



Florida Real Estate Commission Disciplinary Activity Report 2009

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Alpharetta	2009-05040	Segal, Alan H.	Alan H. Segal, License no. ZH 1002237. voluntarily surrendered his license for permanent revocation effective 6/22/09.
Apopka	2009-08979	Merino, Ober	Ober Merino, License no. SL 3139176. Violation: 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. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250, plus costs.
Aventura	2009-10689	Grasso, Craig M.	Craig M. Grasso, License no. ZH 1002465. Violation: guilty of failure to comply with the continuing education requirements of r. 61J2-3.011, F.A.C. and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mth probation, attend one (2-day) FREC general meeting.
Aventura	2009-07485	Habibi, Zivan	Zivan Habibi, License no. SL 3204828. Violation: guilty of 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, 1 year probation with early termination, attend two (2-day) FREC general meetings.
Aventura	2009-02613	Posin, Monica	Monica Posin, License no(s). BK 3182006, BK 3073670 & ZH 1002498. 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 61J2-3.011, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 months probation, attend two (2-day) FREC meetings.
Boca Raton	2009-07491	Atlantic Real Estate, Inc.	Atlantic Real Estate, Inc., License no. CQ 1032473. 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. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, plus costs.
Boca Raton	2009-08795	Fleak, Kimberly Ann	Kimberly Ann Fleak, License no. SL 691841. Violation: Neither admits nor denies the factual allegations in all counts of the Administrative Complaint, especially, culpable negligence in any business transaction. Penalty: fined \$1000, plus costs, six month probation, fifteen hours of continuing education, attend one (2-day) FREC general meeting.
Boca Raton	2009-01663	Gregory, Charlotte Ann	Charlotte Ann Gregory, License no. ZH1002542. Voluntary Surrender of license for permanent revocation effective 12/29/08.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Boca Raton	2009-04157	Leonardo, Julio Enrique	Julio Enrique Leonardo, License no. BK579246. Violation: aiding, assisting, procuring, employing, or advertising 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: \$500 fine, plus costs, 6 months probation, attend one (2-day) FREC general meeting.
Boca Raton	2009-05650	Nur, Eric	Eric E. Nur, License no. BK537056. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. and therefore, in violation of 475.25(1)(e), F.S. Penalty: reprimanded, 6 month probation, costs, attend one (2-day) FREC general meeting.
Boca Raton	2008057097	Pellegrini, Vincent	Vincent Pellegrini, License no. BK3208287 & 655745. Violation: guilty of failure to make written request to the title company or attorney to provide verification of receipt of the deposit within three business days after deposit was due, and failure, within ten business days of the date any written request for verification of the deposit was made, to provide Seller's broker with either a copy of the written notice that Respondent did not receive verification or if no verification is received by Respondent, written notice that Respondent did not receive verification of the deposit in violation of r.61J2-14.008(2)(b), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 1 yr probation, attend one (2-day) FREC general meeting.
Boca Raton	2009-02608	Poe, Virginia	Virginia Poe, License no. SL 677825. 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. Penalty: revoked plus costs.
Boca Raton	2009-05854	Poe, Virginia	Virginia Poe, License no. SL 677825. 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, therefore, 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. and, therefore, in violation of s. 475.25(1)(e), F. S. Penalty: fined \$500, plus costs, 30 day suspension, salesperson's pre-licensure course.
Bonita Springs	2009-08964	Barton, Ryan Dynamite	Ryan Dynamite Barton, License no. SL 688800. Violation: two counts of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F.S., two counts of failing to comply with the requirements of Rule 61J2-2.027(2), F.A.C. and, therefore, is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, plus costs, ninety day suspension, six month probation, attend three (2-day) FREC general meetings.
Boynton Beach	2009-02990	Barbieri, Michael	Michael Barbieri, License no. SL 3021032. 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: revoked effective 4/23/09.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Cape Coral	2009-04970	Ferrell Homes Realty, Inc.	Ferrell Homes Realty, Inc., License no. CQ 1007919, Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S. Penalty: fined \$2000, costs, 5 yr suspension.
Cape Coral	2009-10918	Garr, Kristina	Kristina Garr, License no. SL 3194210. 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, therefore, 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 her 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 and current registration in violation of s. 475.42(1)(k), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 1 yr probation, attend one (2-day) FREC general meeting.
Cape Coral	2009-08792	Maine, Steven Michael	Steven Michael Maine, License no. ZH 1002437. Violation: failed to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C. and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, plus costs, 90 days probation, attend one (2-day) FREC general meeting.
Cape Coral	2009-08732	McDonough, Shawn Michael	Shawn M. McDonough, License no. BK 3051671. Violation: two counts of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; two counts 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.; three counts 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. and, therefore, in violation of s. 475.42(1)(i), F.S. and, therefore, in violation of s. 475.25(1)(e), F. S.; three 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), F.A.C. and s. 475.5015, F.S., and therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 10/22/09, plus costs.
Cape Coral	2009-04156	McNeal, George	George McNeal, License no. SL3018214. Violation: violated a lawful order of the FREC in violation of ss. 475.42(1)(e) and 475.25(1)(e), Fla. Stat. Penalty: Revoked effective 6/1/09 plus costs.
Cape Coral	2009-02998	Shockness, Pauline	Pauline Shockness, License no. ZH 1002313. Voluntary Surrender of license for permanent revocation effective 4/23/09.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Cedar Key	2009-05857	Christopher, David Scott	David C. Scott, License no. SL706489. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), 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., guilt of not having informed the FREC in writing within thirty (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: revoked effective 7/16/09.
Clearwater	2009-04967	Lepzinski, Mark L.	Mark Lawrence Lepzinski, License no. SL 3204783. Violation: voluntarily surrendered his license for permanent revocation effective 6/18/09.
Clermont	2009-01470	Neese, Mark Richard	Mark Richard Neese, License no. BK 676952. 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: fined \$250 plus costs, 12 months probation, attend two (2-day) FREC general meetings.
Cocoa	2007-06391 & 2009-01989	Sturtevant, Rick Dean	Rick Dean Sturtevant, License no. BK3078550. 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 \$500 plus costs; 6mos probation; attend one (2-day) FREC general meeting.
Coconut Grove	2009-01975	Smith, Fred Stanton	Fred Stanton Smith, License no. ZH 1001425. Violation: guilty of failing to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C and s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 6 month probation, attend two (2-day) FREC general meetings.
Cooper City	2009-02984	Esterson, Clifford	Clifford Esterson, License no. SL 25322. 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 \$250 plus pay a \$500 citation and costs, 12 months probation, attend one (2-day) FREC meeting.
Coral Gables	2009-02790	Baitinger, David G.	David G. Baitinger, License no. BK 3017608. Violation: guilty of failure to comply with the continuing education requirement of Rule 61J2-3.011, F.A.C., and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, plus costs, 6 months probation, attend two (2-day) FREC meetings.
Crystal River	2009-04972	Cook, Heather L.	Heather L. Cook, License no. SL 3151348. Violation: voluntary surrender of license for permanent revocation effective 6/18/09.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Dania	2009-08980	Meyer, Gary R.	Gary R. Meyer, License no. SL 629603. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250, plus costs.
Davenport	2009-08739	Barhatkov, Andrey	Andrey Barhatkov, License no. SL 660647, 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) and 475(1)(a), F.S. Penalty: fined \$2000, plus costs, 1 year suspension, 1 year probation, ethics class, attend two (2-day) FREC general meetings.
Davenport	2009-04925	Streeter, Simeon A.	Simeon A. Streeter, License no. SL3094591. Violation: guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(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 aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice the profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: fined \$1000.00, plus costs, 1 year probation, attend three (2-day) FREC general meetings.
Dayton	2009-01986	Phillips, James Edward	James Edward Phillips, License no. SL 688893. Voluntary Surrender of license for permanent revocation effective 1/16/09
Dayton	2009-01987	Phillips, Patricia Ellen	Patricia Ellen Phillips, License no. SL688723. Voluntary Surrender of license for permanent revocation effective 1/16/09.
Delray Beach	2009-01984	Mills, Gary Mark	Gary Mark Mills, License no. BK 682628. Voluntary Surrender of license for permanent revocation effective 2/17/09.
Delray Beach	2009-10717	Wainer, Serge	Serge Wainer, License no. SL 672110. Violation: guilty of having had registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s.475.25(1)(s), F.S. Penalty: fined \$500, costs 12 mth probation, attend one (2-day) FREC general meeting.
East Point	2009-01982	Boatwright, Anna Claire	Anna Claire Boatwright, License no. SL 3105592. Voluntary Surrender of license for permanent revocation effective 2/17/09.
Estero	2009-02985	Dunham, Renee T.	Renee T. Dunham, License no. SL 3084583. 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 plus costs, 6 months probation, attend two (2-day) FREC general meetings.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Estero	2009-01476	Gillard, Arnold Robert	Arnold Robert Gillard, License no. SL 3205323. 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. and s. 475.25(1)(e), F.S. Penalty: 60 day suspension, pay costs, 12 months probation, attend two (2-day) FREC general meetings .
Fort Lauderdale	2009-01072	Galloway, Donna Marie	Donna Marie Galloway, License no. BK522949. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d), 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 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: fined \$2,000 plus costs, 12 months probation, attend two (2-day) FREC meetings.
Fort Lauderdale	2009-05860	Genovese, Michael E.	Michael E. Genovese, License no. SL3044764. Violation: 5 counts of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. and, therefore in violation of s. 475.25(1)(e), F.S., 5 counts of 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, therefore, 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. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 7/16/09.
Fort Lauderdale	2009-01468	Pinnacle Real Estate Services, LLC	Pinnacle Real Estate Services, LLC., License no. BK 1015807. Violation: guilty of failure to account and deliver funds, in violation of s. 475.25(1)(d)1, F.S. Penalty: fined \$3,000 plus costs.
Fort Lauderdale	2009-03158	Schrank, Joey W.	Joey W. Schrank, License no. ZH 34171. Voluntary Surrender of license for permanent revocation effective 4/30/09.
Fort Lauderdale	2009-01069	Verdi, Andrew	Andrew Verdi, License no. SL 572569. 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: fined \$1,000, plus costs, 1 year probation, attend two (2-day) FREC general meetings.
Fort Lauderdale	2007-06396	Zidian, Charles Peter	Charles Peter Zidian, License no. BK 3075323. 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. Notice of Appeal filed 2/15/08. Appeal dismissed 11/18/09. Penalty: revoked effective 1/16/08, plus costs.
Fort Myers	2009-10688	Barry, Sheri	Sheri R. Barry. License No. BK375978. 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: revoked effective 12/22/09, costs.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Fort Myers	2009-03004	Benson, Ryan	Ryan Benson, License no. BK 3039459. Violation: guilty of failure to comply with the continuing education requirements of Rule 61J2-3.009, F.A.C., and is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 months probation, attend two (2-day) FREC meetings.
Fort Myers	2009-02989	Cabrera, P.A., Samir	Samir Cabrera, P.A., License no. SL 3054190. Violation: guilty of having been convicted or found guilty of, or entering 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 involves moral turpitude or fraudulent or dishonest dealing, in violation of s. 475.25(1)(f), F.S. Penalty: permanent revocation of license, plus costs.
Fort Myers	2008-10570	Steele, Linda Kay	Steele, Linda Kay, License nos. BK 709119 and 3182394. Violation: guilty of having been convicted or found guilty of, or entering 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 involves moral turpitude or fraudulent or dishonest dealing, in violation of s. 475.25(1)(f), F.S.; guilty of failing to supplement the application with any material change in any circumstance or condition as set forth in s. 455.213, F.S. in violation of s. 475.25(1)(e), F.S. Penalty: permanent revocation of license, plus costs. Penalty appealed; appealed dismissed. Penalty effective 4/15/2009.
Fort Walton Beach	2009-00957	Amason, James Franklin	James Franklin Amason, License no. BK 362877. 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 61J2-3.011, F.A.C., therefore in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 9 months probation, attend two (2-day) FREC general meetings.
Fort Walton Beach	2009-03003	Haley, Anna Marie	Anna Marie Haley, License no. ZH 1000067. Violation: guilty of failure to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 months probation, attend two (2-day) FREC meetings.
Fort Worth	2009-01978	Borden, Linda A.	Linda A. Borden, License no. SL 3077904. 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 3/20/09, plus costs.
Gainesville	2009-01979	Beuning, Elisia M.	Elisia M. Beuning, License no. BK 674392. Violation: failed to account or deliver funds in violation of s. 475.25(1)(d), F.S.; guilty of failing to immediately place and 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 prepare the required written monthly escrow statement-reconciliation in violation of Rule 61J2-14.012(2) and (3), F.A.C., and 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 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. Penalty: Revoked effective 3/20/09, plus costs.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Gainesville	2009-01979	Macor Realty, Inc.	Macor Realty, Inc. License no. CQ1008919. 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 place and 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 prepare the required written monthly escrow statement-reconciliation in violation of Rule 61J2-14.012(2) and (3),F.A.C., and 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 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. Penalty: Revoked effective 3/20/09 plus costs.
Gainesville	2009-01068	Wolford, Marc Alan	Marc Alan Wolford, License no. 304218. 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 this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral express, or implied, in a real estate 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, violation of s. 475.42(1)(f), F.S., in violation of s. 455.227(1)(m), F.S. Penalty: revoked effective 2/12/09, plus costs.
Grant	2009-02987	Connery, Charles Thomas	Charles Thomas Connery, License no. ZH 1000207. Violation: guilty of failing to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$500 fine plus costs, 12 months probation, attend two (2-day) FREC general meetings.
Greenacres	2009-08973	Louis, Victoria Pierre	Victoria Pierre Louis, License no. SL 3106118. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, plus costs, 90 day suspension, 6 month probation, attend one (2-day) FREC general meeting.
Gulf Breeze	2009-02610	Long, Thomas R., Jr.	Thomas R. Long, Jr., License no. SL 3186920. 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 \$2,000 plus costs, 6 months probation, attend two (2-day) FREC general meetings.
Haines City	2009-05045	Carpenter, Patrick G.	Patrick G. Carpenter, License no. ZH 1002504. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.25(1)(m), F. S. Penalty: fined \$500, plus costs, 6 months probation, 7 hours of continuing education courses, attend one (2-day) FREC general meeting.
Hialeah	2009-01553	Rabatie, Arthur Thomas	Arthur Thomas Rabatie, License No. SL 3018032. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.25(1)(e), F.S., and, therefore, in violation of s. 475.25(1)(e), F. S. Penalty: underlying citation of \$500, plus costs, 12 months probation, attend one (2-day) FREC meeting.
Holly Hill	2009-08740	Apicella, David D.	David D. Apicella, License no. BK 3078541. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 10/22/09, plus costs.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Hollywood	2009-04158	Kessel, Yamila	Yamila Kessel, License no. SL 3132210. Violation: failure to account or deliver funds in violation of s. 475.15(1)(d)1, F. S. Penalty: 90 day suspension, plus costs.
Irving	2009-01661	Pay, III, James Elbert	James Elbert Pay, III. License no. BK 415720. Voluntary Surrender of license for permanent revocation effective 2/19/09.
Irving	2009-01661	Exsel Properties, Inc.	Exsel Properties, Inc. License no. CQ 256042. Voluntary Surrender of license for permanent revocation effective 2/19/09.
Jacksonville	2009-04014	Council, Patricia A.	Patricia A. Council, License no. BK 546387. 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 failure to have current registration of the corporation and officers 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, 5 year suspension, 5 year probation, attend two (2-day) FREC general meetings.
Jacksonville	2009-07490	Crawford, Donna K.	Donna K. Crawford, License no. Sly 683475. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 9/16/09.
Jacksonville	2009-01870	Dioneda, Eleanor Borling	Eleanor Borling Dioneda, License no. SL3035990. 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: revoked effective 3/17/09.
Jacksonville	2009-07494	Kern, Jeffrey S.	Jeffrey S. Kern, License no. BK 3009245. Violation: 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(i), F.S., and therefore, in violation of s. 475.25(1)(e), F. S. Penalty: fined \$1000, plus costs, 1 year suspension, 1 year probation with early termination, attend two (2-day) FREC general meetings.
Jacksonville	2009-08791	Mong, Kenneth D.	Kenneth D. Mong, License no. SL 619641. 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 61J2-10.25, F.A.C. and s. 475.25(1)(c),F.S. Penalty: fined \$1500, plus costs, 1 yr. probation, attend two (2-day) FREC general meetings.
Jacksonville	200904014	S & J Enterprises of Jacksonville t/a Remax Alpha Realty	S&J Enterprises of Jacksonville t/a Remax Alpha Realty. License no. CQ1003310. 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 failure to have current registration of the corporation and officers with the Petitioner, in violation of Rule 61J2-5.019, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 5/26/09.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Jacksonville	2009-10921	Sneed, Christopher	Christopher Sneed, License no. BK 689860. 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.; 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: revoked.
Jacksonville	2009-02789	Vansandt, Patricia	Patricia Vansandt, License no. BK 0091282. Voluntary Surrender of license for permanent revocation effective 4/17/09.
Jupiter	2009-01555	Cox, Scott	Scott Cox, License no. BK3045750. 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, 12 months probation, attend one (2-day) FREC general meeting.
Jupiter	2009-00044	Harbur, Meredith	Meredith Harbur, License no. BK 704635. 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.; 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: \$2,000 fine plus costs, 6 month suspension, 6 month probation, attend two (2-day) FREC general meetings.
Jupiter	2009-10919	Pivnick, Jay G.	Jay G. Pivnick, License no. SL 3051317. 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. Penalty: fined \$1000, costs, 30 day suspension, attend two (2-day) FREC general meetings.
Kennesaw	2009-02986	Dell, Lonnie	Lonnie Dell, License no. SL 3038446. 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: revoked effective 4/23/09 plus costs.
Kissimmee	2009-05855	Access Realty, Inc.	Access Realty, Inc., License no. CQ 1011922. Violation: voluntary surrender of license for permanent revocation effective 7/16/09.
Kissimmee	2009-01075	Cayo, Alan B.	Alan B. Cayo, License no. ZH 1002459. Voluntary Surrender of license for permanent revocation effective 1/20/09.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Kissimmee	2009-08788	Perez, Jamicell J.	Jamicell J. Perez, License no. SL 3083321. 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. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250, costs, 60 day suspension, 1 year probation, attend four (2-day) FREC general meetings.
Kissimmee	2009-01552	Ramirez, Antonio R.	Antonio R. Ramirez, License no. BK 643367. 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 failure to immediately deposit trust funds in violation of s. Rule 61J2-14.010, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$250 fine plus costs, 12 month probation, attend three (2-day) FREC general meetings.
Kissimmee	2009-04904	Sundance of Florida C.F., Inc.	Sundance of Florida C.F., Inc., License no. CQ265080. Violation: guilty of failure to prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3) of the F.A.C and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: plus costs.
Kissimmee	2009-04904	Young, Melody D.	Melody D. Young, License no. SL548130. Violation: guilty of failure to prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3) of the F.A.C. and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250.00, plus costs, 6 month probation, attend one (two-day) FREC general meeting.
Labelle	2009-04169	Burson, James Frederick	James Frederick Burson, License no. ZH1000921. Violation: 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: \$1,000 fine plus costs, 6 mos. probation, two (2-day) FREC general meetings.
Lake City	2009-04968	Lancaster, James Rodney	James Rodney Lancaster, License no. SL3071544. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: one year suspension, plus costs.
Lakeland	2009-08965	Seyfer, Alton	Alton Seyfer, License no. BK 251527. 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 \$500, plus costs, 6 month probation, attend two (2-day) FREC general meetings.
Lakeland	2009-02798	Yopp, Curtis Lemar	Curtis Lemar Yopp, License no. BK 670392 & BK 3206291. Violation: guilty of misrepresentation, concealment, 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 for each case number, attend one (2-day) FREC general meeting, 6 months probation

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Lake Worth	2009-08735	Futterman, Allan W.	Allan W. Futterman, License no. BK 452773, 3134692, 3008610. 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, therefore, 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., and therefore, in violation of s. 475.25(1)(e), F.S.; guilty of having operated as a corporation or as an officer unless the corporation is the holder of a valid and current registration in violation of s. 475.42(1)(k), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 10/22/09, plus costs.
Lake Worth	2009-08967	Salonsky, Marc	Marc Salonsky, License no. SL 3124643. 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, therefore 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 effective 10/28/09, plus costs.
Lake Worth	2009-08968	Salonsky, Marc	Marc Salonsky, License no. SL 3124643. 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, therefore 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. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 10/28/09, plus costs.
Lake Worth	2009-01666	Stein, Mitchell Henry	Mitchell Henry Stein, License no. ZH 1002089. Voluntary Surrender of license for permanent revocation effective 1/26/09.
Lauderhill	2009-05044	Home Show Specialist	Home Show Specialist, Inc., License no. CQ 1013031. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F. S. and, therefore, in violation of s. 475.25(1)(e), F. S. Penalty: revoked effective 6/22/09.
Lighthouse Point	2009-01477	Colameco, Adrian Park	Adrian Park Colameco, License no. SL 3114813. 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 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, 12 months probation, 12 months suspension, attend two (2-day) FREC general meetings.
Madison	2009-01657	Stalvey, Teresa Roebuck	Teresa Roebuck Stalvey, License no. ZH 1002541. Voluntary Surrender of license for permanent revocation effective 12/31/08.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Maitland	2009-01981	Gold Standard Real Estate Services, LLC	Gold Standard Real Estate Services, LLC. 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: Revoked effective 3/20/09 plus costs.
Maitland	2009-02997	Tremblay, Craig J.	Craig J. Tremblay, License no. SL 3061943. 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: revoked effective 4/23/09 plus costs.
Maitland	2009-02136	Vargas, Joseph	Joseph Vargas, License no. SL701977. 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: costs; probation until June 16, 2009; 28hrs in reactivation education course
Mariana	2009-01467	Williams, Tony Ray	Tony Ray Williams, License no. SL 3066582. Violation: guilty of fraud, 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 is guilty of commencing or maintaining any action for the commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), F.S., and 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., in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 3/3/09.
Merritt Island	2009-07551	Teague, Todd R.	Todd R. Teague, License no. SL 3016346. 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: revoked effective 9/17/09, costs if license reinstated.
Miami	2009-08737	Charnin, Donald	Donald Charnin, License no. BK 567199. 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 failure to review the brokerage's trust accounting procedures in order to ensure compliance with Chapter 475, F.S. and is, therefore, in violation of s. 475.25(1)(v), F.S.; guilty of two 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), F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of failure to prepare the required written monthly escrow statement-reconciliation in violation of Rule 61J2-14.012(2) and (3) of the F.A.C. and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 10/22/9, plus costs.
Miami	2009-04015	Comas, Martha	Martha Comas, License no. SL680721. 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.; 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: revoked, costs.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miami	2009-10190	Diaz, Luis	Luis Diaz, License No. BK3107916. Voluntary surrender license for permanent revocation effective 12/4/09.
Miami	2009-05852	Fernandez, Rosa	Rosa Fernandez, License no. BK 3000310. Violation: 6 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), F.A.C and s. 475.5015, F.S., and therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$3,000.00, plus costs, 8 year suspension, attend two (2-day) FREC general meetings.
Miami	2009-00043	Ferrando, P.A., Horacio	Horacio Ferrando, P.A., License no. ZH 1002294. Violation: obtained 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 in violation of Rule 61J2-3.011, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 6 mos. probation, attend three (2-day) FREC general meetings.
Miami	2009-02983	Ferreira, Alice	Alice Ferreira, License no. SL 3136067. Violation: guilty of having collected any money in connection with any real estate brokerage transaction except in the same 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/her registered employer, in violation of s. 475.42(1)(d), 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.; guilty of failure to immediately place with the registered employer any money, fund, deposit, check 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: fined \$1,000 plus costs, 6 months probation, attend two (2-day) FREC general meetings.
Miami	2009-01466	Francis, Curt Douglas	Curt Douglas Francis, License no. BK 668736. 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 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 and deliver funds in violation of s. 475.25(1)(d),1, F.S. Penalty: fined \$1,000, ninety day suspension.
Miami	2009-01554	Leon, Roberto L.	Roberto L. Leon, License no. BK 3166034. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s. 475.42(1)(m), F. S.; guilty of failure to comply with the continuing education requirement of Rule 61J2-3.011, F.A.C., and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, plus costs, 1 year probation, attend two (2-day) FREC general meetings.
Miami	2009-04940	Longo, Alejandra P.	Alejandra P. Longo, License no. SL 641830. Violation: guilty of misrepresentation in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$500.00, plus costs, 6 months probation, attend one (2-day) FREC general meeting.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miami	2009-08751	Prosperi, Sandra	Sandra Prosperi, License no. SL 3061451. Violation: Voluntary Surrender of license for permanent revocation effective 10/22/09.
Miami	2009-08790	Morales, Ramon C.	Ramon C. Morales, License no. BK 685901. Violation: guilty of failure to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C. in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, plus costs, 6 mos. Probation, attend two (2-day) FREC general meetings.
Miami	2009-08737	Nationwide Real Estate Services, Inc.	Nationwide Real Estate Services, Inc., License no. CQ 1002202. 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 failure to review the brokerage's trust accounting procedures in order to ensure compliance with Chapter 475, F.S. and is, therefore, in violation of s. 475.25(1)(v), F.S.; guilty of two 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), F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of failure to prepare the required written monthly escrow statement-reconciliation in violation of Rule 61J2-14.012(2) and (3) of the F.A.C. and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 10/22/9, plus costs.
Miami	2009-05649	Shelley, Robert	Robert J. Shelley, License no. BK 670536. 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 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 r.61J2-14.012(1), F.A.C. and s.475.5015, F. S., and, therefore, in violation of s.475.25(1)(e), F.S., guilty of having obstructed or hindered in any manner the enforcement of c.475, F.S. or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.42(1)(i),F.S. and, therefore, in violation of s.475.25(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$750, costs, 8 mth suspension, escrow procedures class.
Miami	2009-05649	Shelley Realty Corp.	Shelley Realty Corp., License no. CQ 1011477. 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 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 r.61J2-14.012(1), F.A.C. and s.475.5015, F.S. and therefore, in violation of s.475.25(1)(e), F.S., guilty of having obstructed or hindered in any manner the enforcement of c.475, F.S. or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.42(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$750, costs.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miami	2009-02775	Spann, James Jr.	James Spann, Jr., License no. BK 357456. Violation: guilty of failure to comply with the continuing education requirement of Rule 61J2-3.011, F.A.C., and is, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, plus costs, 6 months probation, attend two (2-day) FREC general meetings.
Miami	2009-10183	Suarez, Enrique	Enrique Suarez, License no. BK 126121. Violation: guilty of failure to, once a month, make a written statement comparing the broker's total liability with the reconciled bank balances(s) of all trust accounts and when the trust liability and the balances do not agree, failure to note a description or explanation for the difference(s) and any corrective action taken in reference to shortages or overages of funds in the account(s) in violation of r. 61J2-14.012(2) and (3) of the F.A.C. and is an additional violation in s. 475.25(1)(v), F.S. and, therefore, in violation of s. 475.25(1)(e), F. S. Penalty: costs, reprimand.
Miami	2009-08748	Thomas, Iris D.	Iris D. Thomas, License no. BK 68925. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, 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 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 ensure a corporation is properly registered with the Petitioner in violation of Rule 61J2-5.019, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of having failed to include the last name as registered with the Petitioner in an advertisement in violation of Rule 61J2-10.025(2), F.A.C. and s. 475.25(1)(c), F.S. Penalty: revoked effective 10/22/09, plus costs.
Miami	2009-03002	Torrez, Pedro Francisco	Pedro Francisco Torrez, License no. SL 3018769. 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 dishonest dealing by trick, schemes or devices, 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, 1 year suspension, 12 months probation, attend one (2-day) FREC meeting.
Miami Lakes	2009-00046	Patton, Ken	Ken Patton, License no. BK 695959. 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, 6 mos. probation, attend one 2-day FREC meeting.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miramar	2009-04012	McCulloch, Shawn T.	Shawn T. McCulloch, License no. SL 3161531. 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 s. 475.42(1)(b), F. S. and, therefore, 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 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.; 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. 475.227(1)(j), F. S. Penalty: revoked, plus costs.
Miramar	2009-08971	McCulloch, Shawn T.	Shawn T. McCulloch, License no. SL 3161531. Violation: two counts of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or device, culpable negligence, or beach of trust in any business transaction in violation of s. 475.25(1)(b), F. S.; two counts of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; two counts of having operated as a broker while licensed as sales associate in violation of s. 475.42(1)(b), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S.; two counts 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 s. 475.42(1)(d), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S.; two counts 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 therefore, in violation of s. 475.25(1)e), F.S. Penalty: revoked ef
Monteverde	2009-02635	Abboud, James Gregory	James Gregory Abboud, License no. BK 3011554. Violation: guilty of violating s. 475.42(1)(j) and henceforth s. 475.25(1)(e), F.S., by placing or causing to be placed upon the public records of any 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. Penalty: pay costs, 6 months probation, attend one (2-day) FREC meeting.
Naples	2009-10189	Forbes, Yvonne E.	Yvonne E. Forbes, License no. SL 3159096. 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 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 and, therefore, is in violation of s. 475.25(1)(p), F.S. Penalty: costs, 60 days suspension, 6 mth probation, attend one (2-day) FREC general meeting.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Naples	2009-02614	Hoeft, Richard J.	Richard J. Hoeft, License no. BK 3189552. 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 s. 475.42(1)(j), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 4 months suspension, 12 months probation, attend two (2-day) FREC general meetings
Naples	2009-07579	Morin, Wilfred A.	Wilfred A. Morin, License no. BK 481386. Violation: guilty of failure to immediately deposit trust funds in violation of Rule 61J2-14.010 of F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1500, plus costs, 6 months suspension, attend two (2-day) FREC general meetings.
Naples	2009-01469	Pelican Bay Realty, Inc.	Pelican Bay Realty, Inc. License no. CQ1014952. Violation: guilty of failure to account or deliver funds, in violation of s. 475.25(1)(d), F.S. Penalty: fined \$1,000 plus costs.
Naples	2009-01658	Pope, Kathryn L.	Kathryn L. Pope, License no. ZH 1000008. Voluntary Surrender of license for permanent revocation effective 2/17/09.
Navarre	2009-07499	Kozlowski, Renee C.	Renee C. Kozlowski, License no. BK 3174945. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, schemes, or devices, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$500, costs, 60 day suspension, attend three (2-day) FREC general meetings.
Navarre	2009-07499	Emerald Coast Realtor Broker, LLC	Emerald Coast Realtor Broker, LLC, License no. CQ 1031275. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S., guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, schemes, or devices, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: reprimand, costs.
Navarre	2009-07582	Rasch, Guillermo	Guillermo Rasch, License no. SL 3144849. 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: revoked effective 9/17/09, plus costs.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Navarre	2009-07583	Williams, Stephen	Stephen Williams, License no. BK 3067240. Violation: failed to comply with the requirements of Rule 61J2-2.027(2)(d), F.A.C. and, therefore, is in violation of s. 475.25(1)(e), F. S.; guilty of failing to comply with s. 455.213, F.S., and therefore, is in violation of s. 475.25(1)(d)(2), F.S.; guilty of having had a brokers 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 9/17/09, plus costs.
New Smyrna Beach	2009-10862	Floyd, Joy M.	Joy M. Floyd, License no. BK 457238. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F. S. Penalty: costs, reprimand, 6 mth probation, attend two (2-day) FREC general meetings.
Nokomis	2009-05858	Porfirio, Janice L.	Janice L. Porfirio, License no. BK691297. Violation: guilty of failure to account or deliver funds in violation of s. 475.52(1)(d)1., F.S. Penalty: revoked effective 7/16/09.
Nokomis	2008-05858	Realty Quest, Inc.	Realty Quest Inc., License no. CQ1028938. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1., F.S. Penalty: revoked effective 7/16/09.
North Miami	2009-07581	Meyers, Christopher D.	Christopher D. Meyers, License no. SL 401614. 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: revoked effective 9/17/09, plus costs.
North Miami Beach	2009-01471	Mowatt, Osbourne G.	Osbourne G. Mowatt, License no. BK 644844. 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 failure to account or deliver funds in violation of s. 475.25(1)(d)1, 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. Penalty: fined \$1,000 plus costs, 12 months probation, attend two 2-day FREC meetings.
North Miami Beach	2009-01471	NuConcept Realty of North Dade, Inc.	NuConcept Realty of North Dade, Inc., License no. CQ 1016782. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other properly 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 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.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Oakland Park	2009-02926	Kuruvila, Joe	Joe Kuruvila, License no. BK 3018145 & 3073051. Violation: guilty of having placed, or caused to be placed, upon the public records of any 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 s. 475.42(1)(j), F.S., and s. 475.25(1)(e), F.S. Penalty: fined \$2,000 plus costs, 1 year probation, attend one (2-day) FREC general meeting.
Ocala	2009-08736	Fiato, Barbara Ann	Barbara Ann Fiato, License no. SL 625719. 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 r.61J2-2.027(2), F.A.C. and, therefore, is in violation of s.475.25(1)(e), F.S. Penalty: reprimand, costs.
Ocala	2008-06701	Herren, S. Wesley	S. Wesley Herren, License no. BK 645538. Violation: guilty of seven counts of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of seven 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 failure to prepare the required written monthly escrow statement-reconciliations in violation of Rule 61J2-14.012(2) and (3), F.A.C. and is, therefore in violation of s. 475.25(1)(e), F.S.; guilty of four counts 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, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of two 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 61J2-10.012(1), F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of one count of failure to describe or exp
Ocala	2009-014742	Morales, John C.	John C. Morales, License no. ZH 1000567. 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 continuing education requirements of Rule 61J2-3.011, F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 months probation, attend two (2-day) FREC general meetings.
Oklahoma City	2009-01980	Alderette, Marc Daniel	Marc Daniel Alderette, License no. ZH 1002556. 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 continuing education requirements of Rule 61J2-3.009, F.A.C., and s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 12 months probation, attend two (2-day) FREC general meetings.
Orlando	2009-08977	Alexander, Anthony	Anthony Alexander, License no. BK 684990. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission, in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, plus costs, 90 day suspension, 90 day probation, attend two (2-day) FREC general meetings.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Orlando	2009-01478	Bowers, Keenan A.	Keenan A. Bowers, License no. SL3203826. 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, 12 months probation, attend (2-day) FREC general meetings.
Orlando	2009-02988	Camacho, Nereida	Nereida Camacho, License no. ZH 1002296. Violation: guilty of failing to comply with the continuing education requirements of Rule 61J2-3.011,F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: \$500 plus costs, 6 months probation, attend two (2-day) FREC meetings.
Orlando	2009-10194	DeLeon, Eda A.	Eda A. DeLeon, License no. SL 3052589. 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 failure to immediately deposit trust funds in violation of r. 61J2-14.010, F.A.C. and, therefore, in Violation of s. 475.25(1)(e), F.S. Penalty: costs, 4 mth suspension, attend 10 hrs of education in escrow matters.
Orlando	2009-02796	Echavarria, Juan A.	Juan A. Echavarria, License no. SL668000. 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 \$2,000 plus costs, 12 months suspension, 12 months probation, attend two (2-day) FREC general meetings.
Orlando	2009-04971	Echavarria, Juan A.	Juan A. Echavarria, License no. SL 668000. 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 and, therefore, is 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: revoked effective 6/18/09, costs.
Orlando	2009-01071	Fecko, Jack	Jack Fecko, License no. SL 643084. Violation: guilty of not having informed the Florida Real Estate Commission in writing within thirty days of having pled guilty or having been convicted of a felony in violation of s. 475.25(1)(p), F.S. Penalty: \$250 fine plus costs, 9 months probation, attend one (2-day) FREC general meeting.
Orlando	2009-01475	Giraldo, Willmar E.	Willmar E. Giraldo, License no. SL 3092372. Violation: guilty of not having informed the FREC in writing within thirty (30) days of having pled guilty or having been convicted or found guilty 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: costs, 12 month probation, attend two (2-day) FREC general meetings.
Orlando	2009-02791	Golden Jade Realty, Inc.	Golden Jade Realty, Inc., License no. CQ1013106. 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. Penalty: pay costs.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Orlando	2009-02624	Majeed, Bebe Naseema	Bebe Naseema Majeed, License no. BK 495656. 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. Penalty: fined \$1,000 plus costs, 12 months probation, attend two (2-day) FREC general meetings.
Orlando	2009-10194	Manhattan Realty Group, Inc.	Manhattan Realty Group, Inc., License no. CQ 1024134. 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 failure to immediately deposit trust funds in violation of r. 61J2-14.010, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: costs.
Orlando	2009-02992	Martin, Garry S.	Garry S. Martin, License no. BK 3075232. 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 Petitioner 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 4/23/09 plus costs.
Orlando	2009-01473	Mitchem, Robert J.	Robert J. Mitchem, License no. ZH 1002376. 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 continuing education requirements of Rule 61J2-3.011, F.A.C., and s. 475.25(1)(e), F.S. Penalty: fined \$250 plus costs, 12 months probation, attend two (2-day) FREC general meetings.
Orlando	2009-01070	Murphy, Lorena T.	Lorena T. Murphy, License no. SL 3051747. 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., 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 her registered employer, in violation of s. 475.42(1)(d), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 2/12/09, costs.
Orlando	2009-03001	Nowak, Eugene Zigmund III	Eugene Zigmund Nowak, III, License no. SL 3066755. Violation: 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, is a violation of s. 475.25(1)(b) or (d), or both of said subsections, F.S., unless prior to the time of the placement of, or favor in, said business transaction, the licensee shall have fully advised the principal if any and all affected parties in the transaction(s), which the licensee is handling, of all facts pertaining to the arrangements of kickbacks or rebates, in violation of Rule 61J2-10.028, F.A.C., in violation of s. 475.25(1)(e), F.S.; guilty of exercising influence on the client for the purposes of financial gain of the licensee or third party, in violation of s. 455.227(1)(n), F.S. Penalty: revoked.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Orlando	2009-08970	Nylander, Jo Dee	Jo Dee Nylander, License no. SL 3147583. 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) and, therefore, 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 of the 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 failing to account or deliver to any person, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease, or other document or thing of value in violation of s. 475.25(1)(d)1, F.S. Penalty: rev
Orlando	2009-02999	Pearl, Eric David	Eric David Pearl, License no. BK 588406. 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 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 failed to include in any written listing agreement, a definite expiration date, in violation of s. 475.25(1)(r), F.S. Penalty: fined \$500 plus costs, 6 months probation, attend one (2-day) FREC general meeting.
Orlando	2009-10186	Pennington, Charles R.	Charles R. Pennington, License No. BK 3010751. Violation: guilty of having employed any person as a sales associate in violation of s. 475.42(1)(c), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 1 yr probation, attend two (2-day) FREC general meetings.
Orlando	2009-08752	Podvin, Rory M	Rory M. Podvin, License no. SL 540573. Violation: guilty of three counts of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having been convicted of a felony and, therefore, is in violation of s. 475.25(1)(p), F. S.; three counts 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: revoked effective 10/22/09, plus costs.
Orlando	2009-08750	Rodriguez, Myava L.	Myava L. Rodriguez, License no. Bo 674853. Violation: 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. and therefore, in violation of s. 475.25(1)(e), F.S., guilty of failure to direct, control or manage a sales associate employed by her in violation of s. 475.25(1)(u), F.S. Penalty: fined \$1000, plus costs.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Orlando	2009-02612	Tolbert, Kevin	Kevin Tolbert, License no. BK 3059813. 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 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.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in violation of s. 475.25(1)(b), F.S. Penalty: fined \$500 plus costs, 6 months probation, attend one (2-day) FREC meeting.
Orlando	2009-02996	Vongbandith, Anh Hong	Anh Hong Vongbandith, License no. SL 3176783. 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 dealing, in violation of s. 475.25(1)(f), F.S.; guilty of not having informed the Petitioner in writing within thirty (30) days of having pled guilty or having been convicted of a felony, in violation of 475.25(1)(p), F.S. Penalty: fined \$500 plus costs, 6 months probation, attend one (2-day) FREC meeting.
Orlando	2009-02791	Yan, David Sung Fu	David Fung Su Yan, License no. BK 559329. 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. Penalty: costs, 6 months probation, 7 hours escrow management course, attend two (2-day) FREC meetings.
Orlando	2009-10182	Yao, Xin Feng	Xin Feng Yao, License no. SL 3105509. Violation: guilty of having operated as a broker or 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. and, therefore, is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, 1 yr. probation, attend two (2-day) FREC general meetings.
Oviedo	2009-01474	Madsen, Jane Austin	Jane Austin Madsen, License no. ZH 1002043. Violation: guilty of failing to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C., and s. 475.25(1)(e), F.S. Penalty: reprimanded.
Palm Beach Gardens	2009-04168	Fitzpatrick, Richard A.	Richard A. Fitzpatrick, License no. ZH1000020. Violation: obtained 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 61J2-3.011, F.A.C. in violation of s. 475.25(1)(e), F.S. Penalty: \$500 fine plus costs, 90 days probation, two (2-day) FREC general meetings.
Palm Coast	2008-04903	Allison, Robert J.	Robert J. Allison, License no. SL 3065000. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F. S. and, therefore, in violation of s. 475.25(1)(e), F. S. Penalty: revoked effective 6/16/09, plus costs.
Palm Coast	2009-01983	Chirco, Salvatore Anthony	Anthony Salvatore Chirco, License no. ZH 1002409. Voluntary Surrender of license for permanent revocation effective 2/17/09.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Palm Coast	2009-04966	Gordon, Natalia	Natalia Gordon, License no. BK 679938. Violation: guilty of culpable negligence in any business transaction. Penalty: fined \$250, plus costs, 12 month probation, 25 hrs of continuing education, attend one (2-day) FREC general meeting.
Palm Coast	2009-07580	Moehrlin, Ginerva Ann	Ginerva Ann Moehrlin, License no. SL 3114526. Violation: failed to comply with the requirements of Rule 61J2-2.027(2), F.A.C., and in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, plus costs, 1 year probation, attend one (1-day) FREC general meeting.
Palmetto	2009-04159	Duckett, Robert Orlando	Robert Orlando Duckett, License no. ZH 1001134. Voluntary Surrender of license for permanent revocation effective 6/1/09.
Palmetto	2009-02982	Green, Angela D.	Angela D. Green, License no. BK 664628. 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: revoked effective 4/23/09 plus costs.
Panama City Beach	2009-05641	Sunset Realty PCB, Inc.	Sunset Realty PCB, Inc., License no. CQ 1013300. Violation: guilty of failure to account or deliver to any person including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract or title, mortgage, conveyance, lease, or other document or thing of value, including a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has obtained against the licensee and said judgment has not been satisfied in accordance with the terms of the judgment within a reasonable time or any secret or illegal profit, or any divisible share or portion thereof, which has come into the licensee's hands and which is not the licensee's property or which the licensee is not in law or equity entitled to retain under the circumstances, in violation of s. 475.25(1)(d)1, F.S. Penalty: 5 year suspension, costs.
Parkland	2009-04906	Khan, Steven A.	Steven A. Khan, License no. BK3063818. 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 and, therefore, is 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 being confined in a state or federal prison thereby being in violation of s. 475.25(1)(n), F.S. Penalty: revoked effective 6/16/09, plus costs.
Parkland	2009-08969	Rodgers, Marie	Marie E. Rodgers, License no. SL 651611. 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, therefore, 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 of the 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 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, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 10/28/09, plus costs.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Pensacola	2009-10193	Green, James W.	James W. Green, License no. BK 0666394. Violation: guilty of failing to account or deliver a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has been obtained against the licensee and said judgment has not been satisfied in accordance with s.475.25(1)(d)(1), F.S.; guilty of violating a duty imposed upon him by law or by the terms of a listing contract, written, oral, express, or implied in a real estate transaction in accordance with s.475.25(b), F.S. Penalty: fined \$500, costs, 1 yr. probation, attend one (2-day) FREC general meeting.
Pensacola	2009-01550	Street, Audie Kay	Audie Kay Street, License no. ZH 1002260. Violation: guilty of failure to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 and costs, 1yr probation, attend two (2-day) FREC general meetings.
Pinellas Park	2009-07552	Le, Hai Dang Q	Hai Dang Q Le, License no. SL3040875. Voluntary Surrender of license for permanent revocation effective 8/26/2009.
Plantation	2009-05043	Hurley, James C.	James C. Hurley, License no. ZH 1002278. Violation: failure to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C. and in violation of s. 475.25(1)(e), F. S. Penalty: fined \$500, plus costs, 12 months probation, attend one (2-day) FREC general meetings.
Plantation	2009-08756	Posey, Virginia	Virginia Posey, License no. SL 3018688. 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 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. and, therefore, 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, therefore, 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. Penalty: revoked effective 10/22/09, fined \$5000, plus costs.
Port St. Lucie	2009-04941	Gore, Arthur E.	Arthur E. Gore, License no. BK 3006133. Voluntary Surrender of license for permanent revocation effective 6/17/09.
Port St. Lucie	2009-04941	S A Ennis Enterprises, Inc.	S A Enterprises, Inc. License no. CQ 1008127. Voluntary Surrender of license for permanent revocation effective 6/17/09.
Port St. Lucie	2009-01074	Zensen, Thomas John	Thomas John Zensen, License No. ZH 1002047. Voluntary Surrender of license for permanent revocation. Effective 1/20/09.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Ridge Drive	2009-10689	Almestica, Mavis Regina	Mavis Regina Almestica, License no. BK 3028553. Violation: guilty of having obstructed or hindered in any lawful duty by any person acting under the authority of c. 475.F.S. and, therefore, in violation of s. 475.255(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 r. 61J2-14.012(1), F.A.C. and s. 475.5015, F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, attend two (2-day) FREC general meetings.
Sanford	2009-03156	Thomas, Donna Leslie Fusilier	Donna Leslie Fusilier Thomas, License no. SL3167918. Violation: guilty of operating as a broker while licensed as a sales associate, in violation of s. 475.42(1)(b), F.S. and henceforth 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. and henceforth s. 475.25(1)(e), F.S. Penalty: fined \$2,500 plus costs, 1yr probation, attend two (2-day) FREC general meetings, complete 63 hours of continuing education
Santa Rosa Beach	2009-02993	Jasin, David A.	David A. Jasin, License no. BK 238738. 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 continuing education requirements of Rule 61J2-3.011, F.A.C., in violation of s. 475.25(1)(e), F.S.; guilty of having had a registration suspended, revoked, or otherwise acted against by any jurisdiction in violation of s. 475.25(1)(s), F.S. Penalty: revoked effective 4/23/09 plus costs.
Sarasota	2009-05642	Russo, Joseph James	Joseph James Russo, License no. BK3040757. 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 related to the activities of a licensed real estate sales association or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S. Penalty: costs; suspension until completion of probation from an underlying criminal case; attend two (two-day) FREC general meetings.
Sebring	2009-08753	Otterman, Richard A.	Richard A. Otterman, License no. BK 601445. Violation: two counts of failure to account or deliver to any person including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease or other document or thing of value, including a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has been obtained against the licensee and said judgment has not been satisfied in accordance with the terms of the judgment within a reasonable time, or any secret or illegal profit, or any divisible share or portion thereof, which has come into the licensee's hands and which is not the licensee's property or which the licensee is not in law or equity entitled to retain under the circumstances, in violation of s. 475.25(1)(d)1, F.S.; 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

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Seminole	2009-00956	Torres, Luisa H.	Luisa H. Torres, License no. ZH 1002413. Violation: obtained 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 61J2-3.011, 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 general meeting.
Soddy Daisy, TN	2009-02995	Howard, Jan B. Rycroft	Jan B. Rycroft Howard, License no. SL 179552. 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 s. 475.42(1)(d), F.S., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000 plus costs, 1 year suspension, attend two (2-day) FREC general meetings.
St. Augustine	2009-01073	Giza, Frank Paul	Frank Paul Giza, License no. BK 489017. 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, 12 months probation, attend one (2-day) FREC meeting.
St. Augustine	2009-10184	Salonsky, Marc	Marc Salonsky, License no. SL 3124643. Voluntary surrender of license for permanent revocation effective 12/4/09.
St. Petersburg	2009-01197	Fischbach, Peter Cole	Peter Cole Fischbach, License no. BK 532780. 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, 6 months probation, attend three (2-day) FREC meetings.
St. Petersburg	2008022117	Infante, Anthony M.	Anthony M. Infante, License no. SL 3057646. Violation: voluntary surrender of license for permanent revocation effective 6/18/09.
St. Petersburg	2009-10916	Smith, Corey	Corey Smith, License no. SL 3074055. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: costs, reprimand, 6 months probation.
St. Petersburg	2009-04167	Wilson, Claudia Lisa	Claudia Lisa Wilson, License no. ZH 1001074. Violation: 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: \$500 fine, plus costs, 6 mos. probation, two (2-day) FREC general meetings.
Stuart	2009-01479	Klier, Kevin M.	Kevin M. Klier, License no. BK 478999. 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 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 effective 3/3/09, plus costs.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Stuart	2009-08966	Semprun, Freddy Junior	Freddy Junior Semprun. License no. BK 648614. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, 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: revoked effective 10/28/09, plus costs.
Tallahassee	2009-07492	Brainard, Jeff B.	Jeff B. Brainard, License no. SL3122282. 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 and, therefore, is 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 related 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 \$500.00 for Count II, plus costs, 2 years probation, 2 years suspension, attend one (two-day) FREC general meeting.
Tallahassee	2009-03157	Elite Real Estate Group, Inc.	Elite Real Estate Group, Inc., License no. CQ 1018518. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, 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 any and all real estate licenses, registrations, certificates and permits issued to or held by respondent.
Tallahassee	2009-08733	Maxwell, Wayne	Wayne Maxwell, License no. SL 3095854. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F. S. Penalty: revoked effective 10/22/09, plus costs.
Tallahassee	2009-03000	Palmer, Timothy Howard, Jr.	Timothy Howard Palmer, Jr., License no. ZH 1002202. Violation: guilty of failing to comply with the continuing education requirements of Rule 61J2-3.011, F.A.C., in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500 plus costs, 6 months probation, attend two (2-day) FREC general meetings.
Tallahassee	2009-04155	Schuessler, John William	John William Schuessler. License no. ZH1001692. Voluntary Surrender of License for Permanent Revocation effective 6/1/09.
Tamarac	2009-08975	Franco, Jesus A.	Jesus A. Franco, License no. SL 3107713. 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 \$5000, plus costs, 12 month suspension, 12 month probation, attend two (2-day) FREC general meetings.
Tampa	2009-07493	Alchikh, Ali	Ali Alchikh, License no., BK630254. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250 for previous case no. 2007025076 and costs for case no. 2009002077.
Tampa	2009-10915	Grissom, Rebecca C.	Rebecca C. Grissom, License no. SL 3056487. Voluntary Surrender of license for permanent revocation effective 12/29/2010.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Tampa	2009-01717	Lebron, John	John Lebron, License no. SL 3098644. Violation: guilty of having been convicted or found guilty, 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 dealing, in violation of s. 475.25(1)(f), F.S. Penalty: Revoked effective 3/10/09.
Tampa	2009-01988	Warfield, Eldon William	Eldon William Warfield, License no. ZH 1002566. Voluntary Surrender of license for permanent revocation effective 2/17/09
Trinity	2009-05856	Bankert, Dawn Marie	Dawn Marie Bankert, License no. SL666096. Violation: Guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of 475.25(1)(e), F.S. Penalty: pay costs, six months suspension, attend one 2-day FREC general meeting.
Wellington	2009-04905	Palacios, Juan E.	Juan E. Palacios, License no. SL3031429. 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, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000.00, plus costs, attend three (two-day) FREC general meetings, 1 year probation, 1 year suspension, 8 hour residential property management course.
West Palm Beach	2009-01480	Exline, James	James Exline, License no. SL 470345. 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: \$1,000 fine plus costs, 6 months suspension, 12 months probation, attend two (2-day) FREC general meetings.
West Palm Beach	2009-02994	Haley, Brenda V.	Brenda V. Haley, License no. BK 3021032. Violation: guilty of failing to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address, within 10 days after the change, in violation of s. Rule 61J2-10.038, F.A.C., in violation of s. 475.25(1)(e), F.S.; guilty of failing to maintain the required office in violation of 61J2-10.022, F.A.C., and 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 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.; guilty of obstructing 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 4/23/09 plus costs.
West Palm Beach	2009-05648	LaPlante, Emmanuel	Emmanuel LaPlante, License no. SL 3129274. Violation: guilty of fraud, misrepresentation, concealment, false promises, 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 \$1000, plus costs, 12 months probation, attend two (2-day) FREC general meetings.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Williston	2009-08754	Murphy, Christine	Christine A. Murphy, License no. SL649967. 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 and , therefore, is in violation of s. 475.25(1)(p), F.S. Penalty: costs, 90 day suspension, 90 day probation, attend one (2-day) FREC general meeting.
Winchester	2009-04160	Butner, Lonnie C. Jr.	Lonnie C. Butner, Jr., License no. ZH1002012. Voluntary Surrender of License for Permanent Revocation effective 6/1/09.
Winter Garden	2009-01465	Totten, Robert B.	Robert B. Totten, License no. SL 3086221. 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: revoked effective 3/3/09, costs.