



Florida Real Estate Commission Disciplinary Activity Report 2009

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
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	2009-01663	Gregory, Charlotte Ann	Charlotte Ann Gregory, License no. ZH1002542. Voluntary Surrender of license for permanent revocation effective 12/29/08.
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.
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.
Cape Coral	2009-02998	Shockness, Pauline	Pauline Shockness, License no. ZH 1002313. Voluntary Surrender of license for permanent revocation effective 4/23/09.
Chiefland	2009-02609	Christie, James Paul	James Paul Christie, License no. BK 456961. 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, 1 year probation, attend two (2-day) FREC meetings.
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 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 meeting.

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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 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.
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.
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 meetings.
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 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.

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Fort Lauderdale	2009-01468	Pinnacle Real Estate Services,	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 meetings.
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 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 pay costs.

CITY	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
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),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 pay costs.
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 fo s. 455.227(1)(m), F.S. Penatly: 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 meetings.
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 meetings.
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.

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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 meetings.
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	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
Jacksonville	2009-02789	Vansandt, Patricia	Patricia Vansandt, License no. BK 0091282. Revoked effective 4/17/09. Voluntarily surrendered her license for permanent revocation.
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 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 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	2009-01075	Cayo, Alan B.	Alan B. Cayo, License no. ZH 1002459. Voluntary Surrender of license for permanent revocation. Effective 1/20/09.

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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 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 meeting, 6 months probation
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.
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 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.
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 pay 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: \$297 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: license revoked effective 3/3/09.

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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 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 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, license suspended for ninety (90) days.
Miami	2009-03002	Torrez, Pedro Francisco	Pedro Francsico 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.
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.

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Naples	2009-02614	Hoef, Richard J.	Richard J. Hoef, 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 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.
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.
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 meeting.
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 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
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 meetings.
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 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	2009-02796	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 meetings.
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 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 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.
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 meetings.

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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 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: permanent revocation of license.
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 meeting.

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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.
Oviedo	2009-01474	Madsen, Jane Austin	Janes 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 Coast	2009-01983	Chirco, Salvatore Anthony	Anthony Salvatore Chirco, License no. ZH 1002409. Voluntary Surrender of license for permanent revocation effective 2/17/09.
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.
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 meetings.
Port St. Lucie	2009-02991	Lewis, Thomas Lee	Thomas Lee Lewis, License no. SL 3073563. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate, or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S. Penalty: fined \$1,000 plus costs, 6 months suspension, 1 year probation, attend two (2-day) FREC meetings.
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.

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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 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.
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 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 meetings.
St. Augustine	2009-01073	Giza, Frank Paul	Frank Paul Gizza, 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. 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.
Stuart	2009-01479	Klier, Kevin M.	Keving 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.

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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	2009-03000	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 meetings.
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
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 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.
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, plus pay costs.