Palmetto	2007-05588	Green, Angela D.	Angela D. Green, License No. BK664628. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S. Penalty: fined \$500 plus costs, 12 mos. probation, attend one 2-day FREC meeting, 12 mos. suspension.
Palm Bay	2007-09396	Sadeek, Safeek A.	Safeek A. Sadeek, License No. SL3071243. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, 1 yr. probation, attend two 2-day FREC meetings.
Palm Beach Gardens	2007-09873	Boshers, Beau Richard	Beau Richard Boshers, License No. BK0601558. Violation: guilty of violating Rule 61J2-2.027(2), of the F.A.C., by failing to disclose conviction of a crime, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Palm Coast	2007-04216	Vizirgianakis, Pirene	Pirene Vizirgianakis, License No. BK3133942. Violation: guilty of failure to prepare the required written monthly escrow statement-reconciliations, guilty of failure to provide written notification to FREC within fifteen business days of the last party's demand and failure to institute one of the settlement procedures as set forth, guilty of failure to account or deliver. Penalty: fined \$1,000.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Palm Harbor	2007-01416	Burnett, William G.	William George Burnett. License No. SL 445651. Violation: guilty of failure to comply with the continuing education requirements of Rule 61J2-3.009, F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mos. probation, attend one 2-day FREC meeting.
Palm Harbor	2007-07634	Johnson, Robin L.	Robin L. Johnson, License No. SL3089726. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000.00, plus costs, attend two 2-day FREC meetings, 1 yr. probation.
Panama City	2007-06416	Bubb, Thomas A.	Thomas A. Bubb, License No. SL702852. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e) and s. 475.25(1)(e), F.S. Penalty: costs, 90 days probation, attend one 2-day FREC meeting.
Panama City Beach	2007-02146	Stalnaker, Anthony	Anthony Stalnaker, License No. SL 3091359. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs of \$660, 6 mos. probation, attend one 2-day FREC meeting.

Parsippany, NJ	2007-09397	Shavell, Wade M.	Wade M. Shavell, License No. SL3076964. Violation: 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 s. 475.25(1)(f), F.S., guilty of not having informed the Florida Real Estate Commission in writing within 30 days of having pled guilty or having been convicted of a felony, in violation of s. 475.25(1)(p), F.S. Penalty: fined \$1,000 plus costs, 1 yr. suspension, 1 yr. probation, attend one 2-day FREC meeting.
Pembroke Pines	2007-09875	Conway, Clinton Paul	Clinton Paul Conway, License No. SL3084547. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment, in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Pembroke Pines	2007-03349	Hiller, Monica H.	Monica H. Hiller, License No. SL 3066044; Violation: violation of s. 475.25(1)(f), F.S. Penalty: fined \$1,000 plus costs, 1 year probation, attend one 2-day FREC meeting.
Pembroke Pines	2007-00067	Pineyro, Roberto	Roberto Pineyro, License No. BK685599. Violation: 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 in violation of s. 475.25(1)(b), F.S. Penalty: permanent revocation of license eff. 1/3/07
Pembroke Pines	2007-04165	Polanco, Errol A.	Errol A. Polanco, License No. SL3013466. Violation: 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 s. 475.25(1)(f), F.S.; guilty of not having informed the Florida Real Estate Commission in writing within 30 days from having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S. Penalty: revoked eff. 5/23/07.
Pensacola	2007-04166	Pridgen, Harold	Harold Pridgen, License No. BL427835. Violation: failed to prepare required written monthly escrow reconciliations in violation of Rule 61J2-14.012(2) and (3), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, attend one 2-day FREC meeting, all within one year, may not maintain any escrow account and 30-day suspension.
Plantation	200706385	Nisall, Jared Isadore	Jared Isadore Nisall, License No. BK3075277. Violation: obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: revoked for 5 years, eff. 8/15/07 plus cost.
Pompano Beach	2007-03345	Doblin, Moises	Moises Doblin, License No. BK 683962. Violation: guilty of failure to preserve and make available to the Petitioner's, all books, records, and supporting documents and failed to keep an accurate account of the trust fund transaction. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC general meeting.

Pompano Beach	2007-05637	Verdi, Andrew	Andrew Verdi, License No. SL572569. Violation: guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S.; 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 s. 475.25(1)(f), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend two 2-day FREC meetings.
Port Charlotte	2007-04210	Armstrong, Clyde R. Jr.	Clyde Robert Armstrong, Jr., License No. SL3023062. Violation: 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; has aided assisted, or conspired with any other person engaged in any such misconduct and furtherance thereof; or has formed an intent, design, or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme in violation of s. 475.25(1)(b), F.S.; collected money in connection with a real estate brokerage transaction other than in the name of the employer and with the express consent of the employer in violation of s. 475.42(1)(d), F.S.; guilty of receiving, or making any arrangement or agreement to receive, directly or indirectly, any kickback or rebate, for the placement of, or favor in, any business transaction which forms a part of, or is incident to, any transaction(s) negotiated or handled by said licensee, without having fully advised the principal if any and all affected parties in the transaction of the arrangement of kickbacks or rebates, in violation of 61J2-10.028, F.A.C., and s. 475.25(1)(e), F.S.; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of 455.227(1)(j), F.S. Penalty: 90 days suspension, fined \$5,000 plus costs, 6-mos. probation, attend one (2-day) FREC meeting.
Port Charlotte	2007-09391	McDevitt, Nancy L.	Nancy L. McDevitt. License No. BK3129513. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Port St. Lucie	2007-01344	Behr, Louis Harry	Louis Harry Behr, License No. BK3012985. Violation: 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), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Port St. Lucie	2007-07147	Anton, Thomas Edward	Thomas Edward Anton., License No. BK3010516. Violation: guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content in violation of Rule 61J2-10.025, of the F.A.C., and s. 475.25(1)(c), F.S. Penalty: fined \$250.00, costs, 6 mos. probation, attend one 2-day FREC meeting.

Port St. Lucie	2007-05641	Brumitt, Alexander B.	Alexander B. Brumitt, License No. SL3018240. Violation: guilty of having violated a lawful order of the FREC in violation of ss. 475.42(1)(e) and 475.25(1)(e), F.S. Penalty: revoked eff. 7/23/07 plus costs.
Port St. Lucie	2007-03344	Dawani, Bassell	Bassel Dawani. License No. 700818. Violation: guilty of having placed, or caused to be placed, upon the public records of the County, any contract, assignment, deed, will, mortgage, lien, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to him to be false, void, or not authorized to be placed of record or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or salesperson or other person, or for any unlawful purpose in violation of Section 475.(1)(j), F.S. and, therefore, in violation of Section 475.25(1)(a), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting, 3-hr. ethics course.
Port St. Lucie	2007-08495	Giannotti, Linda	Linda Gionnotti, License No. BK0657534. Voluntary surrender of license for permanent revocation eff. 8/6/07
Port St. Lucie	2007-02132	Harmon, Kristen A.	Kristen Alexander Harmon, License No. SL 3073159; voluntary surrender of license for permanent revocation effective. 2/20/07.
Port St. Lucie	2007-09159	Zellman, Shelly Gwen	Shelly Gwen Zellman, License No. SL705984. Violation: guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content in violation of Rule 61J2-10.025, of the F.A.C., and s. 475.25(1)(c), F.S. Penalty: fined \$250.00, costs, 6 mos. probation, attend one 2-day FREC meeting.
Punta Gorda	2007-06415	Boehm, Jason Robert	Jason Robert Boehm, License No. SA3063059. Violation: obtained a license be means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs of \$660, 6 mos. probation, attend one 2-day FREC meeting.
Punta Gorda	2007-04157	Donaldson, Patrick F.	Patrick Francis Donaldson, License No. BK3024491 and 671734. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: fined \$1,000 plus costs, 30-day suspension, 6 mos. probation, attend one 2-day FREC meeting.
Punta Gorda	2007-04160	Lawhun, James O.	James O. Lawhun, License No. SL3015170. Violation: guilty of violating a lawful order or rule of the Commission which is binding upon him; guilty of failure to notify the Petitioner, in writing, of the current mailing address and change in the current mailing address, within 10 days after the change. Penalty: revoked eff 5/23/07.

Punta Gorda	2007-04360	Musgrave, Thomas B.	Thomas Benson Musgrave, License No. SL3027200. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretense, dishonest dealing by trick, scheme or device, culpable negligence, or breach in any business transaction; has aided, assisted, or conspired with any other person engaged in any such misconduct and in furtherance thereof; or has formed an intent, design, or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme, in violation of s. 475.25(1)(b), F.S.; guilty of having collected money in connection with a real estate brokerage transaction other than in the name of the employer and without the express consent of the employer in violation of s. 475.42(12)(d), F.S.; guilty of receiving, or making any arrangement or agreement to receive, directly or indirectly, any kickback or rebate, for the placement of, or favor in, any business transaction which forms a part of, or is incident to, any transaction(s) negotiated or handled by said licensee, without having fully advised the principal if any and all affected parties in the transaction(s), which the licensee is pertaining to the arrangement of kickbacks or rebates, in violation of Rule 61J2-10.028, F.A.C. Penalty: 90-day suspension.
Punta Gorda	2008-00368	Shevlin, Timothy M.	Timothy M. Shevlin, License No. SA3066565. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6mos. probation, attend two (2) 2-day FREC meetings.
Raleigh, NC	2007-04217	White, Sydney J.	Sydney J. White, License No. SL0095480. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker; guilty of having advertised property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content. Penalty: fined \$1,000 plus costs, 1 year suspension.
Ranco Mirage, CA	2007-05634	Shiple, Lonnie E.	Lonnie Erwin Shiple, License No. SL3013918. Violation: guilty of having violated a lawful order of the FREC in violation of ss. 475.42(1)(e), and 475.25(1)(e), F.S. Penalty: revoked effective 7/23/2007.
Riverdale	2007-03333	Slade, James	James Slade, License No. SL 3070995. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F. S.; failed to comply with the requirement of Rule 61J2-2.027(2) of the F. A. C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs and 5 years suspension.
Riverview	2007-09922	Matos, Jr., William	William Matos, Jr., License No. BK688818. Violation: 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 in violation of s. 475.25(1)(b), F.S. Penalty: Permanent revocation of license, effective 12/21/07.

Riverview	2007-02144	Powers, Deora Lynn	Deora Lynn Powers, License No. SL697117. Violation: guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except her registered employer in violation of s. 475.42(1)(d), F.S. Penalty: revoked effective 3/15/07 plus costs.
Safety Harbor	2007-09872	Bandy, Jason Dean	Jason Dean Bandy, License No. SL3169542. Violation: 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 s. 475.25(1)(f), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Sanford	2007-01418	Chandler, Frank S.	Frank Scott Chandler. License No. SL 3028764. Violation: 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 in violation of s. 475.25(1)(b), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. and in violation of s. 475.25(1)(e), F.S.; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: fined \$1,000, costs, 6 mos. probation, attend one 2-day FREC meeting.
Sanford	2007-09378	Coto, Michael Joseph	Michael Joseph Coto, License No. SL3060200. Violation: guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S., guilty of attempting to obtain, obtaining, or renewing a license to practice a profession by bribery, by fraudulent misrepresentation, or through an error of the department or board in violation of s. 455.227(1)(h), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Sanford	2007-05647	Saucer, Daniel	Daniel Saucer, License No. SL3133738. Violation: placed, or caused to be placed, upon the public records of the County, any contract, assignment, deed, will, mortgage, lien, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to him to be false, void, or not authorized to be placed of record or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker of salesperson or other person, or for any unlawful purpose in violation of ss. 475.42(1)(j) and 475.25(1)(a), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting, 30-day suspension.

Santa Rosa Bch.	2007-03377	Clark, Kirt Wayne and Access Realty Service, Inc.	Kirt Wayne Clark & Access Realty Service, Inc. License Nos. 673792 & 1011372. Violation: guilty of misrepresentation in any business transaction in violation of s. 475.25(1)(b), F.S.; guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of failure to provide written notification of the Commission within fifteen business days of the last party's demand and failure to institute one of the settlement procedures as set forth in s. 475.25(1)(d)1, F.S., within thirty business days after the last demand in violation of Rule 61J2-10.032(1)(a) of the F.A.C. and in violation of s. 475.25(1)(e), F.S.; guilty of having held funds in an interest bearing escrow account without the prior knowledge or consent of all parties in violation of Rule 61J2-14.014 of the F.A.C. and in violation of s. 475.25(1)(e), F.S.; guilty of 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 s. 475.259(1)(k), F.S.; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. in violation of s. 475.42(1)(i), F.S. and in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 4/26/07.
Sarasota	2007-07148	Berger, Judith Ann	Judith Ann Berger, License No. SA0671663. Violation: guilty of culpable negligence or breach of trust in a business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1000 plus costs, attend one 2-day FREC meeting, 3 hour ethics course.
Sarasota	2007-06428	Malone, Molly	Molly Malone, License No. SL3106836. Violation: guilty of having operated as a sales associate for any person not registered as her employer in violation of s. 475.42(1)(b), F.S., in violation of s. 475.25(1)(e), F.S., guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Sarasota	2007-06434	McClendon, Patricia Bell	Patricia Bell McClendon, License No. SL3044681. Violation: guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of Rule 61J2-14.009, of the F.A.C., and s. 475.25(1)(k), F.S., in violation of s. 475.25(1)(e), F.S., guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b)9, F.S., in violation of s. 475.25(1)(e), F.S., 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 in violation of s. 475.25(1)(b), F.S. Penalty: permanent revocation of license eff. 8/16/07, costs of \$627.00
Sarasota	2007-03392	McManus, William R.	William R. McManus, License No. SL 3068191; Violation: violation of s. 475.25(1)(m), F.S. Penalty: fined \$1,000 plus costs, 1 year probation, attend one 2-day FREC general meeting.

Sarasota	2007-04172	Villanueva, Rafael	Rafael Villanueva, License No. SL3168549. Violation: 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. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Seffner	2007-07639	Scrivens, Lawrence	Lawrence Scrivens, License No. SL3016800. Violation: guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S., in violation of s. 475.25(1)(e), F.S., guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S., guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s.475.42(1)(d), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 3 mos. suspension, 2 yr. probation, retake the 63 hour Sales Associate licensing class, attend two 2-day FREC meetings.
Seminole	2008-00677	Solito, Leabeth Dawn	Leabeth Dawn Solito, License No. SL628946. Violation: guilty of misrepresentation, concealment, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S., guilty of failing to make disclosure regarding agency as required by s. 475.258(2), F.S., in violation of s. 475.25(1)(q), F.S. Penalty: Pay investigative costs, attend one 2-day FREC meeting, 6mos. probation, 6mos. suspension
Sorrento	2007-08394	Culpepper, Michael	Michael Culpepper, License No. SL3039695. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: permanent revocation of license eff. 10/25/07, plus costs.
S.W. Ranches	2007-04611	Oram, Marc	Marc Oram, License No. 574688. Violation: guilty of having employed any person as a sales associate who is not the holder of a valid and current license as a sales associate in violation of s. 475.42(1)(e), F.S. and in violation of s. 475.25(1)(e) F.S. Penalty: 6 mos. probation, \$500.00 fine plus costs, attend one 2-day FREC meeting.
St. Augustine	2007-09869	Alligood, Judith	Judith Alligood, License No. 584311. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1., F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
St. Augustine	2007-03347	Hamm, Darlene	Darlene Hamm, License No. BK 3070242. Violation: obtained a license by means of fraud, misrepresentation, or concealment; failed to comply with the requirement of Rule 61J2-2.027(2) of the F.A.C. Penalty: fined \$750 plus costs, 30-day suspension, 6 mos. probation, attend one 2-day FREC meeting.

St. Petersburg	2007-04603	Houk, Virgil Nelson	Virgil Nelson Houk, License No. SL547157. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C. and therefore is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250.00 plus costs; 6 mos. probation, attend one 2-day FREC meeting.
St. Petersburg	2008-00341	Langschwager, Fred Allen	Fred Allen Langschwager, License No. SL3021414. Violation: guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to him as agent of the registered employer in violation of Rule 61J2-14.009, F.A.C., and s. 475.25(1)(k), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000 plus costs, 6mos. suspension, attend two (2) 2-day FREC meetings.
St. Petersburg	2007-05642	Marie, Allison	Allison Marie, License No. 3064231. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of ss. 475.42(1)(b), and 475.25(1)(e), F.S.; guilty of having operated as a sales associate without being the holder of a valid and current license in violation of ss. 475.42(1)(a), and 475.25(1)(e), F.S.; guilty of having operated as a broker under a trade name without causing the same to be noted in the records of the Commission and placed on his license or so operate as a member of a partnership or as a corporation or as an officer or manager thereof, without the partnership or corporation being the holder of a valid current registration in violation of ss. 475.42(1)(k), and 475.25(1)(e), F.S. Penalty: revoked eff. 7/23/07, costs.
St. Petersburg	2007-09931	Travers, Scott Joseph	Scott Joseph Travers, License No. SL707673. Violation: guilty of misrepresentation, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S., 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 in violation of s. 455.227(1)(m), F.S., guilty of exercising influence on the client for the purpose of financial gain of the licensee or a third party, in violation of s. 455.227(1)(n), F.S., guilty of failure to account or deliver funds, in violation of s. 475.25(1)(d)1., F.S. Penalty: Permanent revocation of license effective 12/21/07.

St. Petersburg	2007-05638	Walton, Patricia G.	Patricia G. Walton. License No. BK202503. Violation: guilty of having placed, or caused to be placed, upon the public records of the County, any contract, assignment, deed, will, mortgage, lien, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to him to be false, void, or not authorized to placed of record or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or salesperson or other person, or for any unlawful purpose in violation of s. 475.42(1)(j), F.S., in violation of s. 475.25(1)(a), F.S.; guilty of having been convicted of 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 s. 475.25(1)(f), F.S. Penalty: \$1,000 fine plus costs, 6mos probation, 30-day suspension, attend one 2-day FREC meeting.
Stuart	2008-00353	Collins, Cheryl Lynn Ann Shaw	Cheryl Lynn Ann Shaw Collins, License No. SL3045444. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. Guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C., in violation of s. 472.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 1yr probation, attend two 2-day FREC meetings.
Seminole	2007-06454	Bates, David W.	David W. Bates, License No. SL3058030. Violation: guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C. in failing to disclose a criminal offense and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Summerfield	2007-04213	Hyberger, Robert J.	Robert Joseph Hyberger, License No. BK3008914. Violation: 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 in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1,000 plus costs, 90-day suspension, 6 mos. probation, attend one 2-day FREC meeting.
Summerfield	2007-03388	Kuhn, Marilyn Sue	Marilyn Sue Kuhn, SL649344. Violation: violation of ss. 475.42(1)(a) and 475.42(1)(d), F.S. Penalty: fined \$2,000.00 plus costs, 1 yr. probation, attend one 2-day FREC meeting.
Sun City Center	2007-09933	Welch, Ricky Don	Ricky Don Welch, License No. SL 531479. Violation: guilty of concealment in any business transaction, and failure to make disclosures regarding agency, in violation of s. 475.25(1)(b), F.S., and in violation of s. 475.278(2), F.S., and s. 475.25(1)(q), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend two 2-day FREC meetings.

Tallahassee	2007-09879	Grissom, Rebecca Carol	Rebecca Carol Grissom, License No. SL3056487. Violation: guilty of having operated as a broker while licensed as a sales associate, in violation of s. 475.42(1)(b), F.S., in violation of s. 475.25(1)(e), F.S., guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), F.S., in violation of s. 475.25(1)(e), F.S., guilty of 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 s. 475.25(1)(k), F.S., guilty of failure to make disclosure regarding agency as required by s. 475.278(2), F.S., in violation of s. 475.25(1)(q), F.S. Penalty: fined \$2,000 plus costs, 1yr. suspension, 1yr. probation, attend two 2-day FREC meetings.
Tallahassee	2007-07153	Gustafson, Eric Wendell	Eric Wendell Gustafson, License No. BK660866. Voluntary surrender of license for permanent revocation eff. 7/16/07.
Tallahassee	2008-00360	Maxwell, Wayne	Wayne Maxwell, License No. SL3095854. Violation: 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 broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S., guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S. Penalty: \$1,000 fine plus costs, 1yr probation, 1yr. suspension, attend one 2-day FREC meeting.
Tamarac	2007-03375	Burkell, Robert A.	Robert A. Burkell, License No. BK 574749. Violation: 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 s. 475.25(1)(f), F. S.; guilty of being confined in a state or federal prison thereby being in violation of s. 475.25(1)(n), F.S. Penalty: revoked effective 4/26/07.
Tamarac	2007-09877	Crooks, Dudley C.	Dudley C. Crooks, License No. BK3030640. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment. Guilty of failing to comply with the requirements. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Tamarac	2007-01710	McCleary, George A.	George Anthony McCleary, License No. 0656935. Violation: obtained a license by means of misrepresentation. Penalty: costs, 6 mos. probation, attend a 7-hour course of continuing education, attend one 2-day FREC meeting.
Tampa	2007-03372	Acevedo, Porfidio	Porfidio Acevedo, License No. SL 654452; Violation: guilty of not having informed the FREC in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S.; 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 license real estate associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S. Penalty: revoked effective 4/26/07.

Tampa	2007-09372	Alchikh, Ali	Ali Alchikh, License No. BK0630254. Violation: 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 F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Tampa	2007-09375	Benedicto, Gustavo J.	Gustavo J. Benedicto, License No. SL538336. Voluntary surrender of license for permanent revocation eff. 12/4/07.
Tampa	2007-07149	Burke, Darlene E.	Darlene E. Burke, License No. SA0705789. Violation: failed to comply with the duties of the brokerage relationship of s. 475.278, F.S., in violation of s. 475.25(1)(q), F.S. Penalty: fined \$250 plus costs, attend one 2-day FREC meeting.
Tampa	2007-06417	Castillo, Enrique	Enrique Castillo, License No. BK701039, 3181101, 3169161, 3166323. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: fined \$165.00 in costs, permanent revocation of license eff. 8/16/07.
Tampa	2007-06425	Kral, Jeremy M.	Jeremy M. Kral, License No. SL3078271. Violation: guilty of failing to disclose disorderly conduct and violation of probation on the application, therefore failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend two 2-day FREC meetings.
Tampa	2007-02138	McKee, Nan Burton	Nan Burton McKee, License No. SL 632992. Violation: 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 s. 475.25(1)(f), F.S.; guilty of being confined in a state or federal prison thereby being in violation of s. 475.25(1)(n), F.S.; and guilty of not having informed the FREC in writing within thirty days of having pled guilty or having been convicted of a felony and, therefore, in violation of s. 475.25(1)(p), F.S. Penalty: revoked effective. 3/15/07, costs.
Tampa	2007-06417	Nexus Tampa Real Estate Group, Inc.	Nexus Tampa Real Estate Group, Inc., License No. CQ1023690. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: permanent revocation of license eff. 8/16/07.
Tampa	2007-05633	Sgroi, Linda Sue	Linda Sue Sgroi, License No. SL3063696. Violation: obtained a license be means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, 6 mos. probation, attend two 2-day FREC meetings, 30-day suspension.

Tampa	2007-07157	Solson, Ronen	Ronen Solson, License No. SL3055955. Violation: guilty of failing to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 1 yr. probation, attend one 2-day FREC meeting.
Tampa	2007-06392	Thomas, Shana Denell	Shana Denell Thomas, License No. SL3082683. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of having failed to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 1 yr. probation, attend one 2-day FREC meeting.
Tarpon Springs	2007-02143	Papas, Fofi A.	Fofi A. Papas, License No. BK 338878. Violation: 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 s. 475.25(1)(f), F. S. Penalty: fined \$1,000 plus costs, 3 yrs. suspension, attend one 2-day FREC meeting.
Texas	2007-03381	Piecynski, Dennis C.	Dennis Chester Piecynski, License No. SL 3031945; revoked effective 3/20/07; voluntary surrender of license for permanent revocation.
The Villages	2007-05639	Yarborough, Steven K.	Steven K. Yarborough, License No. SL688798. Violation: guilty of having operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of s. 475.42(1)(a), F.S. Penalty: fined \$500 plus costs, 6 mos. probation, attend one 2-day FREC meeting, 90 days suspension.
Tonawanda, NY	2007-03336	Wendel, Timothy M.	Timothy Michael Wendel, License No. SL 700703. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S.; failed to comply with the requirement of Rule 61J2-2.027(2) of the F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, attend two 2-day FREC meetings and 1 yr. suspension.
Vero Beach	2007-04211	Broocke, William N.	William Nathan Broocke, License No. SL3055699. Violation: guilty of having violated a lawful order of the FREC. Penalty: costs.
Vero Beach	2007-06393	Neira, Michelle Mary	Michelle Mary Neira, License No. SL3047796. Violation: guilty of having placed, or caused to be placed, upon the public records of the County, any contract, assignment, deed, will, mortgage, lien, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to her to be false, void, or not authorized to be placed of record or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or salesperson or other person, or for any unlawful purpose in violation of s. 475.25(1)(i), F.S., in violation of s. 475.42(1)(j), F.S., in violation of s. 475.25(1)(a), F.S. Penalty: fined \$1,000 plus costs, 5 yr. suspension, 5 yr. probation, attend two 2-day FREC meetings.

Vero Beach	2007-05636	Trage, Dennis A.	Dennis A. Trage, License No. BK575099. Violation: violation of s. 475.25(1)(h), F.S. sharing compensation with a person not properly licensed. Penalty: fined \$500 plus costs, attend two 2-day FREC meetings.
Wellington	2007-04175	Vivas, Rosie M.	Rosie M. Vivas, License No. SL3052361. Voluntary surrender of license for permanent revocation eff. 4/17/07.
Weston	2007-09920	Lopez, Jacqueline	Jacqueline Lopez, License No. SL659261. Violation: guilty of violating a lawful order of FREC, in violation of s. 475.42(1)(e), F.S. Penalty: pay costs, 6 mos. probation, 3yr. Suspension.
West Palm Bch.	2007-06413	Allison, Robert James	Robert James Allison, License No. SL3065000. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., failed to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, 1 yr. probation, attend two 2-day FREC meetings.
West Palm Bch.	2007-01417	Carpenter, Christopher	Carpenter, Christopher M. License No. SL680718. Violation: 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 in violation of s. 475.25(1)(b), F.S., guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of having operated as a broker while licensed as a sales associate in violation of ss. 475.42(1)(b), and 475.25(1)(e), F.S., guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of ss. 475.42(1)(d) and 475.25(1)(e), F.S. Penalty: revoked eff. 2/20/07 plus costs.
West Palm Bch.	2007-08400	Haulotte, Kristopher J.	Kristopher J. Haulotte, License No. SL3024065. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., failed to comply with the requirements of Rule 61J2-2.027(2), of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: permanent revocation of license eff. 10/25/07.
Windermere	2007-05649	Small, Yolanda D.	Yolanda D. Small, License No. SL3061179. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and failed to comply with the requirements of Rule 61J2-2.027(2) of the F.A.C. and s. 475.25(1)(e), F.S. Penalty: revoked eff. 7/23/07 and \$1,000 fine.
Winter Haven	2007-07633	Baxter, Estes G.	Estes G. Baxter, License No. SL3012774. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., guilty of failure to comply with the continuing education requirements of Rule 61J2-3.009, of the F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,500 plus costs, 1 yr. probation, attend two 2-day FREC meetings.

Winter Park	2007-08390	Alqattawi, Imad	Imad Alqattawi, License No. SL3044999. Violation: guilty of failing to deposit money in an escrow account when the licensee is the purchaser of real estate under a contract where the contract requires the purchaser to place deposit money in an escrow account to be applied to the purchase price if the sale is consummated, in violation of s. 475.25(1)(d)2, F.S. Penalty: fined \$1,500 plus costs, 1 yr. probation, attend two 2-day FREC meetings.
Winter Park	2008-00372	Tremblay, Craig J.	Craig J. Tremblay, License No. SA3061943. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.425(1)(e), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250 plus costs, 60 day probation, attend one (1) two-day FREC meeting.
Woodstock, GA	2007-04606	Landreth, Karen Denise	Karen Denise Landreth, License No. SL3047844. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S. and guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: revoked eff. 6/15/07 plus costs.
Winter Springs	2007-04167	Saunders, Thomas M.	Thomas Minor Saunders, License No. SL639266. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F. S.; guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.25(1)(s), F. S. Penalty: costs.