



**Florida Real Estate Commission  
Disciplinary Activity Report  
2011**

<b>NAMES</b>	<b>CASE No.</b>	<b>FINAL ORDER # (BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Acosta, Alexis</b>	<b>2008019315</b>	<b>2011-05484</b>	Miami: Alexis Acosta, License No. SL3025826. Violation: r. 61J2-14.008(2)(b) and s. 475.25(1)(e), F.S., failed to indicate in the Subject contract the address for the escrow agent and failed to obtain and retain written verification upon delivery of the Buyer's deposit. Penalty: fined \$250, 90 day probation, Respondent shall take and pass a real estate escrow class of at least 2 hours.
<b>Alexis, Brahms</b>	<b>2008043166</b>	<b>2011-02482</b>	Sunrise: Brahms Alexis, License No. SL3206812. Violation: had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.25(1)(s), F. S. Penalty: revoked effective 4/7/2011, costs.
<b>Anderson, Joyce</b>	<b>2009063141</b>	<b>2011-02746</b>	Miami: Joyce B. Anderson, License No. BK177288. Violation: operated as a broker for a corporation without the corporation being the holder of a valid current registration in violation of ss. 475.42(1)(k) and 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, 1 yr probation, attend one (2-day) FREC general meeting.
<b>Asker, April</b>	<b>2009007222</b>	<b>2011-01587</b>	Tallahassee: April Asker, License No. BK3191221. Violation: failed 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 ss. 475.5015, 475.25(1)(e), F.S.; failed 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 her in violation of s. 475.25(1)(u), F.S.; 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 3/2/2011, fined \$1,000, costs.
<b>Asker, April</b>	<b>2008058677</b>	<b>2011-04279</b>	Tallahassee: April Asker, License No. BK3191221. Violation: failed to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; failed to direct, control or manage a broker associate employed by her in violation of s. 475.25(1)(u), F.S. Penalty: revoked effective 6/20/2011, fined \$5000, costs.
<b>Bankers Realty Services, Inc.</b>	<b>2008051812</b>	<b>2011-04272</b>	Sunrise: Bankers Realty Services, Inc., License No. CQ1012108. Violation: s. 475.25(1)(e), F.S., by violating r. 61J2-14.010(1), F.A.C., failed to immediately deposit Buyer's check into an escrow or trust account. Penalty: Respondent shall pay \$346.50 in costs; respondent is hereby reprimanded.
<b>Barhatkov, Andrey</b>	<b>2010060012</b>	<b>2011-08455</b>	Davenport: Andrey Barhatkov, License No. BL660647. Violation: failed to comply with a lawful Final Order issued by the FREC in violation of s. 475.25(1)(e), F.S. Penalty: Costs, Revocation effective 12/05/2011.
<b>Barr, Scott George</b>	<b>2010051831 2010050655 2010056763</b>	<b>2011-04293</b>	Bradenton: Scott George Barr, License No. BK593361. Voluntary surrender of license for permanent revocation effective 6/20/2011.

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		<b>(BPR-)</b>	
<b>Batmasian, James H.</b>	<b>2010029631</b>	<b>2011-05292</b>	Boca Raton: James H. Batmasian, License No. BK422234. Violation: s.475.25(1)(f), F.S. Penalty: fined \$1000, costs, 60 day suspension, attend one (2-day) FREC general meeting.
<b>Baumer, Jeffrey Anton</b>	<b>2009031473</b>	<b>2011-04287</b>	North Palm Beach: Jeffrey Anton Baumer, License No. SL3137695. Violation: failed to successfully complete all terms and conditions of the Final Order issued in DBPR Case Number 2007044654. Penalty: revoked effective 6/20/2011, costs.
<b>Berman, Kevin David</b>	<b>2008043682</b>	<b>2011-04274</b>	Sunrise: Kevin D. Berman, License No. BK694673. Violation: s.475.25(1)(e), F.S., by violating r. 61J2-10.010(1), F.A.C., failed to immediately deposit Buyer's check into an escrow or trust account. Penalty: fined \$500 and costs, respondent must attend one (1) FREC general meeting.
<b>Bettencourt, Nigel Anthony</b>	<b>2010027480</b>	<b>2011-08454</b>	Loxahatchee: Nigel Anthony Bettencourt, License No. BK593909. failed to immediately deposit buyer's check into an escrow or trust account in violation of r. 61J2-14.010(1), F.A.C. and s. 475.25(1)(e), F.S.; 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.; failed to produce various records related to the departments ongoing investigation after requested to do so in violation of s. 475.42(1)(i), F.S. Penalty: \$500 fine plus costs, 6 months probation, attend one 2-day FREC meeting.
<b>Blacker, James</b>	<b>2009020288</b>	<b>2011-02747</b>	Ft. Lauderdale: James Blacker, License No. BK3066945. Violation: s.475.25(1)(b), by entering the property of others without their permission and removing their property. Penalty: revoked effective 4/20/2011, fined \$5000, costs.
<b>Bowie, Tyrone R.</b>	<b>2008035267</b> <b>2008035266</b> <b>2008038665</b>	<b>2011-05471</b>	Maitland: Tyrone R. Bowie, License No. BK3025986, 3200451. Violation: operated as a broker without being the holder or a valid and current license as a broker in violation of ss.475.42(1)(a), and 475.25(1)(e), F.S.; guilty of aiding and assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the Rules of the Petitioner in violation of s.455.227(1)(j), F.S. Penalty: fined \$500, costs, attend one (2-day) FREC general meeting.
<b>Burnstein, Martin</b>	<b>2009049535</b> <b>2009065497</b> <b>2009066094</b> <b>2010020347</b> <b>2010017301</b>	<b>2011-02480</b>	Longwood: Martin W. Burnstein, License No. BK3054831. Voluntary surrender of license for permanent revocation effective 4/7/2011.
<b>Carter, Letriona</b>	<b>2009023529</b>	<b>2011-01506</b>	Champions Gate: Letriona Shaunta Carter, License No. SL3130318. Violation: operated as a broker while licensed as a sales associate in violation of ss.475.42(1)(b), and 475.25(1)(e), F.S.; collected any money in connection with any real estate brokerage transaction except in the name of the employer in violation of ss.475.42(1)(d), and 475.25(1)(e), F.S.; guilty of having operated as a broker or sales associate without being the holder of a valid and current license in violation of ss.475.42(1)(a), and 475.25(1)(e), F.S. Penalty: revoked effective 3/1/2011, costs.

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<b>Chastain, Terry Eugene Jr.</b>	<b>2007055197</b>	<b>2011-01509</b>	Tampa: Terry E. Chastain, Jr., License No. BK652865. Violation: s.475.25(1)(d)1, F.S., failed to account or deliver to any person, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, or other document or thing of value; respondent violated s.475.25(1)(b), F.S., committed fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or device, culpable negligence, or breach of trust in any business transaction. Penalty: revoked effective 3/1/2011, costs.
<b>Cimiotti, Kyle F.</b>	<b>2010055997</b>	<b>2011-08457</b>	Ft. Lauderdale: Kyle F. Cimiotti, License No. BK3166010. Violation: 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 in violation of s. 475.25(1)(d)1, F.S., failed to satisfy a civil judgment within a reasonable time frame in violation of ss. 475.25(1)(d), and 475.42(1)(f), F.S. Penalty: \$2,000 fine plus costs, Revocation.
<b>Cimiotti, Kyle F.</b>	<b>2010000458</b>	<b>2011-08456</b>	Ft. Lauderdale: Kyle F. Cimiotti, License No. BK3227584. Violation: 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 in violation of s. 475.25(1)(d)1, F.S. Penalty: \$1,000 plus costs, Revocation.
<b>Cosmopolitan Realty, Inc.</b>	<b>2009045438</b>	<b>2011-06735</b>	Doral: Cosmopolitan Realty, Inc., License No. CQ1005572. Violation: failed to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; failed to properly prepare the required written monthly escrow statement-reconciliations in violation of r. 61J2-14.012(2) and (3), F.A.C. and in violation of s.475.25(1)(e), F.S.; failed to take corrective action for trust overages in violation of r.61J2-14.012(3), F.A.C. and s.475.25(1)(e), F.S. Penalty: reprimand, costs.
<b>Cropper, Frances M.</b>	<b>2008046189</b>	<b>2011-04285</b>	Bradenton: Frances M. Cropper, License No. SL3072758. Voluntary surrender of license for permanent revocation effective 6/20/2011.
<b>Curbelo, Roberto Jr.</b>	<b>2008041295</b>	<b>2011-02483</b>	Miami: Roberto Curbelo, Jr., License No. BK452793. Violation: violated s. 475.25(1)(f), F.S., convicted of a crime which directly relates to the activities of a licensed broker, or involves moral turpitude; violated s. 485.25(1)(p), F.S., failed to inform the commission in writing within thirty (30) days after pleading guilty to any felony. Penalty: fined \$2000, costs, 1 yr probation, one (2-day) FREC general meeting.
<b>D. Linton &amp; Associates Realty, Inc.</b>	<b>2011024785</b>	<b>2011-05284</b>	Miami: D. Linton & Associates Realty, Inc., License No. CQ1021006. Voluntary surrender of license for permanent revocation effective 8/5/2011.
<b>D'Lando, Kathleen</b>	<b>2008061717</b>	<b>2011-01970</b>	Boca Raton: Kathleen D'Lando, License No. SL 3061920. Violation: operated as a sales associate without a registered employer due to failure to renew or properly register in violation of r. 61J2-24.002(2)(n), F.A.C. and ss. 475.42(1)(b), and 475.25(1)(e), F.S. Penalty: fined \$100, costs.

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<b>Daugherty, Tom</b>	<b>2010008460</b>	<b>2011-05476</b>	Fort Myers: Tom Daugherty, License No. SL 374280. Violation: s. 475.25(1)(f), F.S., convicted of Income Tax Evasion in the United States District Court, Middle District of Florida, Fort Myers Division in case number 2:09-cr-22FtM-29DNF. Penalty: revoked effective 8/16/2011, costs.
<b>Delvalle, Martin A.</b>	<b>2008066582</b>	<b>2011-06728</b>	Winter Garden: Martin A. Delvalle, License No. BK3212016. Violation: 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 in violation of s. 475.25(1)(d)1, F.S.; failed to immediately return Complainant's escrow deposit in violation of s. 475.25(1)(b), F.S.; gave a false promissory note to a person acting under the authority of Chapter 475 in violation of s. 475.42(1)(i), F.S. Penalty: revoked effective 10/3/2011, \$4,500 fine, costs.
<b>Ditinno, Dennis</b>	<b>2009023658</b>	<b>2011-01960</b>	Treasure Island: Dennis Ditinno, License No. BK435183. Violation: s. 475.42(1)(k), F.S., operated as a broker and as an officer of a corporation under a trade name without causing the trade name to be noted in the records of the commission and placed on the person's license; respondent violated ss. 475.25(1) and 475.25(1)(c), F.S., failed to correct deceptive and misleading advertisements and by falsely representing himself as the broker of records for the Property Owners of St. Petersburg, Inc. Penalty: fined \$2000, costs, 1 yr probation, attendance to two (2-day) FREC general meetings.
<b>Durley, Cheryl Sue</b>	<b>2008021048</b>	<b>201104290</b>	New Smyrna Beach: Cheryl Sue Durley, License No. SL494098. Voluntary surrender of license for permanent revocation effective 6/20/2011.
<b>Dyer, Kevin Michael</b>	<b>2008066306</b>	<b>2011-04277</b>	St. Petersburg: Kevin M. Dyer, License No. SL3125260. Violation: s. 475.25(1)(f), F.S., entered a plea of no contest to obtaining Property n Return for Worthless Checks in case number 08-25940MMANO-O-G; s. 455.227(1)(t), F.S., failed to inform the Commission in writing within 30 days after the enactment of s. 455.227(1)(t), F.S. (2010) that he pled nolo contendere, in case number 08-25940MMANO-G. Penalty: revoked effective 6/20/2011, costs.
<b>Ellison, Patricia Eilenn</b>	<b>2010062557</b> <b>2009029833</b>	<b>2011-04294</b>	Ft. Myers Beach: Patricia Eileen Ellison, License No. SL411683. Voluntary surrender of license for permanent revocation effective 6/20/2011.
<b>Ellison, William Jr. LLC</b>	<b>2009027002</b>	<b>2011-01505</b>	Altamonte Springs: William Ellison Jr., LLC, License No. BK3129188. Violation: Respondent violated s. 475.25(1)(f), F.S., 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 sales associate, or involves moral turpitude or fraudulent or dishonest dealing; s. 475.25(1)(p) failed to inform the commission in writing within thirty (30) days after pleading guilty or nolo contendere to, or being convicted or found guilty of, any felony. Penalty: revoked effective 3/1/2011, costs.
<b>Esterson, Clifford L.</b>	<b>2008020297</b>	<b>2011-01591</b>	Weston: Clifford L. Esterson, License No. SL25322. Violation: s.475.25(1)(e), by violating s.475.42(1)(b), F.S. Penalty: 14 day suspension, costs.

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<b>Estremera, Iris J.</b>	<b>2008019331</b>	<b>2011-01963</b>	Coral Springs: Iris J. Estremera, License No. BK 637817. Violation: ss.475.25(e), 475.5015, F.S., failed to preserve, retain and deliver to Petitioner, Respondents brokerage business records; s.475.25(1)(e), F.S., and r. 61J2-14.012(1), F.A.C., as broker failed to preserve and make available to petitioner all books and accounts subject to inspection by Petitioner or its authorized representatives of the attempted purchase of the Subject property. Penalty: fined \$1000, costs, 1 yr probation, respondent shall provide the records requested by Petitioner within sixty (60) days of the filing date of the Final Order, attendance to one (2-day) FREC general meeting.
<b>Fernandez, Jesus</b>	<b>2009000838</b>	<b>2011-01588</b>	Doral: Jesus Fernandez, License No. BK3027388. Violation: failed to account or deliver to any person, any personal property such as money, fund, deposit, check, draft, or thing of value in violation of s.475.25(1)(d)1, F.S.; obstructing or hindering the enforcement of this chapter or the performance of any lawful duty by any person acting under the authority of this chapter in violation of ss.475.42(1)(j) and 475.25(1)(e), F.S.; failed to keep and make available to the Department such books, accounts, and records as will enable the department to determine whether such broker is in compliance with the provisions of this chapter in violation of ss. 475.5015, and 425.25(1)(e), F.S. Penalty: revoked effective 3/2/11, fined \$1000, costs.
<b>Fernandez, Rosa</b>	<b>2009049696</b>	<b>2011-02742</b>	Miami: Rosa Fernandez, License No. BK300310. Voluntary surrender of license for permanent revocation effective 4/20/2011.
<b>Flores, Kristin Elise</b>	<b>2010063016</b>	<b>2011-08461</b>	Boca Raton: Kristin Elise Flores, License No. BK3013768. Violation: 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 accountign and delivery, any personal property such as money, fund deposit, check draft when Respondetn failed to account or deliver to Complainant, upon demand, the \$10,000 deposit 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 when Respondent failed to return Complainant's escrow deposit, upon demand or when Respondent absconded with Complainant's escrow deposit in violation of 475.25(1)(b), F.S. Penalty: \$3,500 fine plus costs, Revocation.
<b>Flores, Kristin Elise</b>	<b>2010059514</b>	<b>2011-08460</b>	Boca Raton: Kristin Elise Flores, License No. BK3013768. Violation: 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 by issuing a check in the amount of \$1,600.00 to Complainant which was dishonored by the bank 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 when Respondent failed to return Complainant's rental income and deposit in violation of 475.25(1)(b), F.S. Penalty: \$10,000 fine plus costs, Revocation.

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<b>Flories, Kristin Elise</b>	<b>2010060638</b>	<b>2011-08459</b>	Boca Raton: Kristin Elise Flores, License No. BK3013768. Violation: 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 when Respondent failed to account or deliver to Complainant, upon demand, the \$2,750.00 deposit 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 when Respondent misappropriated the \$2,750.00 in escrow funds belonging to Complainant in violation of 475.25(1)(b), F.S. Penalty: \$10,000 fine plus costs, Revocation.
<b>Flories, Kristin Elise</b>	<b>2010018999</b>	<b>2011-08458</b>	Boca Raton: Kristin Elise Flores, License No. BK3013768. Violation: failed to notify the Commission of conflicting demands regarding a deposit within 15 days of violation of r. 61-J2-10.032, F.A.C. and s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, Revocation.
<b>Flories, Kristin Elise</b>	<b>2010061463</b>	<b>2011-08462</b>	Boca Raton: Kristin Elise Flories, License No. BK3013768. Violation: 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 when Respondent issued a dishonored check to Complainant(s) 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 when Respondent issued checks to Complainant(s) which were dishonored in violation of s. 475.25(1)(b), F.S. Penalty: \$10,000 fine plus costs, Revocation.
<b>Fountain, Eric S.</b>	<b>2008052972</b>	<b>2011-04282</b>	Tallahassee: Eric S. fountain, License No. SL3045527. Violation: failed to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: revoked effective 6/20/2011, fined \$5000, costs.
<b>Gainey, William Derrick</b>	<b>2011016923</b>	<b>2011-07604</b>	Pensacola: William Derrick Gainey, License No. BK677106. Voluntary Surrender of License for Permanent Revocation.
<b>Garrido, Yadira</b>	<b>2009002470</b>	<b>2011-05478</b>	Miami Beach: Yadira Garrido, License No. SL3011244. Voluntary surrender of license for permanent revocation effective 8/16/2011.
<b>Giordano, Charity Dawn</b>	<b>2010016254</b> <b>2010032653</b> <b>2010046231</b> <b>2010050495</b> <b>2010056361</b>	<b>2011-05479</b>	Palm Bay: Charity Giordano, License No. BK3042462. Voluntary surrender of license for permanent revocation effective 8/16/2011.
<b>Giordano, Marc F.</b>	<b>2009063146</b>	<b>2011-01961</b>	Lake Worth: Marc F. Giordano, License No. BK629461. Violation: s. 475.25(1)(d)1, F.S., failed to forward rental proceeds from the tenant to complainant; s. 475.25(1)(e), Respondent violated s. 475.42(1)(i), F.S. Penalty: revoked effective 3/17/2011, costs.

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<b>Giordano, Marc Francis</b>	<b>2009042478</b>	<b>2011-01502</b>	Wellington: Marc Francis Giordano, License No. BK629461. Violation: failed to account or deliver to any person, any personal property such as money, fund, deposit, check, draft, or other thing of value in violation of s. 475.25(1)(d)1, F.S.; failed to keep and make available to the Department such books, accounts, and records as will enable the department to determine whether such broker is in compliance with the provisions of this chapter in violation of ss. 475.5015 and 425.25(1)(e), F.S.; aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to this chapter in violation of ss. 455.227(1)(j) and 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, 60 day suspension, 1 yr probation, 4 hr escrow education class and attend two 2-day FREC general meetings.
<b>Gonzalez, Ralph</b>	<b>2008049760</b>	<b>2011-02745</b>	St. Cloud: Ralph Gonzalez, Jr., License No. BK3031011. Violation: s. 475.25(1)(d)1, failed to account or deliver to complainant upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft; s. 475.25(1)(e), F.S., and r. 61J2-10.010(1), F.A.C., failed to immediately deposit tenants check in escrow or trust account. Penalty: revoked effective 4/20/2011, costs.
<b>Gray, John Charles</b>	<b>2010057002</b>	<b>2011-06731</b>	Lake Mary: John Charles Gray, Jr., License No. BK414987. Violation: s. 475.25(1)(p), F.S. failed to inform the Commission in writing within thirty (30) days after pleading nolo contendere to Aggravated Assault with a Deadly Weapon in Case 2007-CF-000541-A-O; s. 475.25(1)(f), F.S., entered a plea of nolo contendere and adjudication was withheld in Case 2007-CF-0005541-A-O. Penalty: \$1,000 fine, costs, attend two (2-day) FREC general meetings.
<b>Greeney, Zoe</b>	<b>2010035827</b>	<b>2011-02743</b>	Daytona Beach: Zoe Greeney, License No. SL3072758. Violation: s. 475.25(1)(f), F.S., entered a plea of no contest to Possession of a Controlled substance in case number 2009-33274ACFAES; s. 475.25(1)(p), F.S., failed to inform the Commission in writing within thirty (30) days after pleading nolo contendere, in case 2009-33274CFAES, to a felony criminal offense. Penalty: 6 month probation, costs, attend one (2-day) FREC general meeting.
<b>Guia, Antonia</b>	<b>2008035051</b>	<b>2011-04283</b>	Miami Beach: Antonia Guia, License No. SL3175918. Voluntary surrender of license for permanent revocation effective 6/20/2011.
<b>Gutierrez, Medardo</b>	<b>2009037333</b>	<b>2011-06735</b>	Doral: Medardo Gutierrez, License No. BK539233. Violation: failed to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; failed to properly prepare the required written monthly escrow statement-reconciliations in violation of r. 61J2-14.012(2) and (3), F.A.C. and s. 475.25(1)(e), F.S.; failed to take corrective action for trust overage in violation of r. 61J2-14.012(3), F.A.C. and s. 475.25(1)(e), F.S. Penalty: fined \$1,500, costs, 6 month suspension, attend one (2-day) FREC general meeting.
<b>H &amp; H Real Estate Development</b>	<b>2008011475</b>	<b>201106729</b>	Sunrise: H & H Real Estate Development, License No. CQ1028193. Violation: failed 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 ss. 475.5015 and 475.25(1)(e), F.S.; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. in violation of ss. 475.42(1)(i), and 475.25(1)(e), F.S. Penalty: \$500 fine, costs.

<b>NAMES</b>	<b>CASE No.</b>	<b>FINAL ORDER #</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
		<b>(BPR-)</b>	
<b>H &amp; H Real Estate Development</b>	<b>2011034248</b>	<b>201106727</b>	Sunrise: H & H Real Estate Development, License No. CQ1028193. Violation: failed 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 ss. 475.5015 and 475.25(1)(e), F.S.; 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 ss. 475.42(1)(i), and 475.25(1)(e), F.S.; operated as a broker under a trade name without causing the same to be noted in the records of the Commission and placed on its license or so operate as a member of a partnership or as a corporation or as an officer or manager thereof, without the partnership or corporation being the holder of a valid current registration in violation of ss. 475.42(1)(k), and 475.25(1)(e), F.S. Penalty: \$750 fine, costs.
<b>Haberstumpf, Craig L.</b>	<b>2009002481</b>	<b>2011-05293</b>	Boca Raton: Craig L. Haberstumpf, License No. SL3202137. Violation: aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to this Chapter in violation of s. 455.227(1)(j), F.S. and s. 475.25(1)(e), F.S.; shared a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker associate or sales associate under the laws of his state, for the referral of real estate business, clients, prospects, or customers, or for anyone or more of the services set forth in s. 475.01(1)(a), in violation of ss. 475.25(1)(h), and 475.25(1)(e), F.S. Penalty: \$500 fine plus costs, 1 year probation, 28-hour reactivation course, attend two 2-day FREC general meetings.
<b>Hansen, Robert G</b>	<b>2009006963</b>	<b>2011-04273</b>	Ft. Lauderdale: Robert G. Hansen, License No. SL3103924. Violation: failed to advertise property or services in a manner in which reasonable persons would know they are dealing with a real estate licensee; failed to include the licensed name of the brokerage firm; and having placed or caused to be placed an advertisement which is fraudulent, false, deceptive, or misleading in form or content in violation of r. 61J2-10.025, F.A.C. and s. 475.25(1)(c), F.S. Penalty: fined \$1,000, costs, attend on FREC general meeting.
<b>Harrington, Cindy Jane</b>	<b>2010039931</b>	<b>2011-03118</b>	Port Orange: Cindy J. Harrington, License No. SL634204. Voluntary surrender of license for permanent revocation effective 5/10/2011.
<b>Henry, Adrienne June</b>	<b>2010041499</b>	<b>2011-08463</b>	Davenport: Adrienne June Henry, License No. BK677271. Voluntary Surrender of License for Permanent Revocation
<b>Hicks, Terry Ray</b>	<b>2011010457</b> <b>2011008494</b> <b>2011008583</b> <b>2011007692</b> <b>2011008753</b> <b>2011010040</b> <b>2011003094</b> <b>2011003159</b> <b>2011009071</b>	<b>2011-04292</b>	Miami: Terry Ray Hicks, License No. BK515447. Voluntary surrender of license for permanent revocation effective 6/20/2011.



<b>NAMES</b>	<b>CASE No.</b>	<b>FINAL ORDER #</b> <b>(BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Home Owners Realty Depot, Inc.</b>	<b>2008056683</b>	<b>2011-02744</b>	St. Cloud: Home Owners Realty Depot, Inc., License No. CQ1014673. Violation: s. 475.25(1)(d)1, failed to account or deliver to complainant upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check draft; s. 475.25(1)(e), F.S., and r. 61J2-14.010(1), F.A.C., failed to immediately deposit Tenants checks into an escrow or trust account. Penalty: revoked effective 4/20/2011, costs.
<b>Hurts, Anne</b>	<b>2009052356</b>	<b>2011-05483</b>	Lake City: Anne Hurst, License No. BL3057283. Violation: operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of s. 475.25(1)(c), F.S. Penalty: \$250 fine plus costs, reprimand.
<b>Janofski, Jeffrey Allen</b>	<b>2008048886</b>	<b>2011-07605</b>	Marshall, MI: Jeffrey Allen Janofski, License No. SL626397. Violation: failed to deliver the buyer's check to his employer in violation of r. 61J2-14.009, F.A.C. and s. 475.25(1)(e), F.S. Penalty: \$500 fine plus costs, 6 months probation, attend one 2-day FREC meeting.
<b>Johncola, Michelle</b>	<b>2008066878</b>	<b>2011-04280</b>	Tarpon Springs: Michelle Johncola, License No. BK3211011. Violation: s.475.25(1)(d)1, F.S., failed to pay to the judgment amount of \$7,735.00 in case number 08-644-CO-40. Penalty: Costs, reprimand, 6 month probation, attend one (2-day) FREC general meeting.
<b>Johnson, Terri</b>	<b>2007040969</b>	<b>2011-00470</b>	Jacksonville: Terri Johnson, License No. SL706026. Violation: failed 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.; 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.; 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 1/18/2011.
<b>Kang, Sung</b>	<b>2008041584</b>	<b>2011-05472</b>	Broadview Heights, OH: Sung Kang, License No. BK701560. s. 455.227(1)(n), F.S., exercised influence on a client for the purpose of financial gain of the licensee; s. 475.25(1)(d)1, F.S., failed to deliver personal property upon demand of a person entitled to such delivery, when there is an absence of a fixed time upon delivery; s. 475.25(1)(b), F.S., misrepresentation and committed beach of trust; s. 475.25(1)(d), F.S., failed to satisfy a civil judgment within a reasonable time frame. Penalty: \$2,500 fine plus costs, revocation effective 8/16/2011.
<b>Kang Realty Corp.</b>	<b>2008041675</b>	<b>2011-05475</b>	Kissimmee: Kang Realty Corp., License No. CQ1015726. Violation: ss. 455.227(1)(n), and 475.25(1)(e), F.S., guilty of exercising influence on a client for the purpose of financial gain of the licensee; s. 475.25(1)(d)1, F.S., failed to deliver personal property upon demand of a person entitled to such delivery, when there is an absence of a fixed time upon delivery; s. 475.25(1)(b), F.S., misrepresentation and committed beach of trust; s. 475.25(1)(d), F.S., failed to satisfy a civil judgment within a reasonable time frame. Penalty: \$2,500 fine plus costs, revocation effective 8/16/2011.
<b>Langston, Thomas Martin</b>	<b>2009065668</b>	<b>2011-04268</b>	Wesley Chapel: Thomas Martin Langston, License No. SL688554. Violation: guilty of having been adjudicated guilty of Making & Subscribing a False Tax Return in violation of s. 475.25(1)(f), F.S.; guilty of having been convicted of Making & Subscribing a False Tax Return in violation of s. 455.227(1)(t), F.S. Penalty: Costs, revocation effective 6/20/2011.

<b>NAMES</b>	<b>CASE No.</b>	<b>FINAL ORDER #</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b> <b>(BPR-)</b>
<b>Linton, Dawn P.</b>	<b>2011024783</b>	<b>2011-05284</b>	Miami: Dawn P. Linton, License No. BK629327. Voluntary surrender of license for permanent revocation effective 8/5/2011.
<b>Lutter, Susan Ann</b>	<b>2009052245</b>	<b>2011-05290</b>	Ft. Myers: Susan Ann Lutter, License No. BK3188329. Violation: Respondent violated ss. 475.25(1)(e), F.S. and 455.227(1)(j), F. S. (2008), employed an unlicensed person to practice a profession contrary to this Chapter. Penalty: Costs.
<b>Marro, Marie</b>	<b>2008030685</b>	<b>2011-02841</b>	Cape Coral: Marie Ann Marro, License No. BK3127851. Violation: s. 475.25(1)(E), F.S.; s. 475.42(1)(b), F.S. (2007); s. 475.25(1)(e), F.S.; s. 475.42(1)(d), F.S. (2007). Penalty: fined \$1,000, costs, attend one (2-day) FREC general meeting.
<b>Mora, Sherry A.</b>	<b>2008052843</b>	<b>2010-01508</b>	Dunellon: Sherry A. Mora, License No. SL3196991. Violation: s. 475.25(1)(b), F.S. committed fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or devise, culpable negligence, or breach of trust in any business transaction when she failed to deliver to the broker, the contract for the subject property, the \$500.00 escrow deposit for the purchase of the Subject Property, and when she informed the buyer that the \$500.00 escrow deposit was being held by Brick City Title; s. 475.25(1)(e), F.S., and r. 61J2-14.008(2)(b), F.A.C., failed to indicate in the sales and purchase contract for the subject property the address and phone number of Brick City Title; s. 475.25(1)(k), F.S., failed to immediately place with her or his registered employer any money, fund, deposit, check, or draft entrusted to her or him by any person dealing with her or him as agent of the registered employer when she failed to place with her broker, Mollie M. Hale, the \$500.00 deposit for the purchase of the Subject Property. Penalty: fined \$1,000, costs, 90 day suspension,  1 yr probation, attend two (2-day) FREC general meetings.
<b>Moseley, Scott</b>	<b>2008058050</b>	<b>2011-05473</b>	Coco Beach: Scott E. Moseley, License No. SL3122595. Violation: s. 455.227(1)(a), F.S. Penalty: fined \$500, costs, 3 month probation, attend one (2-day) FREC general meeting.
<b>Moxley, James</b>	<b>2008049679</b>	<b>2011-04269</b>	Hallandale: James Moxley, License No. BK3014412. Violation: s.475.25(1)(d)1, F.S., failed to return Complainants escrow deposit funds; s.475.25(1)(b), F.S., committed fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or device, culpable negligence, or breach of trust in any business transaction. Penalty: revoked effective 6/20/2011, costs.
<b>Moya, Melina</b>	<b>2010032898</b>	<b>2011-07603</b>	Homestead: Melina Moya, License No. SL3196327. Voluntary Surrender of License for Permanent Revocation.
<b>Panaretos, Helene Marci</b>	<b>2010003429</b>	<b>2011-05289</b>	Port Charlotte: Helene Marci Panaretos, License No. SL3092660. Violation: guilt of failing to timely deposit a check into escrow. Penalty: \$250 fine plus costs, attend two 2-day FREC general meetings, reprimand.
<b>Patton, A. Ken</b>	<b>2010007701</b>	<b>2011-01972</b>	Ft. Myers: A. Ken Patton, License No. BK 695959. Violation: s.475.25(1)(e), by violating s.475.42(1)(e), F.S., when the Florida Real Estate Commission found Respondent guilty of violations of s.475, F.S. and Respondent failed to comply with a lawful order issued by the Florida Real Estate Commission. Penalty: revoked effective 3/17/2011, costs.

NAMES	CASE No.	FINAL ORDER # VIOLATION AND DISCIPLINARY ACTION (BPR-)
<b>Plunkett, Quince</b>	<b>2008039265</b>	<b>2011-01962</b> Ft. Lauderdale: Quince Plunkett, License No. BK700438. Violation: guilty of misrepresentation and dishonest dealing by trick, scheme or device, in violation of s. 475.25(1)(b), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r. 61J2-14.012(1), F.A.C. and s. 475.5015, F.S., and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 3/17/2011, costs.
<b>Pornovets, Kenneth Frank</b>	<b>2008034856</b>	<b>2011-04284</b> Middleburg: Kenneth Frank Pornovets, License No. SL 653290. Violation: violated s. 475.25(1)(p), F.S., for failure to inform the Commission in writing within thirty (30) days after entering a plea of guilty in Case Number 2008-CF-002031, to Grand Theft, More Than \$20,000, a Second Degree Felony; violated s. 475.25(1)(f), F.S., when he was convicted of Grand Theft, More Than \$20,000, in the Circuit court of the Fourth Judicial Circuit in and for Clay County Florida, Division A. Penalty: revoked effective 6/20/2011, costs.
<b>Qiao, Changyu</b>	<b>2009011108</b>	<b>2011-01593</b> Celebration: Changyu Qiao, License No. BK3099475. Violation: guilty of failing to once monthly, a broker shall cause to be made a written statement comparing the broker's total liability with the reconciled bank balance(s) of all trust accounts. The broker's trust liability is defined as the sum total of all deposits received, pending and being held by the broker at any point in time. The minimum information to be included in the monthly statement-reconciliation shall be the date the reconciliation was undertaken, the date used to reconcile the balances, the name of the bank(s), the names of the account(s), the account number(s), the account balances(s) and date(s), deposits in transit, outstanding checks identified by date and check number, an itemized list of the broker's trust liability, and any other items necessary to reconcile the bank account balances(s) with the balance per the broker's checkbook(s) and other trust account books and records disclosing the date of receipt and the source of the funds. The broker shall review, sign and date the monthly statement-reconciliation, in violation of r. 61J2-14.012(2), F.A.C., and violated r. 61J2-14.011, F.A.C.,  which requires a broker who receives a deposit shall not have any right to or lien upon said deposit, except upon the written agreement or order of the depositor so long as the depositor or depositor's legal representative has sole control of said deposit, until the transaction involved has been closed, and no person has any claim except the party ultimately to receive the same, in which case the broker may deduct the agreed commission unless the amount or time of payment is disputed. In case of a dispute as to the amount of the commission, or the time of payment, the broker may retain only the amount of the claim in said account and in trust, until the dispute is settled by agreement, arbitration, mediation or court proceedings, as provided in s. 475.25(1)(d)1, F.S. Penalty: fined \$1000, costs, attend one (1) FREC general meeting, 4 hour escrow class.
<b>Rosell, Herling Ana a/k/a Herling Milian</b>	<b>2008058335</b>	<b>2011-01966</b> Miami: Herling Ana Rosell a/k/a Herling Milian, License No. BK 3052685. Violation: s. 475.25(1)(b), F.S., by committing fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or device, culpable negligence, or breach of trust in any business transaction when Respondent misrepresented the earning record of Cenedo as an employee of Realty Company to Homes America Mortgage Services. Penalty: revoked effective 3/17/2011, costs.

<b>NAMES</b>	<b>CASE No.</b>	<b>FINAL ORDER #</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
		<b>(BPR-)</b>	
<b>Rodriguez, Claudio</b>	<b>2008048325</b>	<b>2011-01968</b>	Miami: Claudio Rodriguez, License No. SL 3124496. Violation: ss. 475.25(1)(e), and 475.42(1)(d), F.S., demanded, received and accepted a deposit check in the amount of \$20,000 payable to Respondent for a real estate transaction, except in the name of the employer and without the express consent from Respondent's broker; s. 475.25(1)(d)1, F.S., failed to account or deliver to Ortiz, 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; s. 475.25(1)(b), F.S., committed fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or devise, culpable negligence, or breach of trust when respondent failed to deliver to Ortiz or employer, money collected to the purchase of a real property. Penalty: revoked effective 3/17/2011, costs.
<b>Rodriguez, Frank</b>	<b>2009048448</b>	<b>2011-06730</b>	Miami: Frank Rodriguez, License No. BK 3028519. Voluntary Surrender of License for Permanent Revocation effective 10/3/2011.
<b>Rubin, Jeffrey</b>	<b>2010009548</b>	<b>2011-04289</b>	Jacksonville: Jeffrey Rubin, License No. SL 592541. Voluntary Surrender of License for Permanent Revocation effective 6/20/2011.
<b>Salmon, Nelcia A.</b>	<b>2008037470</b>	<b>2011-01589</b>	Plantation: Nelcia A. Salmon, License No. BK 698632. Violation: committed fraud, misrepresentation, concealment, false promises, false pretense, dishonest dealings 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.; 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 in violation of s.475.25(1)(d)1, F.S.; a person may not obstruct or hinder in any manner the enforcement of this chapter or the performance of any lawful duty by any person acting under the authority of this chapter or interfere with intimidate, or offer any bribe to any member of the commission or any of its employees or any person who is, or is expected to be, a witness in any investigation or proceeding relating to a violation of this chapter in violation of ss.475.42(1)(j) and 475.25(1)(e), F.S. Penatly: revoked effective 3/2/2011 and 475.25(1)(e), F. S. Penalty: revoked effective 3/2/2011, costs.
<b>Seigler, William D.</b>	<b>2010062949</b>	<b>2011-05480</b>	Siesta Key; William D. Seigler, Jr., License No. SL 3139049. Voluntary Surrender of License for Permanent Revocation effective 8/16/2011.
<b>Serle, Steven</b>	<b>2008061713</b>	<b>2011-01970</b>	Palm Beach: Steven Serle, License No. BK 3009356, BK 364606, Violation: guilty of failure to ensure that each officer, director, and sales associate is properly licensed 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 \$279.50, costs.
<b>Shevlin, Timothy</b>	<b>2008044414</b>	<b>2011-04270</b>	Ft. Myers: Timothy M. Shevlin, License No. SL 3139546. Violation: s. 475.42(1)(e), F.S., failed to comply with a lawful Final Order issued by the Florida Real Estate Commission in case no. 2007024160. Penalty: revoked effective 6/20/2011, costs.
<b>Silver, David Marc</b>	<b>2009065171</b>	<b>2011-04295</b>	Lake Mary: David Marc Silver, License No. BK 3177114. Violation: guilty of pleading nolo contendere, regardless of adjudication, to a felony of a third degree. Penalty: fined \$500, costs, reprimand, attend one (2-day) FREC general meeting.

<b>NAMES</b>	<b>CASE No.</b>	<b>FINAL ORDER #</b>	<b>VIOLATION AND DISCIPLINARY ACTION (BPR-)</b>
<b>Simmons, Karle J</b>	<b>2008021976</b>	<b>2011-04278</b>	Jacksonville: Karle J. Simmons, License No. SL 3106888. 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 6/20/2011, fined \$1000.
<b>Simmons, Pamela S</b>	<b>2008021977</b>	<b>2011-04278</b>	Jacksonville: Pamela S. Simmons, License No. SL 695141. 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 6/20/2011, fined \$1000.
<b>Sinker, Geoffrey L.</b>	<b>2008066281</b>	<b>2011-01501</b>	Panama City, Panama: Geoffrey L. Sinker, License No. BK 700758. Violation: failed to account or deliver funds in violation of s. 475.25(1)(d)1, F.S. Penalty: revoked effective 3/1/2011, fined \$5000, costs.
<b>Smith, Glenn</b>	<b>2008066937</b>	<b>2011-04271</b>	Clewiston: Glenn A. Smith, License No. BK 694718. Violation: s. 475.25(1)(f), F.S., when he entered a plea of no contest in case number 08-221CF; s. 475.25(1), F.S., failed to inform the Commission in writing within 30 days after pleading nolo contendere, in case number 08-221CF, to felony criminal offense, Penalty: \$500.00 fine plus costs, 1 yr. probation, attend two (2-day) FREC general meetings.
<b>Smith, Larry</b>	<b>2007057469</b>	<b>2011-04281</b>	Port St. Lucie: Larry Eugene Smith, License No. SL 3111715. Violation: violated s. 475.25(1)(f), F.S., adjudicated guilty in Case No. 07-CF004147A of First Degree Grand Theft; s. 475.25(1)(p), F.S., failed to inform the Commission in writing within thirty (30) days after being convicted of Grand Theft, in Case No. 07-CF004147A; s. 455.227(1)(t), F.S., convicted of First Degree Grand Theft in Case No. 07-CF004147A within thirty (30) days of the effective date of s. 455.227(1)(t), F.S. Penalty: revoked effective 6/20/2011, costs.
<b>Souffrant, Garry R.</b>	<b>2010017203</b>	<b>2011-01967</b>	Pembroke Pines: Garry R. Souffrant, License No. BK 684631. Violation: s. 475.25(1)(f), F.S., by having been convicted and found guilty on November 23, 2009, case number 09-20407-CR-HUCK, of 46 criminal counts which involve crimes of moral turpitude or fraudulent and dishonest conduct; s. 475.25(1)(p), F.S., by failing to inform the Florida Real Estate Commission in writing within 30 days after being convicted or found guilty of any felony; s. 475.25(1)(n), F.S., by being confined in a federal prison. Penalty: revoked effective 3/17/2011, costs.
<b>Souza, Gabriel</b>	<b>2008053953</b> <b>2008046501</b>	<b>2011-02135</b>	Ft. Lauderdale: Gabriel Souza, License No. BK 3104515. Violation: guilty of two counts of having failed to include a definite expiration date; failed to include proper signatures of Figueroa; failed to give the principal a legible, signed, true and correct copy of a listing agreement within twenty-four (24) hours of obtaining the written listing agreement in violation of s. 475.25(1)(r), F.S. Penalty: fined \$2000, costs, 90 day probation, attendance to one (2-day) FREC general meeting.
<b>Spaulding, Brian Todd</b>	<b>2009049806</b>	<b>2011-04610</b>	Naples: Brian Todd Spaulding, License No. BK569229. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S. Penalty: Revocation 7/06/2011.

<b>NAMES</b>	<b>CASE No.</b>	<b>FINAL ORDER #</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
		<b>(BPR-)</b>	
<b>Starch, Kenneth</b>	<b>2007063678</b>	<b>2011-05470</b>	Mesa, Arizona: Kenneth Starich, License No. SL 3114163. Violation: guilty of failure to account and deliver to any person, funds when 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 judgment or within a reasonable time in violation of s.475.25(1)(d), F.S. Penalty: fined \$1,000, costs.
<b>Studeman, James M.</b>	<b>2009042620</b>	<b>2011-01971</b>	Boone: James M. Studeman, License No. BK 3005062. Violation: ss.475.25(1)(e) and 475.25(1)(s), F.S. Penalty: revoked effective 3/17/2011, costs.
<b>Taylor, Terry</b>	<b>2010037353</b>	<b>2011-04286</b>	Miami: Terry Taylor, License No. SL 3219674. Voluntary Surrender of License for Permanent Revocation effective 6/20/2011.
<b>Thermilus, Quental</b>	<b>2009014297</b>	<b>2011-01500</b>	Miramar: Quental Thermilus, License No. BK 526176. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of ss.475.25(1)(e), and 475.25(1)(e), F.S. Penalty: revoked effective 3/1/2011, costs.
<b>Thomas, Michael P.</b>	<b>2010028212</b>	<b>2011-01510</b>	Ocala: Michael P. Thomas, License No. SL 3098954. Voluntary Surrender of License for Permanent Revocation effective 3/1/2011.
<b>Tomlin, Craig John</b>	<b>2010010281</b>	<b>2011-01507</b>	Wellington: Craig John Tomlin, License No. SL 3069006. Violation: s.475.25(1)(d)1, F.S., failed to account or deliver to seller, within a reasonable time, the judgment amount of \$21,788.00, awarded in case number 2007 CA 012405 xxxxMB. Penalty: fined \$250, costs, 30-day suspension, 6 month probation, attend one (2-day) FREC general meeting.
<b>Valdes, Jeannie Y.</b>	<b>2010056725</b>	<b>2011-04288</b>	Key Largo: Jeannine Y. Valdes, License No. SL3202248. Voluntary Surrender of License for Permanent Revocation effective 6/20/2011.
<b>Valdes, Yvette Gonzalez</b>	<b>2010055768</b>	<b>2011-04291</b>	Key Largo: Yvette Gonzalez Valdes, License No. SL3194017. Voluntary Surrender of License for Permanent Revocation effective 6/20/2011.
<b>Vizirgianakis, Pirene</b>	<b>2010007451</b>	<b>2011-02480</b>	Palm Coast: Pirene Vizirgianakis, License No. BK 3133942. Violation: s. 475.25(1)(e), F.S., by failing to comply with a lawful order issued by the Florida Real Estate Commission. Penalty: revoked, costs.
<b>Wagman, Julie Lynn</b>	<b>2009062977</b>	<b>2011-05291</b>	New Smyrna Beach: Julie Lynn Wagman, License No. SL3222827. Violation: guilty of violating s. 475.25(1)(f), F.S. Penalty: \$1,000 fine plus costs, reprimand.
<b>Wagner, Margrit</b>	<b>2010012164</b>	<b>2011-01590</b>	Georgia - Margrit Wagner, License No. BK498161. Violation: s. 475.25(1)(s), F.S. Penalty: revoked effective 3/2/2011, costs.

NAMES	CASE No.	FINAL ORDER #	VIOLATION AND DISCIPLINARY ACTION
		(BPR-)	
<b>Willberg, Mark</b>	<b>2009064642</b>	<b>2011-05477</b>	Ft. Lauderdale: Mark Willberg, License No. BK 584550. Violation: s. 475.25(1)(f), F.S., when he was convicted in case number 2:09-cr84-FtM-29DNF of Federal Housing Administration Loan and Credit Application Fraud; s. 475.25(1)(p), F.S., failed to inform the commission, in writing within thirty (30) days, after being convicted, in Case Number 2:09-0cr-84-FtM-29DFN of Federal Housing Administration Loan and Credit Application Fraud. Penalty: fined \$500, costs, 60 day suspension, 12 month probation, attend two (2-day) FREC general meetings.
<b>Winkelman, Charles</b>	<b>2008023336</b>	<b>2011-04275</b>	Miami: Charles Winkelman, License No. BK3098931. Violation: ss. 475.5015 and 475.25(1)(e), F.S., by failing to preserve at least one copy and make available to the Petitioner, all books, accounts, and records pertaining to the broker or transaction files of the Subject Property; r. 61J2-14.012, F.A.C., by failing to preserve and make available to the Petitioner, the agreements between the parties to the transaction for the Subject Property. Penalty: costs, 6 month suspension, 90 day probation, attend one (2-day) FREC general meeting.
<b>Wolf, Natalia</b>	<b>2008013903</b>	<b>2011-01969</b>	North Miami Beach: Natalia Wolf, License No. BK 3011902. Violation: s.475.25(1)(b), F.S., when respondent failed to account or deliver, to buyers, the deed for the subject property; and when respondent failed to account or deliver to buyers, the money paid for the subject property, in lieu of a recorded deed. Penalty: revoked effective 3/17/2011, costs.
<b>Woodward, Anne M.</b>	<b>2011002105</b>	<b>2011-05285</b>	Tallahassee: Anne M. Woodward, License No. BK 416510. Voluntary Surrender of License for Permanent Revocation effective 8/5/2011.
<b>Yeary, Karen</b>	<b>2010012377</b>	<b>2011-05286</b>	Palm Bay: Karen Yeary, License No. SL 3135744. Violation: s.475.25(1)(d)1, F.S., failed to account or deliver to the Landlord the rental/lease payments and security deposits for the Subject Properties 1 and 2; Respondent violated s.475.5015, F.S., failed to retain and deliver to the Petitioner, the Respondent's broker business records outlined in paragraph 25 above. Penalty: fined \$500, costs.
<b>Yeary, Karen</b>	<b>2010015310</b>	<b>2011-05286</b>	Palm Bay: Karen Yeary, License No. SL 3135744. Violation: s.475.25(1)(d)1, F.S., failed to account or deliver to the Landlord the security deposit for the Subject Property; s.475.5015, F.S., failed to retain and deliver to the Petitioner, the Respondent's broker business records outlined in paragraph 24 above. Penalty: fined \$1,000, costs.