



Florida Real Estate Commission Disciplinary Activity Report 2008

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Apollo Beach	2008-03902	Brown, Sherryl Deshon	Sherryl Deshon Brown, License No. BK699692. Violation: guilty of failing to perform any statutory or legal obligation placed upon a licensee in violation of s. 455.227(1)(k), F.S., guilty of failing to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: fined \$250, costs, 5yr. suspension, 5yr. probation, attend one 2-day FREC meeting.
Apopka	2008-02874	Creel, Valerie Kay	Valerie Kay Creel, License No. 708965. Violation: guilty of aiding any unlicensed 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 s. 475.42(1)(b), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: 1yr. suspension, 1yr. probation, \$250 fine plus costs, attend one 2-day FREC meeting.
Arlington	2008-06556	Oney, Jr., Hobert L.	Hobert L. Oney, Jr., License No. BK3146248 and 3015544. Voluntary Surrender or license for permanent revocation effective 6/17/08
Boca Raton	2008-04055	Kirschen, Tarek	Tarek Kirschen, License No. SL3089844. 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 s. 475.42(1)(b), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 6mos. probation, attend one 2-day FREC meeting.
Boca Raton	2008-04285	Nascimento, Claudio	Claudio Nascimento, License No. 3120498. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 275 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S., and guilty of having operated as a sales associate for any person not registered as his employer in violation of s. 475.42(1)(b), F.S., in violation of 475.25(1)(e) Penalty: Permanent revocation of license effective 5/19/08, plus pay investigative costs.
Boca Raton	2008-04125	Nascimento, Claudio	Claudio Nascimento, License No. 3120498. 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. Penalty: Permanent revocation of license effective 5/13/08, pay investigative costs.

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Boynton Beach	2008-04047	Baumer, Jeffrey Anton	Jeffrey Anton Baumer, License No. SL3137695. 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: fined \$1,000, costs, 1yr. probation, attend one 2-day FREC meeting.
Boynton Beach	2008-03905	Lambro, George	George Lambro, License No. BK3141857. Violation: guilty of having had a real estate license suspended or otherwise acted against by the real estate licensing agency of another state. Penalty: fined \$1,000, costs, 30 day suspension, attend one 2-day FREC meeting.
Boynton Beach	2008-06266	Sickles, Lance	Lance Sickles, License No. BK619905. Violation: guilty of culpable negligence in a business transaction. Penalty: fined \$1,000 plus costs, 6 months probation, attend two (2) 2-day FREC meetings.
Bradenton Beach	2008-02882	Zaffina Jr., John	John Zaffina, Jr., License No. SL472923. Voluntary Surrender of license for permanent revocation effective April 1, 2008.
Cape Coral	2008-02388	McNeal, George	George McNeal, License No. SA3018214. Violation: guilty of violating s. 475.42(1)(e), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 10 year suspension of his license.
Cape Coral	2007-06430	Midgett, Edward	Edward Midgett, License No. BK422632. 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: \$82.50 in costs, permanent revocation of license effective 8/16/07
Cape Coral	2008-06557	Roque, Jorge	Jorge Roque, License No. BK3022529. 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., and guilty of failure to notify the Petitioner, in writing, the current mailing address and any change in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: permanently revoked effective 8/6/08.
Casselberry	2008-06547	Beilman, Thomas M.	Thomas M. Beilman, License No. BK130873. 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: Permanently revoked effective 8/6/08.
Clermont	2008-05119	McGuire, William R.	William R. McGuire, SL368691. Voluntary Surrender of License for Permanent Revocation of license effective 5/1/08.
Cleveland Heights	2008-02384	Jeffries, Keith Ray	Keith Ray Jeffries, License No. SL3047118. Violation: guilty of having violated a lawful order of the FREC, in violation of s. 475.42(1)(e), F.S., and 475.25(1)(e), F.S. Penalty: Permanent revocation of license eff. 3/20/08, plus pay investigative costs.

BK: Broker

CQ: Corporation

SA: Sales Associate

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Chaska	2008-06262	Beliveau, Shelley L.	Shelley L. Beliveau, License No. SL3171767. Violation: Voluntary Surrender of license for permanent revocation effective 7/21/08.
Chipley	2008-01454	Hoffer, John Michael	John Michael Hoffer, License No. BK363040. 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. Penalty: Permanent revocation of license eff. 2/19/08, plus pay investigative costs.
Clermont	2008-06549	Dykes, Steven W.	Steven W. Dykes, License No. SL677098. 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: Permanently revoked effective 8/6/08.
Coral Gables	2008-08763	Diz, Juan Carlos	Juan Carlos Diz, License No. SL687786. Voluntary Surrender of license for permanent revocation effective 10/1/08.
Coral Gables	2008-06704	Toyos, Waldo	Waldo Toyos, License No. SL662840. 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., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 90 day suspension, 6 month probation, attend one 2-day FREC meeting.
Coral Springs	2008-04285	Dobelin, Moises	Moises Dobelin, License No. BK683962. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 275 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S., guilty of failure to have a current registration with the Petitioner in violation of Rule 61J2-5.019, F.A.C., in violation of s. 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 partnership or as a corporation or as an officer or manager thereof, without the partnership or corporation being the holder of a valid and current registration in violation of s. 475.42(1)(k), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: Permanent revocation of license effective 5/19/08, plus pay investigative costs.

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Cape Coral	2008-04278	Ferreras, Ernestina E.	Ernestina E. Ferreras, License No. SL3015931. 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 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 \$2,000, costs, 1yr. probation, attend two 2-day FREC meetings, 30 day suspension.
Celebration	2008-04058	Palacios, Joseph A.	Joseph A. Palacios, License No. BK635453 & BK3054546. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 6mos. Probation, attend one 2-day FREC meeting.
Coral Gables	2008-04283	Press, Jason	Jason Press, License No. BK3104549. 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 \$2,000, costs, 1yr. probation, attend one 2-day FREC meeting, 30 day suspension.
Corinth, TX	2008-01455	Kakaletris, Jimmy	Jimmy Kakaletris, License No. SL3066307. Violation: 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 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. 455.227(1)(n), F.S. Penalty: Permanent revocation of license eff. 2/19/08, plus pay investigative costs.
Daytona Beach	2008-05624	Psomas, Marcelo Ignatio	Marselo Ignatio Psomas, License No. BK685142. 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: \$2,000 fine plus costs, 6mos. probation, attend one 2-day FREC meeting.
Daytona Beach Shores	2008-04281	Nieves, Yulia	Yulia Nieves, License No. SL3180026. Violation: guilty of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C, in violation of s. 475.25(1)(3), F.S., and did not disclose a DUI conviction on her application. Penalty: \$500 fine, costs, 6 months probation, attend one 2-day FREC meeting.

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Deerfield Beach	2008-04272	Armstrong, Mark	Mark Armstrong, License No. SL3048520. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d), 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 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., and guilty of failure to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: Permanent revocation of license effective 5/19/08, plus pay investigative costs.
Deerfield Beach	2008-04284	Coghill, Jr., Thomas E.	Thomas E. Coghill, Jr., License No. SL3014230. 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 thirty (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 thereby being in violation of s. 475.25(1)(n), F.S. Penalty: Permanent revocation of license effective 5/19/08, plus pay investigative costs.
Delray Beach	2007-01345	Ari, Jacob Ben	Jacob Ben Ari, License No. BK687777. 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, 1yr suspension, attend one 2-day FREC meeting.
Deltona	2008-06264	Munoz, Arlene Shadette	Arlene Shadette Munoz, License No. BK3138424 & 3040601. 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 effect 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 s. 475.42(1)(j), F.S., in violation of s. 475.25(1)(a), F.S. Penalty: fined \$1,000 plus costs, ninety (90) day suspension, a term of one (1) year probation consecutive to the license suspension; attend attend three (3) 2-day FREC meetings.
Destin	2008-06268	McQuaig, Rena Ann	Rena Ann McQuaig, License No. SL3086592. Violation: operated as a broker while licensed as a sales associate in violation of s. 475.25(1)(b), and 475.25(1)(e), F.S.; guilty of having collected 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), and 475.25(1)(e), F.S.; guilty of failing to immediately place the registered employer any money, fund, deposit, check or draft entrusted to her agent of the registered employer in violation of Rule 61J2-14.009, F.A.C., and s. 475.25(1)(k), and 475.25(1)(e), F.S. Penalty: costs; permanent revocation of license effective 7/24/08.

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Destin	2008-02393	Sharpe, Jr., James A.	James A. Sharpe, Jr., License No. SL605756. Violation: guilty of a crime involving fraudulent or dishonest dealing, in violation of s. 475.25(1)(f), F.S. Penalty: fined \$1,000 plus costs, 90 day suspension, attend one 2-day FREC meeting.
Eustis	2008-06267	Day, Jr., Bryant L.	Bryant L. Day, Jr., License No. SL3163384. 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: \$100 fine plus costs, attend one (1) 2-day FREC meeting, 12 months probation.
Eustis	2007-029129	Hale, Jonnie C.	Jonnie C. Hale, License No. BK35262. Violation: guilty of practicing or offering to practice beyond the scope permitted by law or accepting and performing professional responsibilities the licensee knows, or has reason to know, the licensee is not competent to perform, in violation of s. 455.227(1)(o), and s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 6mos. probation, attend one 2-day FREC meeting.
Fort Lauderdale	2008-06546	Badolato, Richard A.	Richard A. Badolato, License No. SL3100724. 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)(a), F.A.C., which requires disclosure of conviction of a crime, in violation of s. 475.25(1)(e), F.S. Penalty: permanently revoked effective 8/6/08.
Fort Lauderdale	2008-05152	Blake, Margo	Margo Blake, License No. SL693829. 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 obstructed or hindered in any manner the enforcement of Chapter 475, F.S., or the performance of any lawful duty by any person 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 \$500 plus costs, 1yr. suspension, 1yr. probation, attend one 2-day FREC meeting.
Fort Lauderdale	2008-04276	Eagleeye, Rea Jeanette	Rea Jeanette Eagleeye, License No. SL3066325. 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., guilty of failure to supplement her application in violation of s. 455.213(1), F.S. Penalty: fined \$500, costs, 30 day suspension, 1yr. probation, attend two 2-day FREC meetings.
Fernandino Beach	2008-01459	McCamy, Richard & Amelia Island Realty of Florida, Inc.	Richard McCamy, License No. BK614206 and Amelia Island Realty of Florida, Inc., License No. CQ1001551. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: Both licenses permanently revoked eff. 2/19/08., plus pay investigative costs within 6 months of the Final Order.
Fort Lauderdale	2008-02396	White, Sidney J.	Sidney J. White, License No. SL95480. Penalty: Voluntary Surrender of license for permanent revocation eff. 3/20/08.

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Fort Lauderdale	2008-04062	Taylor Cunningham & Associates, PA	Taylor Cunningham & Associates, PA. License No. CQ1008774. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. and 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 as set forth in s. 475.25(1)(d)1, F.S., within thirty (30) business days after the last demand, in violation of Rule 61J2-10.032(1)(a), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: Permanent revocation of license effective 5/9/08, plus pay investigative costs.
Fort Lauderdale	2008-04062	Taylor, Richard L.	Richard L. Taylor, License No. BK607569. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. and 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 as set forth in s. 475.25(1)(d)1, F.S., within thirty (30) business days after the last demand, in violation of Rule 61J2-10.032(1)(a), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: Permanent revocation of license effective 5/9/08, plus pay investigative costs.
Gainesville	2008-06553	Haynes, Vernica M.	Vernica M. Haynes, License No. SL3173666. 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 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, costs, 12 month probation, attend one 2-day FREC meeting.
Golden Beach	2008-02389	Morgenstern, Paula V.	Paula V. Morgenstern, License No. BK600646. Violation: guilty of failing to ensure sales associate was properly registered with the Petitioner, in violation of Rule 61J2-5.019, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6mos. probation and attend one 2-day FREC meeting.
Hollywood	2008-04275	Delbyck, Hope	Hope Delbyck, License No. SL542048. 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 in violation of s. 475.42(1)(d), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: Permanent revocation of license effective 5/19/08, plus pay investigative costs.
Jacksonville	2008-02881	Pellicer, Donald J.	Donald J. Pellicer, License No. BK158581. Violation: guilty of failure to keep accurate records of each deposit transaction in violation of Rule 61J2-14.012(1), F.A.C., in violation of s. 475.25(1)(e), F.S. Guilty of failing to sign monthly reconciliations showing broker's trust liability in violation of Rule 61J2-14.012(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,500 plus costs, attend one 2-day FREC meeting, attend an Escrow Management class. Penalty for corporation: Reprimanded.

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Jacksonville	2008-02877	Mann, Charles L. & Mann Pellicer, Inc.	Charles L. Mann, License No. BK55026 & Mann Pellicer, Inc., License No. 133905. Violation: guilty of failure to keep accurate records of each deposit transaction in violation of Rule 61J2-14.012(1), F.A.C., in violation of s. 475.25(1)(e), F.S. Guilty of failing to sign monthly reconciliations showing broker's trust liability in violation of Rule 61J2-14.012(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, attend one 2-day FREC meeting, attend an Escrow Management class. Penalty for corporation: Reprimanded.
Jensen Beach	2007-00069	Ramos, Sr., William D.	William D. Ramos, Sr., License No. SL3069643. 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: 5 yr. suspension plus investigative costs.
Jesup, GA	2008-02379	FEP World Wide Industries, Inc.	FEP World Wide Industries, Inc., License No. CQ1004739. Penalty: Voluntary Surrender of license for permanent revocation eff. 2/19/08.
Jesup, GA	2008-02392	Professional Realty and Management Services, Corp.	Professional Realty and Management Services, Corp., License No. CQ1006811. Voluntary surrender of license for permanent revocation eff. 2/19/08.
Jupiter	2008-04122	Jones, James K.	James K. Jones, License No. BK392077. 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., s. 475.25(1)(c), F.S. Penalty: fined \$1,000, costs.
Key Largo	2008-01470	Bilsing, William Glenn	William Glenn Bilsing, License No. SL3067277. Violation: 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 \$750 plus costs, 6mos. probation, attend one 2-day FREC meeting.
Kissimmee	2008-04119	Arone, Anthony L.	Anthony L. Arone, License No. SL505204. 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 \$2,000 plus costs; 6 mos. suspension; 1yr probation; attend (2) 2-day FREC meetings.
Kissimmee	2008-01452	Gardonio, Ana Maria	Ana Maria Gardonio, License No. SL688868. 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 failure to account or deliver funds in violation of s. 475.25(1)(d), F.S. Penalty: fined \$1,000 plus costs, 30 day suspension, 6 mos. probation, attend one 2-day FREC meeting.
Lake City	2008-04056	Lancaster, James Rodney	James Rodney Lancaster, License No. SL3071544. Violation: 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, 6mos. Probation, attend one 2-day FREC meeting.

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Lakeland	2008-02383	Howard, Shajuania	Shajuania Howard, License No. BK690591. Violation: guilty of having violated a lawful order of the FREC, in violation of s. 475.42(1)(e), F.S. Penalty: \$100 fine plus costs, 6mos probation, attend one 2-day FREC meeting.
Lakeland	2008-02383	Jenkins & Associates, LLC	Jenkins & Associates, LLC. License No. CQ1015695. Violation: guilty of having violated a lawful order of the FREC, in violation of s. 475.42(1)(e), F.S., Penalty: \$100 fine plus costs.
Lake Park	2008-05120	Millman, Sondra	Sondra Millman, License No. BK413853. 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 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. 475.25(1)(a), F.S., in violation of s. 475.25(1)(h), F.S. Penalty: fined \$500 plus costs, twelve (12) months probation, attend one 2-day FREC meeting.
Land O'Lakes	2008-05118	Lindstone, Clark Sherman	Clark Sherman Lindstone, License No. SL593379. Violation: guilty of failing to account or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of making misleading, deceptive, or fraudulent representations in or related to the practice of the licensee's profession in violation of s. 455.227(1)(a), F.S., guilty of intentionally violating any rule adopted by the Commission or the Department in violation of s. 455.227(1)(b), F.S., guilty of violating any provision of this Chapter, the applicable professional practice act, a rule of the Department or the Commission, or a lawful order of the Department or the Commission, or failing to comply with a lawfully issued subpoena of the Department in violation of s. 455.227(1)(q), F.S., guilty of exercising influence over 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 practicing or offering to practice beyond the scope permitted by law or accepting and performing professional responsibilities the licensee knows, or has reason to know, the licensee is not competent to perform in violation of s. 455.227(1)(o)
Lantana	2008-04277	Federer, Curtis Todd	Curtis Todd Federer, License No. SL539274. Violation: guilty of not having informed 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, costs, 30 day suspension, 1yr. probation, attend two 2-day FREC meetings.
Lauderhill	2008-01467	Vachon, Jacqueline Anne & Home Show Specialist Realty	Jacqueline Anne Vachon, License No. BK397420 and Home Show Specialist Realty, License No. CQ1013031. Violation: 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 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., guilty of failure to prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3), F.A.C., in violation of s. 475.25(1)(e), F.S., guilty of failure 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: Ms. Vachon and Home Show Specialist Realty shall each pay a \$500.00 fine plus costs, and serve a 6mos. probation.

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Live Oak	2007-01429	Rankin, Jock Vernon and Rankin Realty, Inc.	Jock Vernon Rankin, License No. BK604424; Rankin Realty, Inc., License No. CQ1004226. Violation: guilty of 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. Penalty: fined \$1,000 and 1yr suspension. (appeal resolved. First DCA affirmed the Department's original Final Order. Mandate effective 4/24/08.
Lutz	2008-03904	Harris, Eulauia	Eulauia Harris, License No. BK453845. 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 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. Penalty: fined \$2,000, costs, 6mos. suspension, 1yr. probation, attend one 2-day FREC meeting.
Margate	2008-04273	Asghar, Sheraz Pasha	Sheraz Pasha Asghar, License No. SL3125669. 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 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 failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to his 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., and 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: permanent revocation of license effective 5/19/08.
Margate	2008-01466	Toribio, Angel J.	Angel J. Toribio, License No. SL3036406. Violation: guilty of 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 eff. 2/19/08 plus pay investigative costs.
Mary Esther	2008-01461	Morgan, Nancy D.	Nancy D. Morgan, License No. SL3078292. Violation: guilty of breach of trust in any business transaction and of violating a duty imposed upon her by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction, in violation of s. 475.25(1)(b), F.S., guilty of violating any provision of s. 475.275 or s. 475.278, F.S., including the duties owed under the sections, in violation of s. 475.25(1)(q), F.S. Penalty: fined \$500.00 plus costs, 1yr. suspension, 1yr. probation, attend one 2-day FREC meeting.

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Merritt Island	2008-06550	Finrock, Donald Eugene	Donald Eugene Finrock, License No. SL3013979. Violation: guilty of having violated a lawful order of the FREC, 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 effective 8/6/08.
Merritt Island	2008-08764	Teague, Todd R.	Todd R. Teague, License No. SL3016346. 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 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: \$2,000 fine plus costs, 12mos. probation, 6mos. suspension, attend two 2-day FREC meetings.
Miami	2008-01447	Baixeras, Juan Carlos	Juan Carlos Baixeras, License No. BK3020377. Violation: guilty of failing to maintain trust funds in real estate brokerage escrow bank accounts or some other proper depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S. Penalty: fined \$500.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Miami	2008-08765	Bedoya, Efrain	Efrain Bedoya, License No. SL3044364. Violation: failed to notify Petitioner, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of Rule 61J2-10.038, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 6mos. probation, 8yr. suspension.
Miami	2008-08761	Cabrera, Rafael R.	Rafael R. Cabrera, License No(s) BK460129; 3071873; 3047518. Violation: guilty of failure to preserve and make available to the Petitioner all books, records, and supporting documents 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.
Miami	2008-04050	Courvoisier Realty Corporation	Courvoisier Realty Corporation, License No. CQ1008935. 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 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 in violation of s. 475.25(1)(h), F.S. Penalty: fined \$2,000, reprimanded.
Miami	2008-05114	Global Investments Realty, Inc.	Global Investments Realty, Inc., License No. CQ1003329. Violation: guilty of violating s. 475.25(1)(e), F.S., failure to provide written notification to the Florida Real Estate Commission within fifteen business days of the 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), F.A.C. Penalty: reprimanded, plus costs.

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Miami	2008-04050	Gomez, Jaime O.	Jaime O. Gomez, License No. BK625585. 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 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 in violation of s. 475.25(1)(h), F.S. Penalty: fined \$2,000, costs, 60 day suspension, 6mos. probation, attend two 2-day FREC meetings.
Miami	2008-02387	Layne, Fredrick B.	Fredrick B. Layne, License No. BK3003807. 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 federal prison thereby being in violation of s.475.25(1)(n), F.S. Penalty: Voluntary Surrender of License for permanent revocation eff. 2/19/08.
Miami	2008-01446	Lopez-Aguiar, Grace Del Rosso	Grace Del Rosso Lopez-Aguiar, License No. BK363549. Violation: guilty of culpable negligence in violation of s. 475.25(1)(b), F.S., guilty of failing to provide written notification to the Florida Real Estate Commission within fifteen (15) 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 (30) business days after the last demand in violation of Rule 61J2-10.032(1)(a), F.A.C., in violation of s. 475.25(1)(e), 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: fined \$2,000 plus costs, attend one 2-day FREC meeting, 6mos. probation.
Miami	2008-01445	Lopez-Aguiar, Grace Del Rosso	Grace Del Rosso Lopez-Aguiar, License No. BK363549. Violation: guilty of culpable negligence 475.25(1)(b), F.S., 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., 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	2008-01460	Miranda, Xavier F.	Xavier F. Miranda, License No. BK3155096, Voluntary surrender of license for permanent revocation eff. 1/15/08.
Miami	2008-02880	Pardo, Jr., Jose Antonio	Jose Antonio Pardo, Jr., License No. SL659351. Violation: guilty of culpable negligence or misrepresentation, dishonest dealing by trick, scheme or device, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Miami	2008-04127	Paris, Stephen P.	Stephen P. Paris, License No. SL3024567. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e) and 475.25(1)(e), F.S. Penalty: permanent revocation of license effective 5/13/08 plus costs.

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Miami	2008-01462	Pierre, Wilfred W.	Wilfred W. Pierre, License No. SL3105337. 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 \$500.00 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Miami	2008-05121	Rodriguez, Joel	Joel Rodriguez, License No. BK545697. Violation: violated s. 475.25(1)(e), F.S., failure to provide written notification to the Florida Real Estate Commission within fifteen business days of the 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), F.A.C. Penalty: fined \$1,000 plus costs, 1yr. probation, attend two 2-day FREC meetings.
Miami	2007-06395	Rodriguez, Rachelle Fried	Rachelle Fried Rodriguez, License No. SL590257. Violation: guilty of aiding, assisting, procuring, employing, or advising any licensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 475.25(1)(b), F.S. Penalty: pay costs of \$1,023.00, permanent revocation of license effective 8/15/07. (Case appeal was Affirmed, Pur Curiam by the Third DCA on 5/16/08)
Miami	2008-01465	Roman, Thomas A.	Thomas A. Roman, License No. SL3036407. 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: Permanent revocation of license eff. 2/19/08, plus pay investigative costs.
Miami	2008-04128	Ross, Tom W.	Tom W. Ross, License No. SL3061295. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e) and 475.25(1)(e), F.S. Penalty: fined \$500, costs, 6mos. Probation, attend one 2-day FREC meeting.
Miami	2006-09603	Stanley, Dwayne Lamonte	Dwayne Lamonte Stanley, License No. SL659485. Violation: guilty of violating a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. Penalty: fined \$1,000 plus costs, attend two (2-day) FREC meetings, 1yr suspension. (appeal dismissed by the Third DCA on 5/14/08)
Miami	2008-01469	Zamora, Irving A.	Irving A. Zamora, License No. ZH1002162. Violation: guilty of failure to comply with the continuing education requirements of Rule 61J2-3.020(4)(a), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500.00 plus costs, 6mos. Probation, attend one 2-day FREC meeting.
Miami Beach	2008-01450	Chassen, Jeremy	Jeremy Chassen, License No. SL3094398. 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 broker or sales associate or 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.

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Miami Beach	2008-05154	Christlieb, Gustavo A.	Gustavo A. Christlieb, License No. SL622043. 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., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, 6mos. probation, attend one 2-day FREC meeting.
Miami Springs	2008-01463	Randol, Gregory Randol	Gregory Godfrey Randol, License No. BK3128112. 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 thirty (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 thereby being in violation of s. 475.25(1)(n), F.S. Penalty: fined \$1,000 plus costs, suspension of license until November 13, 2010, with the possibility of early re-enstatement if Respondent's criminal probation is terminated early, 1yr. probation, attend two 2-day FREC meetings.
Miramar	2008-04274	Burnett, Vincent Keith	Vincent Keith Burnett, License No. SL617000. 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., and guilty of not having informed 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, costs, 90 day suspension, 1yr. probation, attend one 2-day FREC meeting.
Miramar	2008-06703	Thermilus, Quental	Quental Thermilus, License No. BK523176. Violation: guilty of failing to maintain the required office in violation of Rule 61J2-10.022, F.A.C., 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 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 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 s. 475.42(1)(k), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000, costs, 60 day suspension, 6mos. probation, attend two (2-day) FREC general meetings.
Naples	2008-05155	McNamara, Michael	Michael McNamara, License No. BK469891. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a licensed broker or sales associate, or which involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S. Penalty: fined \$500 plus costs, 6mos. probation, attend one 2-day FREC meeting.
Naples	2008-01464	Rhodes, Philip Orestes	Philip Orestes Rhodes, License No. SL3049129. 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 \$500.00 plus costs, 6mos. probation, attend one 2-day FREC meeting.

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Naples	2008-04060	Sittner, Peter Willy Gert	Peter Willy Gert Sittner, License No. SL561120. Violation: guilty of driving while license was permanently revoked, 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: fined \$1,000, attend one 2-day FREC meeting.
Naples	2008-02399	Wilson, Rodney J.	Rodney J. Wilson, License No. SA3148403. 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 61J1-2.027(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-day FREC meetings.
Navarre	2008-02875	Hall, Lee Roy and Lee Roy Hall & Associates, Inc.	Lee Roy Hall, License No. BK3001125; Lee Roy Hall & Associates, Inc., License No. CQ1001519. 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 failing 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 in s. 475.25(1)(d)1, F.S., within thirty days after having been such doubt, all in violation of Rule 61J2-10.032(1)(b), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$5,000 plus costs, 1 yr. probation, attend three 2-day FREC meetings. Company is reprimanded and charged costs.
New Port Richey	2008-02381	Hanson, David J. & Winchester Inc.	David J. Hanson, License No. BK4990947; Violation: guilty of fraud, guilty of failing to deliver funds in violation of s. 475.25(1)(b), F.S. Penalty: Permanent revocation of license eff. 3/20/08, plus pay investigative costs. Winchester Inc., License No. BK1008807. Violation: guilty of fraud, misrepresentation, concealment, 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. 3/20/08 plus pay investigative costs.
New Port Richey	2008-06263	Johnson, Kimberly	Kimberly Johnson, License No. BK390858. Violation: guilty of 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: fined \$1,000 plus costs, 6 months probation, and attend two (2) 2-day FREC meetings.
North Bay Village	2008-04123	Diamonds Realty of Miami Beach	Diamonds Realty of Miami Beach, License No. CQ1011331. 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 register a branch office in violation of Rule 61J2-10.023, F.A.C. and s. 475.25, F.S., in violation of s. 475.25(1)(r), F.S., guilty of having failed to give the principal a legible, signed, true and correct copy of the listing agreement within 24 hours of obtaining the written listing agreement, in violation of s. 475.25(1)(r), F.S. Penalty: fined \$3,000, plus costs.

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North Bay Village	2008-04123	Mendoza, Nestor G.	Nestor G. Mendoza, License No. BK156850 & BK3190745. 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 register a branch office in violation of Rule 61J2-10.023, F.A.C., and s. 475.25, F.S., in violation of s. 475.25(1)(e), F.S., guilty of having failed to give the principal a legible, signed, true and correct copy of a listing within 24 hours of obtaining the written listing agreement in violation of s. 475.25(1)(r), F.S. Penalty: fined \$3,000, costs, 2yr. suspension, attend two 2-day FREC meetings.
North Miami	2008-05157	Paret, Martha Scarlett	Martha Scarlett Paret, License No. SL3027123. 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, F.A.C. and s. 475.25(1)(k), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: 30 day suspension, 6mos. probation, \$1,000 fine plus costs, attend two 2-day FREC meetings.
North Myrtle Beach	2008-06559	Taylor, Thomas Patrick	Thomas Patrick Taylor, License No. SL693523. 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 year suspension followed by 2 years probation.
Ocala	2008-02375	Argenio, Sonia Louise	Sonia Louise Argenio, License No. BK3008906. Penalty: Voluntary Surrender of license for permanent revocation eff. 3/20/08.
Ocala	2008-02376	Crain, Deborah Lynn	Deborah Lynn Crain, License No. BK516737. Violation: guilty of not having informed 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., guilty of being confined in a state or federal prison, thereby being in violation of s. 475.25(1)(n), 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: Permanent revocation of license eff. 3/20/08.
Ocala	2008-06702	Kappel, Roger Herman	Roger Herman Kappel, License No. SL3164237. 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 \$500, costs, 90 day probation, attend one 2-day FREC meeting.
Ocala	2008-05117	King, Lillian R.	Lillian R. King, License No. ZH30148. Penalty: Voluntary Surrender of license for permanent revocation effective 3/10/08.

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Ocala	2008-06558	Schmidt, Sherry J. Dodd	Sherry J. Dodd Schmidt, License No. BK3022806. Violation: guilty of two counts of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of three counts of having obstructed or hindered in any manner 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., in violation of s. 475.42(1)(e), F.S., guilty of five counts 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)(e), F.S. Penalty: Permanently revoked license effective 8/6/08.
Ocoee	2008-02398	Williams, Corrina	Corrina Williams, License No. BK669853. Penalty: Voluntary Surrender of license for permanent revocation eff. 2/19/08.
Okeechobee	2008-01454	Willson, Darrell Robert	Darrell Robert Willson, License No. BK557523. 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 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. 475.25(1)(c), F.S., in violation of s. 475.25(1)(e), F.S., guilty of failure to have a current registration with the Petitioner in violation of Rule 61J2-5.019, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, 6mos. probation, attend two 2-day FREC meetings.
Orange Park	2008-08766	Shuman, Gregory B.	Gregory B. Shuman, License No. SL3075816. Violation: guilty of having violated a lawful order of the FREC, in violation of s. 475.42(1)(e), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6mos. Probation, attend one 2-day FREC meeting.
Orlando	2008-06704	Cha, Geum Ok	Geum Ok Cha, License No. BK3183373 & 3070721. 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 8/11/08, costs.
Orlando	2008-08762	Cruz, Leon Luis	Cruz, Leon Luis, License No. SL3172767. 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: fined \$250 plus costs, 6mos. probation, attend one 2-day FREC meeting.
Orlando	2008-04126	Nemeh, Vianna	Vianna Nemeh, License No. BK609208. Violation: guilty of failure to provide written notification to the Commission within fifteen business days of the party's demand and failure to institute one of the settlement procedures as set forth in s. 475.25(1)(d), F.S., within thirty business days after the last demand, in violation of Rule 61J2-10.032(1)(a), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6mos. probation, attend two 2-day FREC meetings, retake and successfully complete the Florida Real Estate Broker's Course.
Orlando	2008-02394	Smith, Corey J.	Corey J. Smith, License No. SL3074055. 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, 6mos probation, attend one 2-day FREC meeting.

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Orlando	2008-06310	Torre, Patrick J.	Patrick J. Torre, License No. BK674713. Violation: guilty of failure to satisfy a civil judgment related to the practice of real estate, in violation of s. 475.25(1)(d)1, F.S. Penalty: Permanent revocation of license effective 8/1/08, costs.
Orlando	2008-04126	Twin Eagles Realty, Inc.	Twin Eagles Realty, Inc., License No. CQ1005890, Violation: 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 as set forth in s. 475.25(1)(d), F.S., within thirty business days after the last demand, in violation of Rule 61J2-10.032(1)(a), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: Reprimanded.
Ormond Beach	2008-01449	Blackman, Kathleen	Kathleen Blackman, License No. SA3082553. 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 thirty (30) days of having pled guilty or nolo contendere to or having been convicted of a felony, in violation of s. 475.25(1)(p), F.S. Penalty: fined \$500 plus costs, 6mos. probation, attend one 2-day FREC meeting.
Ormond Beach	2008-02879	Marandino, Robert J. and Triangle Realty of Volusia, Inc.	Robert J. Marandino, License No. BK367403; Triangle Realty of Volusia, Inc., License No. CQ244890. Violation: guilty of failing to prepare the required written escrow state-reconciliations in violation of Rule 61J2-14.012(2) and (3), 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. Triangle Realty of Volusia, Inc., Penalty: Reprimanded and a fine of \$500 plus costs.
Ormond Beach	2008-01468	Volker, Frank Herman	Frank Herman Volker, License No. BK619200. Violation: guilty of failing to preserve records in violation of Rule 61J2-14.012(1), F.A.C. Penalty: fined \$500.00 plus costs, 60 day suspension, 6mos. probation, attend one 2-day FREC meeting.
Palm City	2008-02391	Newman, Paul Elliott	Paul Elliott Newman, License No. BK621570. Violation: guilty of failing to account or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of failing to immediately deposit funds in violation of Rule 61J2-14.010, 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., 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., in violation of s. 475.25(1)(e), F.S., guilty of failing to preserve and make available to the Petitioner, all books, records, and supporting documents and failing to keep an accurate account of all trust fund transactions, in violation of Rule 61J2-14.012(1), F.A.C., in violation of s. 475.5015, F.S., in violation of s. 475.25(1)(e), F.S., guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction, in violation of

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Palm Harbor	2008-04051	Lee, Michel Robert	Michel Robert Lee, License No. SL639774. 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 thirty (30) days of having pled guilty or having been convicted of a felony, in violation of s. 475.25(1)(p), F.S., and guilty of being confined in a state prison thereby being in violation of s. 475.25(1)(n), F.S. Penalty: Permanent revocation of license effective 5/9/08, plus costs.
Pembroke Pines	2008-04282	Ortiz, Francisco J.	Francisco J. Ortiz, License No. SL3050057. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which involves moral turpitude or fraudulent or dishonest dealing and therefore in violation of s. 475.25(1)(f), F.S. Penalty: Permanent revocation of license effective 5/19/08.
Pensacola	2008-06552	Gaier, Le Verne C. & 100% Realty, Inc.	Le Verne C. Gaier, License No. BK390869 & 100% Realty, Inc., License No. CQ1013862. Violation: guilty of failure to prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3), F.A.C., in violation of s. 475.25(1)(e), F.S., 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. Penalty: permanently revoked effective 8/6/08.
Pensacola	2008-02876	Keen, Pamela A.	Pamela A. Keen, License No. BK0354735. Violation: guilty of violating s. 475.25(1)(b), F.S., misrepresentation, breach of trust in any business transaction or culpable negligence. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend one 2-day FREC meeting.
Pensacola	2008-04057	Law, Jr., William Warren	William Warren Law, Jr., License No. SL642510. 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. 475.15(1)(k), F.S., in violation of s. 475.25(1)(e), F.S., and 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, costs, 6mos. probation, attend one 2-day FREC meeting.
Pinellas Park	2008-01456	Lee, Hai Dang Q.	Hai Dang Q. Lee, License No. SL3040875. 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., in violation of s. 475.25(1)(e), F.S. Penalty: \$2,500 fine plus costs, 1yr. probation, 30 day suspension, attend two 2-day FREC meetings.
Pinellas Park	2008-05707	Pagan, Angel B.	Angel B. Pagan, License No. SL3150420. Voluntary Surrender of license for permanent revocation effective 6/17/08.
Plantation	2008-05620	Hannaway, Michael K.	Michael K. Hannaway, License No. BK3115716. Violation: guilty of misrepresentation and breach of trust. Penalty: fined \$1,000 plus costs, 6mos. Probation, attend two 2-day FREC meetings.

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Pompano Beach	2008-02378	Dobelin, Moises	Moises Dobelin, License No. BK3196476 & BK683962. Violation: guilty of concealment, false promises, false pretenses, dishonest 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 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., guilty of failure to immediately deposit trust funds in a bank, savings and loan associates, trust company, credit union or title company, in violation of Rule 61J2-14.010, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$750 plus costs, 6mos probation, attend one 2-day FREC meeting.
Port St. Lucie	2008-01448	Behr, Louis	Louis Behr, License No. BK3012985. Violation: guilty of failing to account or deliver funds in violation of s. 475.25(1)(d), 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 shows that he is so incompetent, negligent, dishonest, or untruthful that the money, property, transactions, and rights of 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 \$2,000 plus costs, 1yr. probation, attend two 2-day FREC meetings.
Punta Gorda	2008-05153	Brodzansky, Jenny	Jenny Brodzansky, License No. SL3144976. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., and 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, 30 day suspension, 6mos. probation, attend two 2-day FREC meetings.
Riviera Beach	2008-05112	Cosimano, Cosimo	Cosimo Cosimano, License No. SL3057767. 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 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. 475.25(1)(a), F.S., in violation of s. 475.25(1)(h), F.S. Penalty: fined \$500 plus costs, twelve months probation, thirty (30) day suspension, attend one 2-day FREC meeting.
Riviera Beach	2008-05113	Family Realty Services, Inc.	Family Realty Services, Inc., License No. CQ1026363. 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: fined \$500 plus costs, twelve months probation, reprimanded.

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Royal Palm Beach	2008-04048	Butler, Rasheeda	Rasheeda Butler, License No. SL3018446. 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 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 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., 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: Permanent revocation of license effective 5/9/08, plus pay investigative costs.
Royal Palm Beach	2008-05116	Jean-Baptiste, Jean Pedro	Jean Pedro Jean-Baptiste, License No. SL3012381. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a licensed broker or sales associate, or 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 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, attend one 2-day FREC meeting.
Saint Augustine	2008-02385	Kelly, Winifred Helen	Winifred Helen Kelly, License No. BK3032070. Violation: guilty of failure to prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3), F.A.C., in violation of 475.25(1)(c), 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 account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: fined \$1,000 plus costs, 6mos. probation, attend one 2-day FREC meeting.
Saint Petersburg	2008-04286	Fischbach, Peter Cole	Peter Cole Fischbach, License No. BK532780. 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 \$1,000, costs, 6 months probation, attend one 2-day FREC meeting, 90 days suspension.
Saint Petersburg	2008-04063	McBride, Terrence	Terrence McBride, License No. SL3179880. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., and 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, costs, 6mos. probation, attend one 2-day FREC meeting.

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Sanford	2008-02374	Alewine, Randall Scott	Randall Scott Alewine, License No. SL699908. 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 broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing, in violation of s. 475.25(1)(f), F.S. Penalty: \$2,000 fine plus costs, 3yr. suspension, 3yr. probation, attend three 2-day FREC meetings.
South Pasadena, CA	2008-01457	Lessard, Norman J.	Norman J. Lessard, License No. BK0136943. Violation: guilty of failing to account or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of failing 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 failing 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 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. 2/19/08 plus pay investigative costs.
Spring Hill	2008-06698	Bourgoin, James L.	James L. Bourgoin, License No. BK271744. Violation: guilty of failing to satisfy a civil judgement in violation of s. 475.25(1)(d)1, F.S. Penalty: fined \$1,000, costs, 3 months suspension, 6 months probation, attend one 2-day FREC meeting.
Spring Hill	2008-04061	Sylva, Robert	Robert Sylva, License No. SL3091980. Violation: guilty of failing to disclose that on or about November 24, 1980, in the United States District Court for the District of New Hampshire, Respondent pled guilty to accessory after the fact to bank robbery, a felony, and 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, 6mos. probation, attend one 2-day FREC meeting.
Tallahassee	2008-01453	Grey, Roger Ricardo	Roger Ricardo Grey, License No. SA3060147. 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 investigative costs.
Tampa	2008-02377	Croizat, Patricia	Patricia Croizat, License No. SL3154175. 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 \$1,000 plus costs, 60 day suspension, 6mos probation, attend two 2-day FREC meetings.

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Tampa	2008-01451	Drossos, Nicholas A.	Nicholas A. Drossos, License No. BK3002778. 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., 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 having been found guilty a second time of any misconduct that warrants his suspension or has been found guilty of a course of conduct or practices which shows that he is so incompetent, negligent, dishonest, or untruthful that the money, property, transactions, and rights of 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., guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in a
Tampa	2008-03903	Elbanna, Alexander Sherif	Alexander Sherif Elbanna, License No. SL3141320. Violation: guilty of not having informed the FREC in writing within thirty (30) days of having pled guilty or nolo contendere to, or having been convicted of a felony, in violation of s. 475.25(1)(p), F.S. Penalty: fined \$500, costs, attend one 2-day FREC meeting.
Tampa	2008-05622	Lum, Martin Comus	Martin Comus Lum, License No. SL688883. 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, 6mos. probation, attend two 2-day FREC meetings.
Tampa	2008-05623	Massimini, Michael	Michael Massimini, License No. BK693195 & 3177110. 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 comply with the duties of the brokerage relationship in violation of s. 475.278, F.S., in violation of s. 475.25(1)(q), F.S. Penalty: fined \$1,000 plus costs, attend two 2-day FREC meetings.
Tampa	2008-05123	Mastellis, Douglas Andrew	Douglas Andrew Mastellis, License No. SL3020843. Violation: guilty of having operated as a sales associate for a person not licensed as his employer in violation of s. 475.42(1)(b), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 2 yr. suspension, 2 yr. probation, attend two 2-day FREC meetings.
Tampa	2008-06560	Welshimer, Donald J.	Donald J. Welshimer, License No. SL3142758. 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: permanent revocation of license effective 8/6/08.
Tarpon Springs	2008-04120	Bankert, Dawn Marie	Dawn Marie Bankert, License No. SL666096. 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: costs, 6mos. probation, attend one 2-day FREC meeting.

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Venice	2008-05158	Pascht, David	David Pascht, License No. SL3066018. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a licensed broker or sales associate, or 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 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, 30 day suspension, 6mos. probation, attend two 2-day FREC meetings.
Virginia Gardens	2008-03080	Heras, Dante Michael	Dante Michael Heras, License No. SL3012156. Voluntary surrender of license for permanent revocation effective March 18, 2008.
Wellington	2008-05115	Isola, Ralph	Ralph Isola, License No. BK701063 & BK3168129. 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 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. 475.25(1)(a), F.S., in violation of s. 475.25(1)(h), F.S. Penalty: fined \$1,000 plus costs, twelve months probation, sixty (60) day suspension, attend two 2-day FREC meetings.
Wellington	2008-05122	USA Best Realty, LLC	USA Best Realty, LLC, License No. CQ1015274. 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 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. 475.25(1)(a), F.S., in violation of s. 475.25(1)(h), F.S. Penalty: fined \$500 plus costs, reprimanded.
Weston	2008-02380	Gren, Eileen	Eileen Gren, License No. BK3041732 & BK3129249. Violation: guilty of violating s. 475.25(1)(b), F.S., misrepresentation, culpable negligence or breach of trust. Penalty: fined \$2,500 plus costs, 1yr. Probation, attend one 2-day FREC meeting, complete Real Estate Principals and Practices Course II.
Weston	2008-06265	Raff, Martin	Martin Raff, License No. SL71636. Violation: Voluntary Surrender of license for permanent revocation effective 7/21/08.
Weston	2008-04059	Rovesti, Edda Anna	Edda Anna Rovesti, License No. SL3036085. Violation: guilty of having operated as a sales associate without being the holder of a valid and current license as a broker in violation of s.475.42(1)(a), F.S. Penalty: fined \$500, costs, 1yr. Probation, attend one 2-day FREC meeting.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Weston	2008-02395	Tedesco, Jacqueline	Jacqueline Tedesco, License No. BK676913. Violation: guilty of violating 61J2-14.009, F.A.C., failure to immediately place with a registered employee any money, or fund deposit entrusted to her, and therefore in violation of s. 475.25(1)(e), F.S., and s. 475.25(1)(d)1, F.S. guilty of failure to account or deliver funds. Penalty: fined \$1,000 plus costs, 6mos. probation, attend one 2-day FREC meeting.
West Palm Beach	2008-05621	Jackson, Reginald Wesley	Reginald Wesley Jackson, License No. SL3148149. Violation: guilty of failing to comply with the requirements of Rule 61J2-2.027, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6mos. Probation, attend one 2-day FREC meeting.
West Palm Beach	2008-01458	Lower, Cassandra Lynn	Kassandra Lynn Lower, License No. SA3032166. 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 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 \$2,000 plus costs, 7yr. suspension, 1yr. probation, attend two 2-day FREC meetings.
Windemere	2008-06548	Deluzio, Jon Anthony	Jon Anthony Deluzio, License No. BK3072361. 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 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: permanently revoked effective 8/6/08.
Winter Park	2008-04124	Carney, Thomas Patrick	Thomas Patrick Carney, License No. SL3186407. 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 requirement of Rule 61J2-2.027(2), F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2,000, costs, 1yr. probation, attend two 2-day FREC meetings.