



Florida Real Estate Commission Disciplinary Activity Report 2010

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Agboro, Augustine	2008039547	2010-05892	Miami, FL - Augustine Agboro, License no. ZH 1002455. Violation: failed to comply with the continuing education requirements of r.61J2-3.011, F.A.C. and in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mo. probation, attend two (2-day) FREC general meetings.
Allen, Lilli Ann	2009027871	2010-11894	Royal Palm Beach, FL - Lilli A. Allen, License no. BK 695540. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S. Penalty: fined \$100, costs, 6 mth probation, attend one (2-day) FREC general meeting.
Alonso, Heriberto	2007038214	2010-09685	Miami, FL - Heriberto Alonso, License no. SL 3037527. 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 10/13/2010, fines, costs.
Altermare, Clifford	2008010393	2010-08983	Clearwater, FL - Clifford Altermare, License no. BK3062479. 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.; failure to account or deliver funds in violation of s.475.25(1)(d)1, 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: fined \$15,000, 5 yr. suspension.
Altema Consulting Co. LLC	2008026746	2010-08983	Clearwater, FL - Altema Consulting Co. LLC., License no. CQ1024239. 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.; failure to account or deliver funds in violation of s.475.25(1)(d)1, 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: fined \$15,000, 5 yr. suspension.
Always Florida International, Inc.	2008038670	2010-04022	Maitland, FL - Always Florida International, Inc., License no. CQ 1029544. Violation: voluntary surrender of license for permanent revocation effective 5/13/2010.
America Rents the Suncoast, Inc.	2008047231	2010-06850	New Port Richey, FL - America Rents the Suncoast, Inc., License no. CQ 229630. Violation: s.475.25(1)(d)1, F.S.; s.475.25(1)(d)1(2006). Penalty: respondent is ordered to pay \$643.50 costs.

BK: Broker

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Andrade, Madelyn	2009009635	2010-11898	Miami, FL - Madelyn Andrade, License no. SL 3188906. Violation: guilty of having operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of s.475.42(1)(a), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 3 mth suspension, 6 mth probation, attend one (2-day) FREC general meeting.
Angram, Alfonzo S.	2009031161	2010-05183	Riviera Beach, FL - Alfonzo S. Angram, License no. SL 3166528. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; guilty of having collected money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer in violation of s.475.25(1)(e), F. S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 6/10/10, costs.
Arias, Gustavo M.	2008030398	2010-01589	Orlando, FL - Gustavo M. Arias, License no. BK 599401, BK 3095299, BK 3010081. 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: fined \$1500, costs, no suspension, attend two (2-day) FREC general meetings.
Bagnasco, Valeria	2007068036	2010-01931	Miami Beach, FL - Valeria Bagnasco, License no. SL 3092986. 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: \$594 costs, 60 day suspension, 1 yr. probation, attend two (2-day) FREC general meetings.
Baixeras, Juan C.	2009047152	2010-08990	Deerfield Beach, FL - Juan C. Baixeras, License no. SL 3076487. Violation: two counts of failing to make written request to the title company to provide written verification of the receipt 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, attend one (2-day) FREC general meeting.
Barry, Susan	2007038536 2007038557	2010-00690	Jacksonville, FL - Susan W. Barry, License no. SL 633520. 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 r.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 1/29/10, costs.
Barulic, Christopher	2009045270	2010-06877	Deerfield Beach, FL - Christopher Barulic, License no. SL 3143630. 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: costs, 3 yrs suspension, 6 mths probation, attend one (2-day) FREC general meeting.

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Bennett, Keith	2008010162	2010-00131	Miami, FL - Keith Bennett, License no. BK 538792. Violation: guilty of having failed to account and 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 devise, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having obstructed or hindered in any manner the enforcement of 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.; guilty of failure to preserve and make available all books, records, and supporting documents, and failed to keep accurate account of all trust funds 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: revoked, costs.
Betten, Scott Lewis	2009042874	2010-08988	Miami Beach, FL - Scott Lewis Betten, License no. BK 427362. Violation: guilty of having employed any person as a sales associate who is not the holder of a valid and current license as sales associate in violation of s.475.42(1)(c), F.S. and s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
Black, Ruth Battiste	2008006727	2010-04045	North Lauderdale, FL - Ruth Battiste Black, License no. SL 701037. 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 of s.475.25(1)(b), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of s.475.42(1)(b), F.S. and s.475.25(1)(e), F.S. Penalty: revoked, costs.
Blackman, Kathleen	2008022774	2010-10143	Port Orange, FL - Kathleen Blackman, License no. SL 3082553. Violation: s.475.25(1)(e), F.S.; s.475.25(1)(c), F.S.; s.475.25(1)(e), F.S.; s.475.25(1)(g), F.S. Penalty: revoked effective 10/29/2010, costs.
Bolinski, Janet Elaine	2009036096	2010-10430	Naples, FL - Janet Elaine Bolinski, License no. ZH1001185. Violation: failed to comply with the requirements of r.61J2-3.011, F.A.C. in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs 1 yr. probation, attend one (2-day) FREC general meeting.
Boose, William R.	2007052742	2010-05190	Riviera Beach, FL - William R. Boose III, License no. BK8145. 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 broker 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 federal prison thereby being in violation of s.475.25(1)(n), F.S. Penalty: fined \$1000, costs, suspension until 6/30/2010, 6 mo. probation, attend one (2-day) FREC general meeting.
Borelly, Vicente	2008017286	2010-05923	Weston, FL - Vicente Borelly, License no. SL 3032868. Violation: guilty of having 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. 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, 6 mth probation, attend one day FREC general meeting.

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Bourgeois, Jean Louis	2009050417	2010-04043	West Palm Beach, FL - Jean Louis Bourgeois, License no. BK 672197. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mo. probation, attend one (2-day) FREC general meeting.
Brew, Thomas P.	2008008960	2010-06878	Oldsmar, FL - Thomas P. Brew, License no. SL 0683003. 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 employer and with the express consent of the 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 7/28/10, costs.
Brough, William	2008041627	2010-08986	Coral Gables, FL - William Brough, License no. BK 620176. Violation: guilty of violating s.475.25(1)(e), F.S. (2007); violated r.61J2-10.023(3), F.A.C. Penalty: fined \$500, costs, 18 mth probation.
Brown, Gary Lee	2009065965	2010-10157	Osprey, FL - Gary L. Brown, License no. SL 3195215. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
Burattini, Carlos	2009053158	2010-10155	Boca Raton, FL - Carlos Burattini, License no. SL 3053609. Violation: s.475.25(1)(s), F.S. Penalty: revoked effective 10/29/2010, costs.
Capilli, Giuseppe	2007064042	2010-04044	Ft. Myers, FL - Giuseppe Capilli, License no. SL 3110494. 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 5/13/2010, costs.
Capiro, Orlando	2009028522	2010-11164	Tampa, FL - Orlando Capiro, License no. BK 162278. Violation: s.475.25, F.S.; 475.25(1)(f), F.S.; s.475.25, F.S.; 475.25(1)(p), F.S. Penalty: revoked effective 11/29/10, fined \$250, costs.
Capiro, Orlando	2009028522	2010-11166	Tampa, FL - Orlando Capiro, License no. BK 162278. Violation: s.475.25(1)(b), F.S.; 275.25(1)(e), F.S.; s.475.42(1)(d), F.S. (2006). Penalty: revoked effective 11/29/2010, costs.

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Carr, Carl Lee	2009020923	2010-11895	Miramar Beach, FL - Carl Lee Carr, License No. BK 541391. 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.; 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 \$2000, costs, 7 yr suspension, 12 month probation, attendance to two (2-day) FREC general meetings.
Carter, Letriona Shuanta	2009018739 2009035866	2011-00473	Championsgate, FL - Letriona Shuanta Carter, License no. SL 3130318. 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 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.; guilty of aiding, assisting, procuring, employing, or advising, any unlicensed person or entity to practice a profession contrary to c.455, 475 or the rules of the Petitioner in violation of s.455(1)(j), F.S. Penalty: revoked effective 1/18/11, costs.
Century 21 Wilson Minger Agency	2009034917	2010-07539	Niceville, FL - Century 21 Wilson Minger Agency, License no. CQ 220933. 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: reprimand
Charles Stallions Real Estate Services, Inc.	2008003290	2010-04022	Pensacola, FL - Charles Stallions Real Estate Services, Inc., License no. CQ 1016736. Violation: guilty of failure to prepare the required written monthly escrow statement-reconciliation in violation of r.61J2-14.012(2) and (3), F.A.C. and is, 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 r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: reprimanded.
Christlieb, Gustavo	2008023918	2010-06853	Miami Beach, FL - Gustavo Christlieb, License no. SL 622043. 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 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 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 \$500, costs.

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Clincy, Marie V.	2008007499	2010-02434	San Antonio, FL - Marie V. Clincy, License no. SL 3129622. 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 consumed in violation of s.475.25(1)(d)2, F.S. Penalty: costs, 6 mo. suspension.
Cochran, Kelly	2009063035	2010-10156	Cape Coral, FL - Kelly Cochran, License no. SL 3036140. Violation: s.475.25(1)(p), F.S. Penalty: fined \$500, costs, 60 day suspension, 12 mth probation, attend two (2-day) FREC general meetings.
Connery, Charles Thomas	2010023068	2010-10158	Grant, FL - Charles T. Connery, License nos. BK 16638, BK 3008724 and ZH1000207. Violation: voluntary surrender of licenses for permanent revocation effective 10/29/2010.
Cresswell, Neil John	2007055828	2010-05894	Ft. Myers, FL - Neil John Cresswell, License no. BK 3139686, BK 305768, BK 3171655, BK 3007747, BK 3106904, BK 3202377, BK 3186467. Violation: guilty of failure to direct, control or manage a sales associate employed by him, in violation of s. 475.25(1)(u), F.S. Penalty: fined \$1,000, costs, attend one (2-day) FREC general meeting.
Dale, Lisa Lynn	2008029849	2010-02844	Tallahassee, FL - Lisa Lynn Dale, License no. BK 423700. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S. Penalty: reprimand, costs.
Danesi, James	2009018818	2010-11902	Palm City, FL - James Danesi, License no. BK 3110846. Violation: respondent violated s.475.25(1)(f), F.S.; respondent violated s.455.227(1)(t), F.S. Penalty: fined \$1000, costs, 5 yr suspension.
Deviney, Judith	2009048845	2010-11163	Deltona, FL - Judith Deviney, License no. SL 3140150. Violation: s.475.25(1)(e), F.S.; 455.227(1), F.S. (2008); s.455.227(1)(j), F.S. (2008); 475.25(1)(e), F.S.; s. 475.42(1)(p), F.S.; 475.42(1)(b), F.S. Penalty: fined \$1000, costs, 12 mth probation, 30 hrs of real estate courses, attend one (2-day) FREC general meeting.
DiStefano, Vanity J.	2010005875	2010-11158	Naples, FL - Vanity J. DiStefano, License no. BK 523919. Violation: s.455.227(1)(t), F.S.; 455.227(1)(t), F.S.; s.475.25(1)(f), F.S.; s.475.25(1)(n), F.S.; s.475.25(1)(p), F.S.; s.475.25(1)(p), F.S. Penalty: revoked effective 11/29/2010, costs.
Divico, Dennis Michael	2009042883	2010-05184	Hallandale, FL - Dennis Michael Divico, License no. SL 3125023. Violation: guilty of having operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of s.475.42(1)(a), F.S. and s.475.25(1)(e), F.S. Penalty: costs, complete a 28 hr reactivation course.
Dixon, Courtney	2008030120	2010-11159	Ft. Lauderdale, FL - Courtney G. Dixon, License no. BK 681828. Violation: s.475.25(1)(e), F.S.; s.475.25(1)(b), F.S.; s.475.25(1)(e), F.S.; r.61J2-14.008(2)(b), F.A.C. Penalty: costs, 6 mth probation, 4 hr escrow course, attend one (2-day) FREC general meeting.

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EAG Realty, Inc.	2007063147	2010-04037	Miami, FL - EAG Realty, Inc., License no. CQ 1015933. Violation: guilty of failure to direct, control or manage an associate employed by him in violation of s.475.25(1)(u), F. S. Penalty: fined \$1000, costs.
Etheridge, Michael	2009003142	2010-07550	Dade City, FL - Michael Etheridge, License no. BK 696454. Violation: s.475.25(1)(f), F.S.; s.475.25(1)(p), F.S.; s.475.25(1)(f), F.S.; s.475.25(1)(p), F.S. Penalty: revoked effective 8/16/2010, costs.
Ferdilus, Marie Y. Myrtil	2008059197	2010-02436	Miami, FL - Marie Y. Myrtil Ferdilus, License no. SL 3192614. Violation: voluntary surrender of license for permanent revocation effective 4/5/2010.
Ferrell, Herbert L.	2008013423	2010-05196	Littleton - Herbert L. Ferrell, License no. BK 484603. Violation: voluntary surrender of license for permanent revocation effective 6/10/10.
Fleak, Kimberly Ann	2008044439	2010-11907	Ft. Lauderdale, FL - Kimberly A. Fleak, License no. SL 691841. 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, costs, 6 mth probation, attend one (2-day) FREC general meeting.
Florida Realty of Miami, Corp.	2009047153	2010-08990	Miami, FL - Florida Realty of Miami, Corp., License no. CQ 1017676. Violation: guilty of failing to make written request to the title company to provide written verification of the receipt 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: respondent is reprimanded, respondent shall pay costs of \$264.00.
Fogolino, Susanna	2008038285	2010-04038	Ft. Myers, FL - Susanna Fogolino, License no. SL 3026661. 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 5/13/2010, costs.
Forbes, Yvonne E.	2009050370	2010-10139	Orlando, FL - Yvonne Forbes, License no. SL 3159096. Violation: s.475.25(1)(k), F.S. s.475.25(1)(b), F.S., s.475.25(1)(n), F.S. and s.475.25(1)(f), F. S. Penalty: revoked effective 10/29/2010, costs.
Fortune International Realty, Inc.	2008066556	2010-04073	Miami, FL - Fortune International Realty, License no. CQ 213971. Violation: guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents 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 \$1000, costs.
Foster, Rene Elizabeth	2009041943	2010-00995	Ocala, FL - Rene Elizabeth Foster, License no. BK 564668. Violation: voluntary surrender of license for permanent revocation effective 2/17/2010.

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Fountain, Eric S.	2009007225	2010-10153	Tallahassee, FL - Eric Fountain, License no. SL 3045527. 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 10/29/2010, fined \$500, costs.
Fountain Management LLC	2009028149	2010-10153	Tallahassee, FL - Fountain Management LLC, License no. CQ 1027741. 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 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.; failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to direct, control or manage a broker associate employed by him in violation of s.475.25(1)(u), 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 10/29/2010, fined \$500, costs.
Franco, Michael J.	2009051087	2010-10702	Winter Springs, FL - Michael J. Franco, License no. BK 306383. Violation: violated s. 475.25(1)(f), F.S., when convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, to a crime in any jurisdiction which directly relates to the activities of a licensed broker, or involves moral turpitude. Penalty: revoked effective 11/12/2010, costs.
Freeman, Terence Lacey	2008069254	2011-00857	Terence Lacey Freeman, License no. BK 696478. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme of device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having obstructed or hindered in any manner the enforcement of 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.475.25(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failing to maintain the required office in violation of r.61J2-10.022, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 2/4/2011, costs.
Fry, David William	2009051077	2011-00469	Boca Raton, FL - David William Fry, License no. BK3220451. Violation: 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 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: revoked effective 1/18/11, costs.
Furer, Brian	2009020448	2010-10140	Denver, CO - Brian Furer, License no. SL 3119395. Violation: s.455.227(1)(t), F.S.; s.485.25(1)(s), F.S. Penalty: fined \$500, costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Garcia, Yamila	2004035596	2010-07534	Hiialeah, FL - Yamila Garcia, License no. SL 686612. Violation: It is alleged that Respondent operated as a broker when 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. Penalty: as a result of a settlement stipulation, fined \$1000 and costs; and Respondent must attend one (1) FREC general meeting.
Garcia, Yamila	2004003607	2010-07535	Hiialeah, FL - Yamila Garcia, License no. SL 6866125. Violation: It is alleged that Respondent failed to give the principal a legible, signed, true and correct copy of a listing agreement within 24 hours of obtaining the written listing agreement in violation of s.475.25(1)(r), F.S., and therefore in violation of s.475.25(1)(e), F.S. Penalty: As a result of a settlement stipulation, fined \$250 and costs; and Respondent must attend one (1) FREC general meeting.
Garofalo, Rafael	2008067236	2010-11897	Miami, FL - Rafael Garofalo, License no. SL 3041688. 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 12/22/2010, costs.
Gavagni, Joseph Anthony	2008038786	2010-08978	Miami, FL - Joseph Anthony Gavagni, License nos. BK 693045 & ZH 1002143. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s.475.25(1)(m), F.S.; failed to comply with the continuing education requirements of r.61J2-3.011, F.A.C. and 475.25(1)(e), F.S.; failed to maintain the required office in violation of r.61J2-10.022, F.A.C. and s.475.25(1)(e), F.S.; failed to maintain a sign on or about the entrance of his principal office in violation of r.61J2-10.024, F.A.C. and s.475.25(1)(e), F.S.; failed 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 r.61J2-10.038, F.A.C. and s.475.25(1)(e), F.S. Penalty: revoked effective 9/27/2010, costs.
Gihl, Shawn Michael	2008066640	2010-02439	Miami, FL - Shawn Michael Gihl, License no. BK 673848. Violation: guilty of having obstructed or hindered in any manner the enforcement of this chapter 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.; guilty of having failed 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. Penalty: revoked, costs.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Gihl, Shawn Michael	2008069093	2010-02438	Fleming Island, FL - Shawn Michael Gihl, License no. BK 673848. Violation: guilty of having hindered in any manner the enforcement of this chapter 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: revoked, costs.
Gihl, Shawn Michael	2009017194	2010-02440	Fleming Island, FL - Shawn Michael Gihl, License no. BK 673848. Violation: guilty of having hindered in any manner the enforcement of this chapter 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.; guilty of failure to account and deliver to any person, including a licensee under c.475, 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.; guilty of failure to notify the Department, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of r.61J2-10.038, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked, costs.
Gilliams, Damien	2009054071	2011-00467	Sebastian, FL - Damien Gilliams, License no. BK 3010688, 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. The record of a conviction certified or authenticated in such form as to be admissible in evidence under the laws of the state shall be admissible as prima facie evidence of such guilt. Penalty: fined \$1000, costs, 1 yr probation, attend two (2-day) FREC general meetings.
Gordon, Daniele S.	2008038356	2010-07537	Miramar, FL - Daniele S. Gordon, License no. BK 3097295. Violation: guilty of having had a broker or sales associate license revoked, suspended, or otherwise acted against in violation of s.475.25(1)(g), F.S., and therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$250, costs, attend one (2-day) FREC general meeting.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Grego, David Nicholas	2007062431	2010-00686	<p>Marathon, FL - David Nicholas Grego, License no. BK 3107004. Violation: charged with fraud, misrepresentation, concealment, false pretenses, 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), FS, charged with having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), FS and, therefore, in violation of s. 475.25(1)(e), FS, charged with failure to account and deliver funds in violation of s. 475.25(1)(d)1, FS, charged with sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson under the laws of this state, for the referral of the real estate business, clients, projects, or customers, or for any one or more of the services set forth in s. 475.01(1)(a), FS and, therefore, in violation of s. 475.25(1)(h), FS, charged with 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 maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), FS and, therefore, in violation of s. 475.25(1)(e), FS, charged with 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), FS Penalty: fined \$2000, costs, 24 mth probation, attend three (2-day) FREC general meetings. Respondent neither admits nor denies the aforementioned violations.</p>
Griffin, Ben H.	2009049924	2010-10152	<p>Minneola, FL - Ben H. Griffin, License no. SL682668. Violation: s.475.25(1)(f), F.S.; s. 475.25(1)(p), F.S. Penalty: fined \$500, costs, 60 day suspension, 6 mth probation, attend two (2-day) FREC general meetings.</p>
Guerra, Linette M.	2007068038	2010-01930	<p>Miami Beach, FL - Linette M. Guerra, License no. BK 3122503 & BK 513822. Violation: guilty of culpable negligence, in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: \$643.50 costs, 1 yr probation, attend three (2-day) FREC general meetings.</p>
Halda, Bryan T	2009029588	2010-10145	<p>Miami Beach, FL - Bryan T. Halda, License no. SL 3097334. 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 associate or that involves moral turpitude or fraudulent or dishonest dealings, in violation of s.475.25(1)(e), F. S. Penalty: fined \$5000, costs, attend two (2-day) FREC general meetings.</p>
Handler, Louis D.	2010002320 2010002764 2010009933	2011-00856	<p>St. Augustine, FL - Louis D. Handler, License no. BK 691284. Violation: voluntary surrender of license for permanent revocation effective 2/4/2011.</p>

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Hatfield, Glinda	2008029263	2010-01586	Palm Bay, FL - Glinda Hatfield, License no. BK 676140. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F. S.; guilty of failure to have current registration with the Petitioner in violation of r. 61J2-5.019, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson under the laws of this state, for the referral of real estate business, clients, prospects, or customers, or for any one or more of the services set forth in s. 475.01(1)(a), F.S. and, therefore, in violation of s. 475.25(1)(h), F.S. Penalty: fined \$250, costs, 1 yr. suspension.
Haynes, Vernica	2010007452	2010-11899	Gainesville, FL - Vernica Haynes, License no. SL 3173666. Violation: Respondent violated s. 475.25(1)(e), F.S., by violating s.475.42(1)(e), F.S. Penalty: costs, 12 mth probation, attend one (2-day) FREC general meeting.
Helmerich, Frank W.	2008031995	2010-00685	Ft. Myers, FL - Frank W. Helmerich, License no. BK 130691. Violation: guilty of failure to ensure a corporation was properly registered with the Petitioner in violation of r. 61J2-5.019, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, costs, attend one (2-day) FREC general meeting.
Hemminger, Brett Alan	2009000879	2010-08249	West Palm Beach, FL - Brett Alan Hemminger, License no. SL 3081686. Violation: failed to comply with a lawful order issued by FREC in violation of s.475.42(1)(e), F.S. and s.475.25(1)(e), F.S. Penalty: fined \$200, costs, 12 mth probation, attend one (2-day) FREC general meeting.
Henson, Troy S.	20100021189	2010-11896	Key West, FL - Troy Henson, License no. BK 3059419. Violation Respondent violated s.475.25(1)(f), F.S.; Respondent violated s.475.25(1)(n), F.S.; Respondent violated s.475.25(1)(p), F.S. Penalty: revoked effective 12/22/10, costs.
Heron, Herbert H.	2009023361	2010-08985	Palm Coast, FL - Herbert H. Heron, License no. BK3006198. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F. S.; guilty of being confined in a state or federal prison thereby being in violation of s.475.25(1)(n), F.S.; 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: revoked effective 9/27/2010, costs.
H G Properties of Amelia, Inc.	2008009640	2010-00684	Jacksonville, FL - H G Properties of Jacksonville, Inc., License no. CQ 1015042. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C. and is therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$356.40 in costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
H G Properties of Jacksonville, Inc.	2008009625	2010-00684	Jacksonville, FL - H G Properties of Jacksonville, Inc., License no. CQ 1015042. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C. and is therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$389.40 in costs.
H G Properties Tampa, Inc.	2008009656	2010-00684	Jacksonville, FL - H G Properties Tampa, Inc., License no. CQ 1024324. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C., guilty of breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: fined \$356.40 in costs.
Home First Realty Group, Inc.	2008051982	2010-06880	Orlando, FL - Home First Realty Group, Inc., License no. CQ 1016872. Violation: guilty of having committed culpable negligence in violation of s.475.25(1)(b), F.S.; guilty of having failed 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.; guilty of having failed to immediately place, upon receipt, any money, fund, deposit, check, or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union, or savings and loan association located and doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loan association located and doing business in this state, wherein the funds shall be kept until disbursement thereof is properly authorized in violation of s.475.25(1)(k), F.S. Penalty: revoked effective 7/28/2010, fined \$5000, costs.
Hughes, Denny	2009019370	2010-05186	Ft. Lauderdale, FL - Danny Hughes, License no. BK 3036209. Violation: guilty of three 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 three counts of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to present all offers and counteroffers in a timely manner in violation of s.475.278(2)(a)5, F.S., and, therefore, is in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/10/10, costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Inigo, Joaquin	2008031518	2010-05197	Miami, FL - Joaquin Inigo, License no. SL 691286. 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; guilty of violating 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; guilty of aiding, assisting or conspiring with any other person engaged in any such misconduct and in furtherance thereof, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme in violation of s.475.25(1)(b), F.S. Penalty: fined \$1000, costs, 90 day suspension, 6 mo. probation, attend one (2-day) FREC general meeting.
Iverson, Linda J.	2009025916	2010-11893	Ft. Lauderdale, FL - Linda J. Iverson, License no. BK 3184122. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of 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 \$2000, 5 yr suspension.
Jamieson, Amy Sue	2008007350	2010-11904	Shalimar, FL - Amy S. Jamieson, License no. BK 593520. 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.; 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 \$1000, costs, 30 day suspension, 6 mth probation, attend ethics course or courses totaling at least 6 hrs.
Johnson, Terri	2007040969	2011-00470	Ocala, FL - Terri Johnson, License no. SL 706026. 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 r.61J2-14.009, F.A.C. and ss.475.25(1)(k) and 475.25(1)(e), F.S.; guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer in violation of ss.475.42(1)(d) and 475.25(1)(e), F.S. Penalty: revoked effective 1/18/11.
Jones, Jean Tan	2008000929 2008030431 2010009547	2010-05905	Jacksonville, FL - Jean Tan Jones, License no. BK 0694382. Violation: voluntary surrender of license for permanent revocation effective 6/29/10.
Joy, Mary A.	2009007467	2010-01590	Riverview, FL - Mary A. Joy, License no. SL 3169984. Violation: Respondent failed to comply with the requirements of r. 61J2-2.027(2), F.A.C. by failing to disclose a no contest plea to a misdemeanor offense in 1985 and, therefore, is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, attend one (2-day) FREC general meeting.

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Keys, George Randolph	2005058793	2010-05188	Naples, FL - George R. Keys, License no. SL 3139659. 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: fined \$1000, costs, 6 mo. suspension, 12 month probation, attend two (2-day) FREC general meetings.
Kinsey-Boza, Angela	2009005552	2011-00472	Miami, FL - Angela Kinsey-Boza, License no. SL 655685. Violation: filed a report or record which the licensee knows to be false in violation of s.475.25(1)(l), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
Kohler, Paul E.	2008029597	2010-05903	Miami Beach, FL - Paul E. Kohler, License no. SL 3193252. 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 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 failure to immediately deposit trust funds in a bank, savings and loan association, trust company, credit union or title company having trust powers, in an insured escrow or trust account in violation of r.61J2-14.010, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: Revoked effective 6/29/2010, fined \$1,000, costs.
Krause, Hugo	2008032358	2010-11160	Miami, FL - Hugo Krause, License no. SL 3080294. Violation: s.475.42(1)(b), F.S.; s.475.25(1)(e), F.S.; s.475.25(1)(e), F.S.; s.475.42(1)(d), F.S. Penalty: revoked effective 11/29/2010, costs.
Lafuze, Richard Allen	2008047753	2010-05897	Navarre, FL - Richard Allen Lafuze, License no. BK 657676. 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.; 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 in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/29/10, costs.
Latronica, Josephine S.	2009044456	2010-08981	Royal Palm Beach, FL - Josephine Latronica, License no. SL 0664786. Violation: guilty of violating s.475.25(1)(a), F.S. Penalty: fined \$500, costs, 18 mth probation, attend one (2-day) FREC general meeting.
Lee, Anthony	2008033180	2011-00855	Tallahassee, FL - Anthony Lee, License no. BK 3179698. Violation: respondent violated s.475.25(1)(e), by violating s.475.42(1)(d), F.S. Penalty: fined \$250, costs, 1 yr probation, 28 hr reactivation course, attend one (2-day) FREC general meeting.

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Little, Andre	2009022175 2009022150	2010-07540	Orlando, FL - Andre Little, License no. BK 3226992. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: revoked effective 8/16/2010, costs.
Lopez, Jacqueline	2008041150	2010-08982	Miramar, FL - Jacqueline C. Lopez, License no. SL 659261. 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, is in violation of s.475.25(1)(e), F. S. Penalty: revoked effective 9/27/2010, costs.
Lumb, Kevin	2007057143	2010-06893	Davenport, FL - Kevin Lumb, License no. BK 686345. Violation: guilty of failure to account or deliver funds in violation of s. 45.25(1)(d)1, F.S. Penalty: revoked effective 7/28/10, costs.
Luz, Vicente	2008011417	2010-05182	Miami, FL - Vicente Luz, License no. BK 3083600. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/10/10, costs.
Lyons, Mathew David	2009064637	2010-11161	Orlando, FL - Mathew D. Lyons, License no. BK 3055790. Violation: s.475.25, F.S.; 475.25(1)(f), F.S.; s.475.25, F.S.; s.475.25(1)(p), F.S. Penalty: fined \$2500, costs, 6 mth suspension, 12 mth probation, attend two (2-day) FREC general meeting.
Mann Pellicer Inc.	2008058649	2010-10135	Jacksonville, FL - Mann Pellicer, Inc., License no. CQ 133905. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to provide written notification to the Commission within fifteen business days of the last party's demand and failure to institute one of the settlement procedures as set forth in s. 475.25(1)(d)1, F.S., within thirty business days after the last demand in violation of r.61J2-10.032(1)(a), F.A.C and therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to provide written notification to the Commission within fifteen business days of the good faith doubt of the procedure instituted to resolve the escrow fund dispute and must institute one of the settlement procedures as set forth in s.475.25(1)(d)1, F.S., within thirty days after having such doubt, all in violation of r.61J2-10.032(1)(b), F.A.C. 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 r.61J2-14. s.475.25(1)(e), F. S. Penalty: respondent is reprimanded.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Manning, Renee Dawn	2009064392 2010005037 2009060570 2010008644 2010002246 2010000454 2010005887 2009064553 2010002911 2009063596 2009063514	2010-06892	Odessa, FL - Renee Dawn Mannin, License no. SL 0687734. Violation: voluntary surrender of license for permanent revocation effective 7/28/2010.
Marin, David	2009017467	2010-00689	Miami, FL - David Marin, License no. SL3201974. 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.; respondent is 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.; respondent is 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 1/29/2010, costs.
Martin, Steffany	2009043036	2010-07539	Destin, FL - Steffany Martin, License no. SL 3207402. 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 r.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 \$250.00, costs, 6 mos. suspension, attend one (2-day) FREC general meeting.
Martinez, Jason Anthony	2009064384	2010-04029	Tampa, FL - Jason Anthony Martinez, License no. SL3078758. Violation: voluntary surrender of license for permanent revocation effective 5/13/2010.
McLaughlin, Melisa M.	2008024817	2010-06846	Fernandina, FL - Melissa M. McLaughlin, License no. BK 633766. Violation: guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$500, costs, 12 mth probation, attend two (2-day) FREC general meetings.
McMenamy, John J.	2008009638 2008009622 2008009667 2008009651	2010-00684	Jacksonville, FL - John J. McMenamy, License nos. BK3158125, BK3028678, BK3079305, BK136629, BK3053746, BK3208000, BK3210299, BK3079305, and BK 3185048. Violation: guilty failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S., guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012(2) and (3), F.A.C. and is, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mth probation, attend two (2-day) FREC general meetings.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
McMenamy Realty, Inc.	2008009671	2010-00684	Jacksonville, FL - McMenamy Realty, Inc., License no. CQ 1012185. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C. and is therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$346.50 in costs.
Meadows, Claire Amy	2009031551	2010-08993	Miami, FL - Claire A. Meadows, License no. SL3149645. 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. Penalty: fined \$1000, costs, attend one (2-day) FREC general meeting.
Mees, Clifford S.	2008040142	2010-00688	Palmetto Bay, FL - Clifford S. Mees, License no. SL 625626. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(14)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: reprimand.
Mejia, Marlon Bryant	2009017472	2010-06852	Miami, FL - Marlon Bryant Mejia, License no. SL 3110113. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to c.455, 475 or the rules of the Petitioner in violation of s.455.227(1)(j), F.S.; guilty of sharing a commission with, or paid a fee or to her compensation to, a person not properly licensed as a broker, broker associate, or sales associate under the law of this state, for the referral of teal estate business, clients, prospects, or customers, or for any one or more of the services set forth in s.475.01(1)(a), F.S. and, therefore, in violation of s.475.25(1)(h), F.S. Penalty: revoked effective 7/27/2010, costs.
Melville, Andrew B	2009023809 2009042504	2011-00858	Lake Worth, FL - Andrew Melville, License no. BK 3035355. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; 2 counts of 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.475.25(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; 2 counts of 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.; 5 counts of 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, therefore, violation of s.475.25(1)(e), F.S. Penalty: revoked effective, 2/4/2011, costs.
Mercado, Xavier	2008068023	2010-11162	Sunrise, FL - Xavier Mercado, License no. SL 3120993. Violation: s.475.25(1)(f), F.S. Penalty: revoked effective 11/29/2010, costs.
Metivier, Shelley Anne	2007048767	2010-05899	Wellington, FL - Shelley Anne Metivier, License no. Bk 158932. Violation: guilty of two (2) 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. Penalty: fined \$1000, costs, 6 mo. suspension, 6 mth probation, attend two (2-day) FREC general meetings.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Miedzianowski, Terrence Jerome	2008022337	2010-06845	Sarasota, FL - Terrence Jerome Miedzianowski, License no. SL 638010. Violation: 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 s. 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, 1 yr probation, attend two (2-day) FREC general meetings.
Minger, John	2009034913	2010-07539	Niceville, FL - John Minger, License no. BK 3219650, BK 60605. 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: fined \$500, costs.
Miranda, Alfonso	2007002051	2010-10159	Weston, FL - Alfonso Miranda, License no. SL 3101946. Violation: s.475.25(1)(e), F. S.; s.475.42(1)(b), F.S.; s.475.25(1)(e), F.S.; s.475.42(1)(a), F. S. (2006); s.475.25(1)(e), F.S.; s.475.42(1)(b), F.S. Penalty: fined \$1500, costs, 6 mth probation, attend one (2-day) FREC general meeting.
Miranda, Maria	2007045928	2010-05900	Miami, FL - Maria Miranda, License no. SL 3111580. 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 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 in the licensee's hand 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.; 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)1, 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 r.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 6/29/10, costs.
Miranda, Maria	2008021918	2010-08979	Miami, FL - Maria Miranda, License no. SL 3111580. 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 r.61J2-10.038, F.A.C. and s.475.25(1)(e), F.S. Penalty: fined \$250, costs, 12 mth probation, attend two (2-day) FREC general meetings.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Moncla, Gail A.	2009004385	2010-11157	Winter Springs, FL - Gail A. Moncla, License no. BK 3218488. Violation: violated s. 475.25(1)(v), F.S., in that she failed to review the brokerage's trust accounting procedures for All American School of Real Estate, Inc.; violated r.51J2-14.012, F.A.C., in that she failed to make monthly reconciliations for All American School of Real Estate, Inc., and therefore in violation of s.475.25(1)(e), F.S. Penalty: costs, 30 hrs of education, attendance at one (2-day) FREC general meeting.
Monreal, Teresita	2007002193	2010-05924	Miami, FL - Teresita Monreal, License no. BK 363477. 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.; 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 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 r. 61J2-10.039, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 6/29/10, costs.
Moyer, Alex III	2008060557	2010-01587	Miami Lakes, FL - Alex Moyer III, License no. BK 489123. 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 s. 475.25(1)(e), F.S. Penalty: Respondent shall pay costs of \$500 for case number 2008060557, fine of \$250 and costs of \$318.45 for case number 2006001735, 6 months suspension.
Negm, Sean	2008024247	2010-01591	Boca Raton, FL - Sean Negm, License no. SL 3086735. 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 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 r. 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 \$1000, costs, 12 mth probation, attend three (2-day) FREC general meetings.
Orlando, Brenda Gayle	2010023574	2010-10151	New Port Richey, FL - Brenda G. Orlando, License no. SL 630639. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
Orosa, Derrick	2008015196	2010-00994	Coral Gables, FL - Derrick Orosa, License no. SL 3088374. Violation: voluntary surrender of license for permanent revocation effective 2/17/2010.
Parker, Teresa Cheryl	2008015562	2010-09239	Georgia: Teresa Cheryl Parker, License no. BK572371. Violation: s.475.25(1)(b), F.S. (2005), subjects a real estate licensee to discipline for committing fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or devise, culpable negligence, or breach of trust in any business transaction. Penalty: fined \$500, costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Pelican Reef Real Estate Services, Inc.	2007051880	2010-01588	Key West, FL - Pelican Reef Real Estate Services, LLC, License no. CQ 1021247. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other property depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S.; guilty of failure to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.0012(2) and (3) of the F.A.C. and is, therefore, in violation of s. 475.25(1)(e), 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.
Pellicer, Donald J.	2008052572	2010-10135	Donald J. Pellicer, License no. BK 0158581. Violation: guilty failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to provide written notification to the commission within fifteen business days of the last party's demand and failure to institute one of the settlement procedures as set forth in s.475.25(1)(d)1, F.S., within thirty business days after the last demand in violation of r.61J2-10.032(1)(a), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to provide written notification to the Commission within fifteen business days of the good faith doubt of the procedure instituted to resolve the escrow fund dispute and must institute one of the settlement procedures as set forth in s.475.25(1)(d)1, F.S. within thirty days after having such doubt, all in violation of r.61J2-10.032(1)(b), F.A.C. 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 r.61J2-14.012(1), F.A.C. and s.475.5015, F.S. Penalty: fined \$2000, costs, respondent must attend one (1) FREC general meeting; respondent must attend 4
Phelps, Marcella Elisabeth	2010001608	2010-11177	Niceville, FL - Marcella Elisabeth Phelps, License no. SL3173295. Violation: a person licensed as a sales associate may not operate as a broker or operate as a sales associate for any person not registered as her or his employer in violation of s.475.42(1)(b), F.S. and s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 30 day suspension, 12 mo. probation, attendance to two (2-day) FREC general meetings.
Penny, Jon Richard	2008031179	2010-05191	Clermont, FL - Jon Richard Penny, License no. BK 3055942. Violation: guilty of misrepresentation in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: fined \$500, costs, 6 mo. Probation, attend two (2-day) FREC general meetings.
Pfeiffer, Daniel M.	2008060532	2010-10150	Palm Coast, FL - Daniel M. Pfeiffer, License no. SL 561199. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mth probation.
Pierce, William Russell	2008031359	2010-00993	Winter Springs, FL - William Russell Pierce, License no. SL646618. 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, in violation of s. 475.25(1)(p), F.S.; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S. Penalty: fined \$1000, costs, 12 mth probation, 60 day suspension, attend four (2-day) FREC general meetings.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Pierce, William Russell	2008031359	2010-00993	Winter Springs, FL - William Russell Pierce, License no. SL646618. 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, in violation of s.475.25(1)(p), F.S.; guilty of having been conviction 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 \$1000, costs, 60 day suspension, 12 mth probation, attend four (2-day) FREC general meetings.
Pierre, Wilfred	2008049930	2010-10141	Miami, FL - Wilfred W. Pierre, License no. SL 3105337. Violation: s.475.25(1)(k), F.S.; s.475.25(1)(b), F.S.; s.475.42(1)(e). Penalty: revoked effective 10/29/2010, costs.
Pierre-Paul, Jean Robert	2008041136	2010-08989	Miami, FL - Jean Robert Pierre-Paul, License no. BK 3073105. Violation: 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 transaction in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S. and s.475.25(1)(e), F.S.; failed to obtain and secure written verification of a deposit upon delivery of the funds to the title company or attorney in violation of r.61J2-14.008(b), F.A.C. and s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
Pira, Carmen	2010007703	2010-10149	Las Vegas, NV - Carmen Pina, License no. SL 3054371. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
Piwko, Michael Jacob	2008049766	2010-09240	Miami, FL - Michael Jacob Piwko, License no. SL 707518. Violation: guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer in violation of s.475.42(1)(d), F.S. and s.475.25(1)(e), F.S.; guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to him as agent to the registered employer in violation of r.61J2-14.009, F.A.C. and ss. 475.25(1)(k) and 475.25(1)(e), F.S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 9/30/10.
Pouvalifazel, Hamid	2007038548	2010-01619	Jacksonville, FL - Hamid E. Pouvalifazel, License no. SL3162679. Alleged Violation: failure to immediately place with the registered employer any money, funds, deposit, check or draft entrusted to her as agent of the registered employer in violation of r.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., alleged violation 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 \$1000, costs, attend two (2-day) FREC general meetings.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Price, Peter Nathan	2010030984	2010-10148	Aventura, FL - Peter N. Price, License no. SL 3225683. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
Quraishi, Marcelle L.	2009033081	2010-05898	Seffner, FL - Marcelle L. Quraishi, License no. SL 3139796. 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 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 s. 475.25(1)(e), F.S. Penalty: revoked effective 6/29/10, costs.
Ratray, Taylor L.	2008028605	2010-06876	Clearwater, FL - Taylor L. Ratray, License no. SL 3154536. 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: fined \$500, costs, 90 day suspension.
Realty One Services, Inc.	2008056647	2010-05897	Navarre, FL - Realty One Services, Inc., License no. CQ 226372. 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.; 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 in violation of s.475.25(1)(e), F. S. Penalty: revoked effective 6/29/2010, costs.
Realty Spread, Inc.	2009023817 2009042510	2011-00858	Lake Worth, FL - Realty Spread, Inc., License no. CQ 1029981. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; 2 counts of 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.; 2 counts of 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.; 6 counts of 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 therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 2/4/2011, costs.
Reynolds, Horace G., Jr.	2010007283 2010004285	2010-04028	Tampa, FL - Horace G. Reynolds, Jr., License nos. BK 553595, BK 3203143. Violation: voluntary surrender of license for permanent revocation effective 5/13/2010.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Reynolds Realty Company	2010004284	2010-07536	Brandon, FL - Reynolds Realty Company, License no. CQ 1004231. Violation: guilty of having had a broker or sales associate license revoked, suspended, or otherwise acted against in violation of s.475.25(1)(b), F.S., and therefore, in violation of s.475.25(1)(e), F.S.; 475.25(1)(k), F.S., and therefore, in violation of s.475.25(1)(e), F.S.; and r.61J2-14.011, F.A.C., and therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$1500, reprimanded.
Ribble, Dean D.	2008066944	2010-05893	Clearwater, FL - Dean D. Ribble, License no. SL 617133. 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 r.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 \$750.00, costs, 4 hrs of Quadrennial Ethics, 3 hrs. of Cole Law, 3 hrs of ethics, 12 mth probation.
Rodriguez, Manuel Oscar	2009005614	2011-00466	Hialeah, FL - Manuel Oscar Rodriguez, License no. BK 74766 and ZH 35297. Violation: filed a report or record which the licensee knows to be false in violation of s.475.25(1)(l), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
Rosell, Carol Jean	2008023784	2010-04041	Defuniak, FL - Carol Jean Rosell, License no. SL 3104628. Violation: guilty of concealment in any business transaction in violation of s.475.25(1)(b), F.S. Penalty, costs, 1 yr. probation, attend two (2-day) FREC general meetings.
Ross, Tom W.	2008065506	2010-07533	Miami, FL - Tom W. Ross, License no. SL 3061295. Violation: s.475.25(1)(e), F. S. Penalty: revoked effective 8/16/2010, costs.
Rossman, David Allen	2007051878	2010-01588	Key West, FL - David Allen Rossman, License no. BK 3078655. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other property depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S.; guilty of failure to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.0012(2) and (3) of the F.A.C. and is, therefore, in violation of s. 475.25(1)(e), 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: fined \$2000, costs, 12 mth probation, attend two (2-day) FREC general meetings.
Rowe, Joy	2008046257	2010-06850	New Port Richey, FL - Joy Rowe, License no. BK 201389. Violation: s.475.25(1)(d)1; s.475.25(1)(d)1(2006). Penalty: respondent is ordered to pay \$660 in costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Salaam, Mohamed B.	2008066728	2010-01592	Bunnell, FL - Mohamed B. Salaam, License no. BK 3108353. 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 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.S., and therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, costs, 12 mth probation, attend two (2-day) FREC general meetings.
Salas, Mauricio	2010003420	2011-00593	Pensacola, FL - Mauricio Salas, License no. BK 522738. violation: respondent violated s.475.25(1)(f), F.S.; respondent violated s.475.25(1)(n), F.S. Penalty: revoked effective 1/21/2011, costs.
Sanchez, Juan Carlos	2008051592	2010-06880	Orlando, FL - Juan Carlos Sanchez, License no. BK 3087282. Violation: guilty of having committed culpable negligence in violation of s.475.25(1)(b), F.S.; guilty of having failed 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.; guilty of having any money, fund, deposit, check, or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union, or savings and loan association located and doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loan association located and doing business in this state, wherein the funds shall be kept until disbursement thereof is properly authorized in violation of s.475.25(1)(k), F.S. Penalty: revoked effective 7/28/2010, fined \$5000, costs.
Sanctum Stay Corp.	2009025918	2010-11893	Ft. Lauderdale, FL - Sanctum Stay Corp., License no. CQ 1032989. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of 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 \$2000, 5 yr suspension.

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Scarpelli, Justin	2007048632	2010-06848	Boca Raton, FL - Justin Scarpelli, License no. SL 610371. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, 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 7/27/2010, costs.
Schlueb, Daniel Robert	2009032434	2010-05904	Sarasota, FL - Daniel Robert Schlueb, License no. SL 0635540. Violation: voluntary surrender of license for permanent revocation effective 6/29/10.
Schmidt, Jerry	2006053014	2010-05903	Ocala, FL - Jerry Schmidt, License no. SL 3193252. Violation: guilty of misrepresentation, concealment, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of 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.; 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 r.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 6/19/10, fine, costs.
Showalter, Heather L.	2008051719	2010-05925	Tierra Verde, FL - Heather L. Showalter, License no. SL 3037558. 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 6/30/10, fined \$5,000, costs.
Siewert, Patricia Maria	2009041317 2009041234	2010-05187	Ft. Lauderdale, FL - Patricia Maria Siewert, License no. BK675443. Violation: voluntary surrender of license for permanent revocation effective 6/10/10.
Skipper, William Joseph	2008060565	2010-04039	West Melbourne, FL - William Joseph Skipper, License no. SL 3032776. 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: costs, 6 mo. suspension, 6 mo. probation, attend two (2-day) FREC general meetings.
Skolnik, Debra	2009010955	2010-03024	Cooper City, FL - Debra L. Skolnik, License no. SL 566555. 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: costs, 2 yr suspension, 6 mo. probation, attend one (2-day) FREC general meetings.

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Smith, Quinton E.	2009044946	2010-11176	Albany, GA - Quinton E. Smith, License no. SL 548570. Violation: guilty of having placed or caused to be placed a lien, upon public records of any county, any contract, assignment, deed, will, mortgage, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to her or him to be false, void, or not authorized to be placed of records, or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or sales associate or other person, or for any unlawful purpose. However, nothing in this paragraph shall be construed to prohibit a broker or a sales associate from recording a judgment rendered by a court of this state or to prohibit a broker from placing a lien on a property where expressly permitted by contractual agreement or otherwise allowed by law, in violation of s.475.25(1)(j), F.S. Penalty: fined \$500, costs, attend one (2-day) FREC general meeting.
Soto, Josue	2010018651	2010-11900	Orlando, FL - Josue Soto, License no. SL 3160021. Violation: Respondent violated s.475.25(1)(f), F. S. Penalty: reprimanded, costs, 6 mth probation, attend one (2-day) FREC general meeting.
Spellmeyer, Christel A.	2009014254	2010-10147	Friendswood, FL - Christel A. Spellmeyer, License no. SL 3211214. Violation: voluntary surrender of license for permanent revocation effective 10/29/10.
Stallions, Charles E.	2008003282	2010-04022	Pensacola, FL - Charles E. Stallions, License no. BK 610125. 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 r.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 r.61J2-14.012(2) and (3), F.A.C. and is , therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$1800, costs, 1 yr probation, four (4) hr. escrow course, attend two (2-day) FREC general meetings.
The Hughes Group Real Estate Services, Inc.	2009025922	2010-05186	Ft. Lauderdale, FL - The Hughes Group Real Estate Services, Inc., License no. CQ1021763. Violation: guilty of four 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 three counts of failure to account or deliver funds in violation of s.475.25(1)(d)1,F.S.; guilty of failure to present all offers and counteroffers in a timely manner in violation of s.475.278(2)(a)5, F.S., and, therefore, is in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/10/10, costs.
Thicklin, Alla	2009041614	2010-11165	Panama City, FL - Alla Thicklin, License no. SL 312293. Violation: s.475.25(1)(e), F.S.; s.475.42(1)(a), F.S. Penalty: costs, 12 mth probation, attend one (2-day) FREC general meeting.
Thomas, J. Carlos	2009058034	2010-09261	Hollywood, FL - J. Carlos Thomas, License no. SL3014109. Violation: voluntary surrender of license for permanent revocation effective 9/30/2010.

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Thomas, Shana D.	2008049362	2010-00687	Tampa, FL - Shana D. Thomas, License no. SL 3082683. 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: costs, pay fine \$1000 and costs for previous case #2005059187, probation.
Thompson, Sammy L.	2005033827	2010-10138	Apalachicola, FL - Sammy Thompson, License no. SL 673683. 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 having been confined in a state or federal prison thereby being in violation of s.475.25(1)(n), F.S. Penalty: revoked effective 10/29/2010, costs.
Torres, Lynn C.	2010009544	2010-10142	Cape Coral, FL - Lynn C. Torres, License no. SL 3193429. Violation: s.475.25(1)(f), F.S.; s. 475.25(1)(p), F.S. Penalty: revoked effective 10/29/2010, costs.
Torres, Victor Alexis	2007063208 2007063235 2007063213	2010-04075	Miami, FL - Victor Alexis Torres, License no. BK 653448. Violation: guilty of failure to direct, control or manage an associate employed by him in violation of s.475.25(1)(u), 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: 12 mth suspension, costs.
Torres, Victor Alexis	2007063328	2010-04027	Miami, FL - Victor Alexis Torres, License no. BK 653448. 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 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 \$3000, costs, 1 yr. suspension.
Torres, Victor Alexis	2007063243 2007063142 2007063276 2007063339 2007063347 2007063367	2010-04074	Miami, FL - Victor Alexis Torres, License no. BK 653448. Violation: guilty of failure to direct, control or manage an associate employed by him in violation of s.475.25(1)(u), 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: costs, 12 mth suspension to run concurrent with other cases, 1 yr probation, 65 hrs of continuing education, eight (2-day) FREC general meetings.
Town & Country Realty of SW FL, Inc.	2008036067	2010-00685	Ft. Myers, FL - Town & Country Realty of SW FL, Inc., License no. CQ 1022581. 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. 475.42(1)(e), F.S. Penalty: reprimand, costs.
Trage, Dennis	2009036147	2010-10136	Vero Beach, FL - Dennis Trage, License no. BK575099. Violation: guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S. Penalty: revoked effective 10/29/2010, fined \$1000, costs.

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Tsiorba, Paul	2008012448	2010-10137	Tampa, FL - Paul Tsiorba, License no. SL 3170195. Violation: s.475.25(1)(b), F.S.; s. 475.25(1)(k), F.S.; s.475.25(1)(d)2, F.S.; s.475.25(1)(e), F.S.; r.61J2-14.008(2)(b), F.A.C. (2007). Penalty: fined \$1000, costs, 60 day suspension, 12 month probation, two (2-day) FREC general meetings.
Varas, Manny A.	2008021746	2010-00992	Pinecrest, FL - Manny A. Varas, License no. SL 3164866. 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 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. Penalty: fined \$1000, costs, 12 month probation, 12 mth suspension, retake broker's course during probation
Veksler, Roman A.	2009037753	2010-05906	Palm Coast, FL - Roman A. Veksler, License no. Bk 3007237. Violation: guilty of having had a sales associate's license revoked, suspended, or otherwise acted against, 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 6/29/10, costs.
Verdi, Andrew	2008006810	2010-00996	Pompano Beach, FL - 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. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of not having informed the Florida Real Estate Commission in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s.475.25(1)(p), F.S.; guilty of having been convicted or found guilty or, 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 \$750, costs, probation, attend one (2-day) FREC general meeting.
Warman, Alan Scott	2008054561	2010-04081	Pompano Beach, FL - Alan Scott Warman, License no. SL 612174. Violation: guilty of having failed to immediately place deposit with the registered broker in violation of r.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.; 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.; collected money in connection with a real estate brokerage transaction except in the name of the employer in violation of 475.42(1)(d), F.S., and therefore in violation of s. 475.25(1)(e), F.S. Penalty: costs, 1 yr probation, 60 day suspension, 30 hrs of continuing education.
Watson, Deborah Ann	2009042632	2010-10146	Valrico, FL - Deborah Ann Watson, License no. SL 3131550. Violation: s.475.25(1)(m), F.S. Penalty: fined \$500, costs, 6 mth probation, attend one (2-day) FREC general meeting.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Weltz, Scott J.	2008043560	2010-06847	Sebring, FL - Scott J. Weltz, License no. SL3196093. 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 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 r. 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 7/27/10, costs.
Williams, Stephen B.	2007054223	2010-06879	Ocala, FL - Stephen B. Williams, License no. BK 3001675. Violation: failing to include an expiration date and price in a listing agreement pursuant to s. 475.25(1)(r), F.S. Penalty: fined \$250, costs, attend one (2-day) FREC general meeting.
Wolfson, Dennis	2009049222	2010-08991	Jacksonville, FL - Dennis Wolfson, License no. BK 97882. Violation: failing to direct, control or manage a sales associate employee. Penalty: fined \$7500, costs, 24 mo. Probation, attend two (2-day) FREC general meetings.
Wolfson, Donald	2009029854	2010-08984	Atlantic Beach, FL - Donald Wolfson, License no. SL691268. Violation: voluntarily surrendered his license for permanent revocation effective 9/27/2010.
World Property Centre, Inc.	2008069255	2011-00857	Kissimmee, FL - World Property Centre, Inc., License no. CQ 1017174. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme of device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having obstructed or hindered in any manner the enforcement of 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.475.25(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failing to maintain the required office in violation of r.61J2-10.022, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 2/4/2011.
Yrigollen, Ronald	2008031190	2010-05902	DeBary, FL - Ronald Yrigollen, License no. SL 701853. Violation: guilty of failure to notify the Petitioner, in writing, of the current mailing address and any change in the current email address, within 10 days after the change, in violation of r. 61J2-10.038, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250, costs.
Zingg, Hermann	2008040147	2010-08987	Miami, FL - Hermann A. Zingg, License no. BK 3041458. 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, costs, 12 mth probation, attend two (2-day) FREC general meetings.

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