



**Florida Real Estate Commission
Disciplinary Activity Report
2012**

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
1010 Apartments, Inc.	2010031624	2012-01791	Naples: 1010 Apartments, Inc., License No. CQ1022703. Violation: s. 475.25(1)(d), F.S., failed to account or deliver the security deposit as agreed upon or required by law; s. 475.25(1)(b), F.S., culpable negligence in accounting or committing a breach of trust when Respondent failed to deliver the security deposit. Penalty: \$3,500 fine plus costs, revocation effective 03/22/12.
1010 Apartments, Inc.	2011018514	2012-01784	Naples: 1010 Apartments, Inc., License No. CQ1022703. Violation: s. 475.25(1)(d), F.S., failed to account or deliver material documents of payment made by tenant for the rental of subject property as agreed upon or required by law; s. 475.25(1)(b), F.S., culpable negligence in accounting or committing a breach of trust when Respondent failed to deliver material document or payments made by the tenant for the rental of subject property. Penalty: Costs, revocation effective 03/22/12.
Ara, Nelson	2008033962	2012-00150	Miami: Nelson Ara, License No. SL3177938. Violation: s. 475.25(1)(f), F.S., entered a plea to 2 counts of First Degree Grand Theft. Penalty: Costs, revocation effective 01/11/12.
Advantage Realty of Sarasota, Inc.	2011036807	2012-01879	Sarasota: Advantage Realty of Sarasota, Inc., License No. CQ273342. Voluntary Relinquishment of License for Permanent Revocation effective 03/26/12.
Alvarez, Mariselle Caridad	2009055184	2012-05139	Miami: Mariselle Caridad Alvarez, License No. 3063948. Violation: s. 475.25(1)(p), F.S., failed to inform the FREC, in writing, within 30 days of entering a guilty plea for a third degree felony grand theft; s. 475.25(1)(f), F.S., adjudicated guilty of petit theft and grand theft, which are crimes involving moral turpitude, fraud, or dishonest dealing. Penalty: \$2,000 fine plus costs, 3 yr. suspension effective 09/20/12, attend one 2-day FREC meeting.
Ammons, Anthony Renard	2011055232	2012-04852	Jacksonville: Anthony Renard Ammons, License No. BK472902. Voluntary Relinquishment of License for Permanent Revocation effective 08-06-12.
Andrade, Madelyn Anabet	2011038614	2012-05851	Miami: Madelyn Anabet Andrade, License No. 3188906. Violation: s. 475.25(1)(e), F.S. Penalty: 2 months suspension effective 6/22/12, \$500 fine plus costs.
Astwasatourian, Raffi	2011058917	2012-04854	Port St. Lucie: Raffi Astwasatourian, License No. SL699909. Voluntary Relinquishment of License for Permanent Revocation effective 08/06/12.

BK: Broker

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Avila, Juan Carlos	2010035674	2012-03888 Aventura: Juan Carlos Avila, License No. SL3088704. Violation: s. 475.25(1)(p), F.S., failed to notify the Commission in writing within 30 days of entering a guilty plea to a felony charge; s. 475.25(1)(f), F.S., pled guilty to a crime involving moral turpitude or fraudulent or dishonest dealing. Penalty: \$1,000 fine plus costs, 6 months suspension effective 7/13/12.
Baillergeon, Simone Marie	2011011764	2012-02336 Sun City Center: Simone Marie Baillergeon, License No. 555014. Violation: s. 475.25(1)(d), F.S., failed to timely deliver escrow funds under a property management agreement. Penalty: \$1,250 fine plus costs, attend one 2-day FREC meeting, permanently enjoined from engaging in property management.
Baillergeon, Simone Marie	2011018567	2012-02339 Sun City Center: Simone Marie Baillergeon, License No. 555014. Violation: s. 475.25(1)(d), F.S., failed to timely deliver escrow funds under a property management agreement. Penalty: \$1,250 fine plus costs, permanently enjoined from engaging in property management.
Baillergeon, Simone Marie	2011027313	2012-02337 Sun City Center: Simone Marie Baillergeon, License No. 555014. Violation: s. 475.25(1)(d), F.S., failed to timely deliver escrow funds under a property management agreement. Penalty: \$1,250 fine plus costs, 4 hour escrow management, permanently enjoined from engaging in property management.
Barbarosh, Milton H.	2010030045	2012-04859 Boca Raton: Milton H. Barbarosh, License No. SL533258. Violation: s. 475.25(1)(f), F.S., found guilty on the United States District Court, Southern District of Florida, of conspiracy to commit wire mail and securities fraud. Penalty: Costs, 3 hr. ethics course, 6 months probation.
Barra, Jose S.	2008055200	2012-00164 Palm Coast: Jose S. Barra, License No. SL145302. Violation: s.475.25(1)(e), F.S. by violating s.475.42(1)(b), F.S.; Respondent violated s.475.25(1)(e), F.S., by violating s.475.42(1)(d), F.S. Penalty: \$1,000 fine, costs, 6 months probation, attend two 2-day FREC meetings.
Barton, Michael James	2010037375	2012-01885 Gainesville: Michael James Barton, License No. BK471599. Voluntary Relinquishment of License for Permanent Revocation effective 03/26/12.
Batchaeva, Svetlana A.	2008046757	2012-00153 West Palm Beach: Svetlana A. Batchaeva, License No. SL3208928. Violation: operated as a licensed real estate associate while her license was in an inactive status in violation of ss. 475.42(1)(a) and 475.25(1)(e), F.S.; misrepresented to the seller or seller's agent that the buyer had already deposited \$3,000.00 in escrow at the time of the initial offer in violation of s. 475.25(1)(b), F.S. Penalty: Costs, revocation effective 01/12/2012.

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Beck, Heather M.	2010021755	2012-05135	Parrish: Heather M. Beck, License No. BL3075301. Violation: s. 475.25(1)(b), F.S., committed fraud, and misrepresentation in facilitating and managing the lease of Subject Property to Tenant; s. 475.42(1)(a), F.S., operated as a broker associate without being the holder of a valid and current active license. Penalty: \$3,000 fine plus costs, revocation effective 08/16/12.
Beck, John M.	2010029667	2012-05137	Parrish: John M. Beck, License No. BK3213631, 3079077. Violation: s. 475.25(1)(b), F.S., committed fraud, and misrepresentation in facilitating and managing the lease of Subject Property to Tenant; s. 475.25(1)(d), F.S., failed to account and deliver, upon demand, funds and documents in connection with the lease of Subject Property, which was facilitated by Broker Associate; s. 475.42(1)(a), F.S., operated as a broker without being the holder of a valid and current active license; s. 475.42(1)(a), F.S., employed and continued to employ a person as a sales associate who is not the holder of a valid and current license as a sales associate. Penalty: \$4,000 fine plus cost, revocation effective 08/16/12.
Beltran, Margelly	2009045176	2012-04897	Miami: Margelly Beltran, License No. SL3084332. Violation: s. 475.25(1)(e), F.S., submitted an offer for another and expected to receive compensation for her real estate services while her license was in an inactive status; s. 475.25(1)(e), F.S., operated as a broker while licensed as a sales associate. Penalty: \$500 fine plus cost, 28 hr. reactivation course, one year probation, attend two 2-day FREC general meetings.
Blanton, Christopher Allen	2010024938	2012-01796	Wellington: Christopher Allen Blanton, License No. SL3102506. Violation: s. 475.25(1)(f), F.S., pled no contest to grand theft. Penalty: Cost, revocation effective 03/22/12.
Bolanos, Rolando Angel	2009021076	2012-00230	Pembroke Pines: Rolando Angel Bolanos, License No. SL3150888. Violation: ss. 475.25(1)(b), and 475.25(1)(f), F.S. Penalty: Costs, revocation 01/12/12.
Brewer, Jarod A.	2011034859	2012-02316	Safety Harbor: Jarod A. Brewer, License No. SL3246338. Violation: s. 475.25(1)(p), F.S., failed to inform the Commission in writing of the felony plea of guilt within 30 days. Penalty: \$500 fine plus cost, 60 days suspension effective 05/11/12, 6 months probation, attend two 2-day FREC meetings.
Bryan, Danesa Latoya	2009007486	2012-02333	Sunrise: Danesa Latoya Bryan, License SL3034613. Violation: s. 475.25(1)(b), F. S., conveyed fraudulent information and actively making misrepresentations; s. 475.42(1)(b), F. S., operated as a broker on behalf of South Florida Alliance Realty, Inc. and not Respondent's registered broker, Acme Real estate, Inc.; s. 475.42(1)(d), F.S., collected a commission without notification or consent of her registered broker. Penalty: \$3,000 fine plus costs, revocation effective 04/12/12.
Cadenhead, Chris	2012009675	2012-03404	Crestview: Chris Cadenhead, License No. BK272037. Voluntary Relinquishment of License for Permanent Revocation effective 5/23/12.

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Campbell, Al Jermaine	2010013410	2012-01799	Orlando: Al Jermaine Campbell, License No. BK3210294, BK697922, BK3105231. Violation: s. 475.25(1)(d)1, F. S., failed to deliver security deposit to tenant as agreed upon or required by law. Penalty: Costs, revocation effective 03/22/12.
Campbell, Al Jermaine	2010027207	2012-01797	Orlando: Al Jermaine Campbell, License No. BK3210294, BK697922, BK3105231. Violation: s. 475.25(1)(d)1, F.S., failed to account or deliver payments made by tenant for the rental of subject property as agreed upon or required by law; s. 475.25(1)(b), F.S., culpable negligence in accounting or committing a breach of trust when Respondent failed to deliver payments made by tenant for the rental of subject property. Penalty: Costs, revocation effective 03/22/12.
Campbell, Al Jermaine	2010011368	2012-01795	Orlando: Al Jermaine Campbell, License No. BK3210294, BK697922, BK3105231. Violation: s. 475.25(1)(d)1, F. S., failed to account or deliver payments made by tenant for the rental of subject property as agreed upon or required by law; s. 475.25(1)(b), F.S., failed to deliver to Complainant upon demand, payments made by tenant for the rental of subject property; s. 455.275(1), F.S., failed to notify the Department of a change of address or failed to notify the Department of the Respondent's current place of practice; s. 455.227(1)(j), F.S., employed an unlicensed person to practice in real estate without a real estate license. Penalty: Costs, revocation effective 03/22/12.
Cantens, Gaston E.	2012003932	2012-05142	Miami: Gaston E. Cantens, License No. SL344111. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Carney, Patrick T.	2010031583	2012-01781	Orlando: Patrick T. Carney, License No. SL3186407. Violation: s. 475.25(1)(3), F.S., by failing to comply with a lawful order issued under the provision of Chapter 455 or 475, F.S. Penalty: Pay the outstanding penalties of \$2,000 fine plus cost and one 2-day FREC meeting related to 2007038563; additional costs of \$273.90 incurred in 2010031583, suspension for 60 days effective 04/21/12.
Chadwick, Michael Joseph	2010038277	2012-03263	Bradenton: Michael Joseph Chadwick, License No. SL3207413. Violation: s. 475.25(1)(f), F.S., pled guilty of one count of conspiracy to commit mail and wire fraud, a crime which involves fraudulent or dishonest dealings. Penalty: \$1,000 fine plus costs, 5 years suspension effective 05/21/12.

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Chandia, Leonor	2009033194	2012-00162	Sunny Isles Beach: Leonor Chandia, License No. SL695261. Violation: operated as a broker without being the holder of a valid and current active license as a broker in violation of ss. 475.42(1)(a), and 475.25(1)(e), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and guilty of commencing or maintaining action for a commission or compensation against any person except his registered employer in violation of ss. 475.42(1)(d), and 475.42(1)(e), F.S.; guilty of aiding, assisting, procuring, employing or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the Rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: \$500 fine plus costs, 90 days suspension effective 02/20/12, 12 months probation, attend two 2-day FREC meetings.
Chandia, Leonor	2010056692	2012-03889	Sunny Isles Beach: Leonor Chandia, License No. SL695261. Violation: s. 475.450(1)(b), F.S., facilitated a lease agreement as Complainant's agent, and directed rent proceeds paid to Respondent's Corporation, Lolo Consulting, Inc.; s. 475.25(1)(b), F.S., misrepresented herself as a real estate broker, concealed real estate transaction from her registered broker, and directed tenants to make rent payments directly to Lolo Consulting, Inc. Penalty: \$2,000 fine plus costs, revocation effective 06/14/12.
Chassen, Jeremy Adam	2008049355	2012-00152	Miami Beach: Jeremy Adam Chassen, License No. SL3094398. Violation: failed to comply with a Final Order issued by the FREC in violation of s. 475.42(1)(e), F.S. Penalty: \$2,000 fine plus cost, 6 months probation, attend two 2-day FREC meetings.
Cimiotti, Kyle F.	2009060409	2012-01007	Ft. Lauderdale: Kyle F. Cimiotti, License Nos. BK3166010, BK3227584. Violation: failed to account or deliver to any person, including a licensee under this chapter, at the time which as 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 person property such as money, fund deposit, check, draft in violation of s. 475.25(1)(d)1, F.S.; intermingling escrow funds with funds in the brokerage's management account in violation of r. 61J2-14.008(1)(a), F.A.C., and s. 475.25(1)(e), F.S. Penalty: \$2,000 fine plus cost, revocation effective 02/15/12.
Concepcion, Yolanda M.	2009062025	2012-03265	North Miami: Yolanda M. Concepcion, License No. BK347264. Violation: s. 475.25(1)(d)1, F.S. (2009), failed to account for a \$1,500.00 security deposit held in escrow and properly submit the dispute to the Department; s. 455.227(1)(r), F.S., (2009), failed to produce requested documentation of the property transaction and proof that the security deposit is still being held in escrow. Penalty: \$2,000 fine plus costs, revocation 05/21/12.
Concepcion, Yolanda M.	2010009119	2012-01801	North Miami: Yolanda M. Concepcion, License No. BK347264. Violation: r. 61J2-14.012(2), F.A.C., failed to sign and date the monthly reconciliation statements for her escrow account prior to February 2010 and failed to reconcile her trust account monthly from February 2010 through May 2010 in violation of s. 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, revocation 03/22/12.

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Cook, Damian Courtland	2009022646	2012-03264 Jacksonville: Damian Courtland Cook, License No. SL3028555. Violation: s. 475.25(1)(b), F.S., conveyed fraudulent information and actively making misrepresentations; s. 475.278(3)(a), F.S., failed to disclose to Complainant that Corporation owned Subject Property; s. 475.42(1)(j), F.S., placed in the public record a contract with false and unauthorized information. Penalty: \$1,000 plus costs, revocation effective 05/21/12.
Culpepper, Charles Edward Jr.	2010059829	2012-03921 Venus: Charles Edward Culpepper, Jr., License No. BK580593. Violation: s. 475.25(1)(f), F.S., plead nolo contendere to possession of stolen or fictitious driver's license, possession/fraudulent use of personal identification, and grand theft; s. 457.25(1)(p), F. S., failed to provide written notification to the FREC of his plea of nolo contendere within 30 days. Penalty: \$1,000 fine plus costs, 5 years probation, 5 years suspension effective 07/16/12.
Cunningham, Debra Ellen	2011036065	2012-05140 St. Petersburg: Debra Ellen Cunningham, License No. BK594092. Violation: s. 475.25(1)(e), F.S., and r. 61J2-14.008(2)(b), F.A.C., failed to include a name, address and telephone number of a title company on the sale and purchase contract. Penalty: costs, 28 hr. reactivation course, 6 months probation, reprimand.
Deering, Albert R.	2011036806	2012-01878 Sarasota: Albert R. Deering, License No. BK563366. Voluntary Relinquishment of License for Permanent Revocation effective 03/26/12.
Delafuente, Manuel A.	2010002882	2012-04894 Miami: Manuel A. Delafuente, License No. SL571270. Violation: s. 475.25(1)(f), F.S., entered a plea of nolo contendere to grand theft in the third degree and forgery; s. 475.25(1)(p), F.S., failed to inform the FREC in writing within 30 days after being convicted of grand theft in the third degree and forgery. Penalty: \$1,000 fine plus cost, 5 years suspension effective 09/06/12, 1 year probation, attend two 2-day FREC general meetings.
De Leon, Silvia Patricia	2009049117	2012-01846 Orlando: Silvia Patricia De Leon, License No. SL3220690. Violation: s. 475.41(1)(j), F.S., filed a false lien on a residence in an attempt to coerce payment of funds for which she was not entitled. Penalty: \$500 fine plus costs, attend one 2-day FREC meeting within 6 months.
Detore, Pamela Joyce	2010042685	2012-02815 Tampa: Pamela Joyce Detore, License No. SL3103881. Violation: s. 475.25(1)(f), F.S., entered a guilty plea in the Circuit court in and for Hillsborough County. Penalty: Costs, revocation effective 05/01/12.
Diaz, Pedro	2010047576	2012-05050 Cape Coral: Pedro Diaz, License No. SL3130385. Violation: s. 475.25(1)(b), F.S., failed to disclose Diana R. Foseca's employment with Maks Realty, Inc.; s. 475.25(1)(e), F.S., failed to include the name, address, and telephone number of the title company on the sale and purchase agreement. Penalty: \$1,250 fine plus costs, 45 hr. of sales associate post licensure education
Edwards, Brent Gabriel	2011013311	2012-02317 Lake Worth: Brent Gabriel Edwards, License No. SL706748. Voluntary Relinquishment of License for Permanent Revocation effective 04/12/12.

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Farinha, Jose Frederick	2010006204	2012-04860 Weeki Watchee: Jose F. Farinha, License No. SL3079370. Violation: s. 455.227(1)(t), F.S., failed to inform the FREC in writing within 30 days of pleading guilty to one count of making false and fraudulent statements on a loan application; s. 475.25(1)(f), F.S., pleaded guilty to a crime involving fraudulent or dishonest dealings. Penalty: \$2,000 plus costs, revocation effective 08/06/12.
Fahy, Anthony M.	2009004035	2012-00229 Orlando: Anthony M. Fahy, License No. SL3070197. Violation: Respondent violated s. 475.42(1)(b), F.S. Penalty: \$250 fine plus costs, 6 months probation.
Ferguson, Luke B.	2008023641	2012-00165 Odessa: Luke B. Ferguson, License No. SL585835. Voluntary Relinquishment of License for Permanent Revocation effective 01/11/12.
Ferrer, Serge A.	2010015157	2012-03919 Miramar: Serge A. Ferrer, License No. BK3225577. Violation: s. 475.42(1)(b), F.S., employed Paul Vencatasawmy to engage in real estate activities with out being the holder of a valid current license; s. 455.227(1)(j), F.S., aided and assisted Paul Vencatasawmy engage in unlicensed real estate activities; s. 475.25(1)(e), F.S., and r. 61J2-5.019, F.A.C., failed to assure that Almighty's officers, directors, and salespersons were holders of current registrations and licenses. Penalty: \$3,000 fine plus costs, revocation effective 06/15/12.
Fitzgerald, Joanne E.	2008052882	2012-04902 Ft. Pierce: Joanne E. Fitzgerald, License No. SL3132874. Violation: s. 475.25(1)(b), F.S., misrepresented herself as a broker and by holding out her brokerage as a legal real estate business entity. Penalty: \$500 fine plus costs, 30-hour Broker Management course.
Florida Homes International	2010041502	2012-03405 Davenport: Florida Homes International, License No. CQ1014020. Voluntary Relinquishment of License for Permanent Revocation effective 05/23/12.
Florida List For Less	2010046094	2012-02326 Cooper City: Florida List For Less, License No. CQ1023276. Violation: Respondent violated s. 475.25(1)(d)1, F.S., failed to account or deliver deposit to Complainant; s. 475.25(1)(b), F.S., acted with culpable negligence when Respondent was not able to prevent the loss of deposit; s. 475.5015, F.S., failed to keep and maintain records for the transaction involving the Subject Property. Penalty: Revocation effective 04/12/12.
Florida List For Less	2010050193	2012-02327 Cooper City: Florida List For Less, License No. CQ1023276. Violation: s. 475.25(1)(d)1, F.S., failed to account or deliver deposit to Title Company or Complainant; s. 475.25(1)(b), F.S., culpable negligence, Respondent was not able to prevent the loss of deposit; s. 475.5015, F.S., failed to keep and maintain records for the transaction involving the Subject Property. Penalty: Revocation effective 04/12/12.

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Florida List For Less	2011003434	2012-02329 Cooper City: Florida List For Less, License No. CQ1023276. Violation: s. 475.25(1)(d)1, F.S., failed to account or deliver deposit to Complainant; s. 475.25(1)(b), F.S., acted with culpable negligence, Respondent was not able to stop the loss of buyer's deposit; s. 475.25(1)(e), F.S. in violation of r. 61J2-10.038, F.A.C., failed to notify the Department of its address change within 10 days; s. 475.5015, F.S., failed to keep and maintain records for the transaction involving the Subject Property. Penalty: Revocation effective 04/12/12.
Furman, Abi	2011031630	2012-01880 Weston: Abi Furman, License No. SL3075477. Voluntary Relinquishment of License for Permanent Revocation effective 03/25/12.
Gamboa, Jaime	2009063190	2012-03937 Weston: Jaime Gamboa, License No. BK3154102. Violation: s. 475.5015, F.S., and r. 61J2-14.012, F.A.C., failed to preserve at least one copy and make available to the Petitioner, all books and records pertaining to the broker or transaction files for Subject Property 1 and 3; r. 61J2-14.012, F.A.C., and s. 475.42(1)(j), F.S., obstructed or hindered ongoing investigations by failing to provide the department with true and complete copies of requested broker transaction files for Subject Properties 1 and 3. Penalty: \$2,500 fine plus costs, attend one 2-day FREC meeting.
Gamez, Noelvis	2011036568 2011040839	2012-02335 Miami: Noelvis Gamez, License No. BK696927. Voluntary Relinquishment of License for Permanent Revocation effective 04/12/12.
Garcia, Alicia	2011054246	2012-03890 Miami: Alicia Garcia, License No. BK3095742. Violation: s. 475.25(1)(b), F.S. misappropriated funds required to be held in escrow or delivered altered bank statements to the Petitioner, or allowed her client's escrow funds to become missing and unaccounted; s. 475.42(1)(i), F.S., altered bank statements or delivered altered bank statements to the Petitioner in furtherance of an investigation; s. 475.25(1)(d)1, F.S., failed to account and deliver, upon demand, funds that were required to be held in escrow by Respondent; r. 61J2-14.012(1), F.A.C. failed to keep an accurate account of each deposit transaction wherein funds were deposited into escrow account; s. 475.25(1)(e), F.S., and r. 61J2-14.012(1), F.A.C., failed to maintain an insured escrow or trust account for deposits, funds, money, checks, drafts, personal property, or items of value that were received by Respondent in connection with real estate transaction. Penalty: \$6,500 fine plus costs, revocation effective 06/14/12.
Garcia, Dennis Lorena	2011030340	2012-04895 Pembroke Pines: Dennis Lorena Garcia, License No. SL3088737. Violations. 475.25(1)(f), F.S., found guilty for communications fraud; s. 475.25(1)(p), F.S., failed to inform the FREC in writing within 30 days after being found guilty for communications fraud; s. 475.25(1)(n), F.S., confined to the Glades County Detention Center. Penalty: Costs, revocation effective 08/07/12.
Garcia-Riveiro, Joseph Anthony	2009003904	2012-01802 Miami: Joseph Anthony Garcia-Riveiro, License No. BK612052. Violation: s. 475.25(1)(s), F.S., having his Florida Bar license suspended by the Florida Supreme Court in February 2008; s. 475.42(1)(i), F.S. failed to keep and make available all required brokerage records, obstructing and hindering the Department's statutorily authorized audit and inspection. Penalty: \$3,000 fine plus costs, revocation effective 03/22/12.

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Gargir, Yehuda	2009060861	2012-00166 Lauderhill: Yehuda Gargir, License No. SL663617. Violation: s. 475.25(1)(d), F.S. Penalty: \$1,000 fine plus cost, attend one 2-day FREC general meeting.
Gonzalez, Carmen I. and La Casa Real Estate Center, Inc.	2008023821 2008023825	2012-01780 Orlando: Carmen I. Gonzalez, License No. BK569520 and BK3205995; La Casa Real Estate Center Real Estate, Inc, License No. CQ1004367. Violation: r. 61J2-14.010, F. A. C. and s. 475.25(1)(e), F.S. by failure to immediately deposit trust funds. Penalty: Respondent Gonzalez \$500 fine plus costs, attend one 2-day FREC meeting within 6 months; Respondent La Casa Real Estate Center: Costs and reprimand.
Gonzalez, Martha R.	2009002080	2012-00163 Miami: Martha R. Gonzalez, License No. SL3177939. Violation: s. 475.25(1)(f), F.S. Penalty: \$1,000 fine plus costs, revocation effective 01/11/12.
Gonzalez, Michelle	2009064001	2012-03893 Miami: Michelle Gonzalez, License No. BK702537. Violation: r. 61J2-14.010(1), F.A.C., by not placing rent proceeds in a trust or escrow account for holding. Penalty: \$2,000 fine plus costs, revocation effective 06/14/12.
Gutierrez, Jose Venancio	2010052730	2012-03933 Hialeah: Jose Venancio Gutierrez, License No. BK459368. Violation: s. 475.25(1)(f), F.S. Penalty: \$500 fine plus costs, 30 days suspension effective 07/16/12, 6 months probation, 3 hour ethics course.
Hernandez, David	2011004057	2012-04858 Lehigh Acres: David Hernandez, License No. BK3221905, 3063129. Violation: s. 475.25(1)(b), F.S., committed fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings or breach of trust during his business transactions with Complainant; s. 475.25(1)(d)1, F.S., failed to account and deliver, upon demand, funds that were required to be held in escrow. Penalty: \$2,000 fine plus cost, revocation effective 08/06/12.
Hernandez, David	2011006065	2012-04856 Lehigh Acres: David Hernandez, License No. BK3221905, 3063129. Violation: s. 475.25(1)(b), F.S., committed fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings or breach of trust during his business transactions with Complainant; s. 475.25(1)(d)1, F.S., failed to account and deliver, upon demand, funds that were required to be held in escrow; ss. 475.25(1)(e), F.S., and 455.275(1), F.S., failed to notify the Department in writing of Respondent's current mailing address; s. 475.5015, F.S., failed to make brokerage records available upon request from the Department investigator. Penalty: \$2,000 fine plus costs, revocation effective 08/06/12.

NAMES	CASE NO.	FINAL ORDER # VIOLATION AND DISCIPLINARY ACTION (BPR-)
Hernandez, David	2011002600	2012-04857 Lehigh Acres: David Hernandez, License No. BK3221905, 3063129. Violation; s. 475.25(1)(b), F.S., committed fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings or breach of trust during his business transactions with Complainant; s. 475.25(1)(d)1, F.S., failed to account and deliver, upon demand, funds that were required to be held in escrow. Penalty: \$2,000 fine plus costs, revocation effective 08/06/12.
Herrera, Mauricio	2011041195	2012-04868 Doral: Mauricio Herrera, License SL3120467. Violation: s. 475.25(1)(f), F.S., pled guilty to a crime involving moral turpitude; s. 475.25(1)(p), F. S., failed to notify the Division in writing within 30 days after plead guilty to a third and first degree felony. Penalty: \$1,000 plus costs, 30 day suspension effective 08/06/12.
Higgins, Nicolas Charles	2011035409	2012-02319 Boynton Beach: Nicolas Charles Higgins, License No. SL3233637. Voluntary Relinquishment of License for Permanent Revocation effective 04/12/12.
Hodges, Jincy Rebecca	2010035313	2012-00155 Indianapolis, IN: Jincy Rebecca Hodges, License No. SL354537. Violation: s. 455.227(1)(t), F.S., convicted or entered a plea of nolo contendere to a crime and failed to report this conviction to the FREC. Penalty: Costs, 1 year probation
Hollyman, Robert Rhys	2011060499	2012-05172 N. Palm Beach: Robert Rhys Hollyman, License No. BK3034120. Violation: ss. 475.25(1)(k), and 475.25(1)(d), F.S., failed to timely place funds in escrow and failed to timely deliver escrow funds. Penalty: \$1,000 fine plus costs, 4-hour Escrow Management course, attend one 2-day FREC general meeting.
Horvath, Klara	2010006220	2012-00160 Clearwater Beach: Klara Horvath, License No. SL618013. Violation: s. 475.25(1)(f), F.S., convicted of conspiracy to commit mail fraud or wire fraud; S. 475.25(1)(f), F.S., failed to inform the Commission in writing, within 30 days of being convicted of Conspiracy to Commit mail Fraud or Wire Fraud entered a plea being adjudicated guilty of a crime in any jurisdiction; s. 475.25(1)(n), F.S., currently being confined at the Federal Prison in West Virginia. Penalty: \$3,000 fine plus costs, revocation effective 01/11/12.
Hughes, Denny Ray	2009039733	2012-00151 Ft. Lauderdale: Denny Ray Hughes, License No. BK3036209. Violation: s. 475.25(1)(o), F.S., found guilty of a course of conduct which shows that he is negligent, dishonest or untruthful, that the money, property transactions and rights of investors or those with whom he may sustain in a confidential relation, may not safely be entrusted to him. s. 475.25(1)(s), F.S., when FREC revocation Respondent's license number 3036209 for violating ss. 475.25(1)(b), 475.25(1)(d)1 and 472.278(2)(a)5, F.S. Penalty: Costs, revocation effective 01/11/12.

NAMES	CASE NO.	FINAL ORDER # VIOLATION AND DISCIPLINARY ACTION (BPR-)
Hughes, Denny Ray	2009056705	2012-00149 Ft. Lauderdale: Denny Ray Hughes, License No. BK3036209. Violation: s. 475.25(1)(d)1, F.S., failed to account or deliver to any person, including 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 person property such as money, fund, deposit, check, draft.; ss. 475.5015, F.S. and 475.25(1)(e), F.S., failed to return Complainant's escrow deposit. Penalty: Costs, revocation effective 01/11/12.
Hughes, Robbie	2010001378	2012-03274 Port St. Lucie: Robbie Hughes, License No. SL3092961. Violation: s. 475.42(1)(b), F.S., operated as a broker for Corporation or himself and not Respondent's registered employers; s. 475.227(1)(j), F.S., assisted ULA; r. 61J2-6.006, F.A.C., practiced under his own corporation and not under his registered employer; r. 61J2-5.019(1), F.A.C., failed to ensure his corporation was a holder of a valid current active license. Penalty: \$1,000 fine plus costs, revocation effective 05/21/12.
Ingram, Sonja Michelle	2010021799	2012-02318 Middleburg: Sonja Michelle Ingram, License No. SL689722. Voluntary Relinquishment of License for Permanent Revocation effective 04/12/12.
Internet Marketing Realty, Inc.	2010035653	2012-05149 Tampa: Internet Marketing Realty, Inc., License No. CQ1005629. Violation: s. 475.25(1)(d)1, F.S., failed to promptly notify the Commission of good faith doubt or conflicting demands for escrowed funds before releasing the funds to the buyers. Penalty: \$500 fine plus costs.
Jimenez, Nancy	2010027007	2012-01789 Orlando: Nancy Jimenez, License No. SL3186831. Violation: ss. 475.25(1)(d), 475.25(1)(e), 475.42(1)(d), and 475.42(1)(b), F.S. Penalty: \$2,000 fine plus costs, 2 years suspension effective 04/20/12, 28-hour reactivation course.
Juarez, Vilma Y.	2010025292	2012-05047 Miami: Vilma Y. Juarez, License No. SL3210373. Violation: s.475.25(1)(d), F.S., failed to deliver the commission she received to her broker. Penalty: \$500 fine plus costs, 6 mos. suspension effective 08/14/12, 12 mos. probation, attend one 2-day FREC general meeting.
Kanner, Marshall Neil	2011016003	2012-01805 Miami Beach: Marshall Neil Kanner, License No. SL599478. Violation: s. 475.25(1)(f), F.S., plead guilty of conspiracy to dispense and cause to be dispensed Schedule III and IV controlled substances and conspiracy to launder money; s. 475.25.(1)(p), F.S., failed to inform the Commission in writing within 30 days after entering a guilty plea to conspiracy to dispense and cause to be dispensed Schedule III and IV controlled substances and conspiracy to launder money. Penalty: \$1,000 fine plus costs, 6 months suspension effective 4/21/12.
Keavy, Michael McNeal	2010012364	2012-02338 Jupiter: Michael McNeal Keavy, License No. BK3037600. Violation: s. 475.25(1)(e), F.S., violated a lawful order of the Commission, as Respondent failed to timely comply with the Commission's Escrow Disbursement Order. Penalty: \$250 fine plus costs, attend one 2-day FREC meeting.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

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

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Klepac, Sandra R.	2009034289	2012-05147	Brooksville: Sandra R. Klepac, License No. SL417802. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Lam, Paulina O.	2010022058	2012-04855	Royal Palm Beach: Paulina O. Lam, License No. SL3169193. Violation: s. 475.25(1)(p), F.S., failed to inform the FREC in writing within 30 days about the entry of three guilty pleas for second and third degree felony charges. Penalty: \$500 fine plus costs, 1 year suspension effective 09/5/12, 1 year probation, attend one 2-day FREC meeting, 28 hour reactivation course.
Leon, Cesar III	2009066311	2012-04870	West Palm Beach: Cesar Leon III, License No. SL3149828. Violation: s. 475.25(1)(b), F.S., dealing dishonestly and fraudulently in a business transaction; s. 475.25(1)(b), F.S., acted in the capacity of a broker while registered with Petitioner as a sales associate. Penalty: \$1,250 fine plus costs, 28-hr. reactivation course, attend one 2-day FREC meeting.
Levy, Gerald M.	2011016013	2012-03938	Winter Park: Gerald M. Levy, License No. SL602544. Violation: s. 455.227(1)(t), F.S., failed to report in writing to the board within 30 days of the effective date of s. 455.227(1)(t), F.S. (2011), of Respondent's guilty plea of five felonies in the United States District Court, North District of Florida. Penalty: \$500 fine plus costs, 6 months suspension effective 06/15/12.
Lewis, Thomas Lee	2010023341	2012-02324	Port St. Lucie: Thomas Lee Lewis, License No. SL3073563. Violation: s. 475.25(1)(e), F.S., failed to comply with a lawful order of the FREC. Penalty: Costs, revocation effective 04/12/12.
Linnet, Harry Alan	2011001052	2012-02235	Ft. Lauderdale: Harry Alan Linnet, License No. BK552382. Violation: ss. 475.42(1)(k) and 475.25(1)(e), F.S. Penalty: \$1,000 fine plus costs, 3 months suspension effective 04/10/12, escrow management course, attend one 2-day FREC.
Little, Eva Warren	2012007409	2012-03892	Winter Garden: Eva Warren Little, License No. SL3032935. Voluntary Surrender of License for Permanent Revocation effective 06/14/12.
Lockett, Barbara D.	2011018099	2012-04853	Clearwater: Barbara D. Lockett, License No. SL3021127. Voluntary Relinquishment of License for Permanent Revocation effective 08/06/12.
Lopez, Melvin	2011032599	2012-02320	Kissimmee: Melvin Lopez, License No. SL3159540. Violation: s. 475.25(1)(p), F.S., failed to inform the Commission in writing within 30 days after pleading nolo contendere to possession of cannabis with intent to sell, possession of more than 20 grams of cannabis, and possession of cocaine. Penalty: Costs, 30-day suspension effective 05/11/12, 12 months probation effective 04/12/12, attend two 2-day FREC meetings.

NAMES	CASE NO.	FINAL ORDER # VIOLATION AND DISCIPLINARY ACTION (BPR-)
Lvovsky, Alexander	2010058882	2012-00145 Dania: Alexander Lvovsky, License No. SL3191638. Violation: guilty of having entered a plea to a crime involving moral turpitude. Penalty: \$1,000 fine plus costs, two 2-day FREC general meetings.
MacGuire, William Gray	2009010662	2012-03934 Orlando: William Gray MacGuire, License No.626140. Violation: ss. 475.25(1)(f) and 475.25(1)(p), F.S. Penalty: \$500 fine plus costs, 6 months suspension effective 07/16/12.
Magallon, Gerardo	2008061970	2012-01792 Boca Raton: Gerardo Magallon, License No. BK3107017. Violation: s. 475.25(1)(b), F.S., moved into property that he did not own. Penalty: Costs, revocation effective 03/22/12.
Mangual, John	2009027679	2012-00231 Orlando: John Mangual, License No. BK518639. Violation: ss. 475.25(1)(b), 475.25(1)(d)1, and 475.42(1)(i), F.S. Penalty: \$3,000 fine plus costs, revocation effective 01/12/12.
Martinez, Ciro	2011014217	2012-01884 Cape Coral: Ciro Martinez, License No. BK3197457. Voluntary Relinquishment of license for Permanent Revocation effective 03/26/12.
Manny, Bruce Edward	2011012584	2012-03267 Tampa: Bruce Edward Manny, License No. BK384027. Voluntary Relinquishment of License for Permanent Revocation effective 05/21/12.
Massey, Bridget Lynn	2010043422	2012-03268 Ft. Lauderdale: Bridget Lynn Massey, License SL691728. Violation: s. 475.25(1)(f), F.S. Penalty: \$500 fine plus costs, 6 months suspension effective 06/20/12.
McCoy, Terry L.	2010010314	2012-01883 Longwood: Terry L. McCoy d/b/a Elite Property Management, License No. BK655713. Voluntary Relinquishment of License for Permanent Revocation effective 03/26/12.
McDonough, Terrance	2006004950	2012-05138 Sarasota: Terrance McDonough, License No. SL618681. Violation: s. 475.25(1)(b), F.S., committed 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 he misappropriated funds which were entrusted to the Respondent for placement with Respondent broker's trust accounts. Penalty: \$1,000 fine plus costs, revocation effective 08/16/12.
McKinney, Penny Lane	2011007454	2012-05146 Crawfordville: Penny Lane McKinney, License No. BK655718. Violation: s. 475.25(1)(d)1, F.S., failed to account for and deliver one month of rental proceeds from Subject Property. Penalty: \$500 fine plus costs, 28 hr. reactivation course, 12 mos. probation.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
McKinney, Penny Lane	2011010271	2012-05145	Crawfordville: Penny Lane McKinney, License No. BK655718. Violation: s. 475.25(1)(d)1, F.S., failed to account for and deliver one month of rental proceeds from Subject Property; s. 475.25(1)(b), F.S., culpable negligence and dishonest dealings in a business transaction when Respondent issued checks that were returned for nonsufficient funds and by allowing funds to become missing and unaccounted for. Penalty: Costs, no further participation in real estate management.
McKinney, Penny Lane	2011041020	2012-05148	Crawfordville: Penny Lane McKinney, License No. BK655718. Violation: s. 475.25(1)(e), F.S., and r. 61J@-14.012(1), F.A.C., failed to keep complete records of McKinney Properties' deposits relating to Subject Properties, s. 475.25(1)(e), F.S., and r. 61J2-14.012(2), F.A.C., failed to properly prepare monthly reconciliation statements for McKinney Properties' bank accounts; s. 475.5015, F.S. failed to keep and make available for inspection the complete records for McKinney Properties, including Subject Properties. Penalty: Costs, no further participation in real estate management.
McLaughlin, Michael A.	2008066770	2012-05165	South Pasadena: Michael A. McLaughlin, License No. BK3010917. Violation: s. 475.25(1)(d), F.S., failed to timely account or deliver rental funds; s. 475.5015, F.S., failed to preserve, retain and deliver broker business records. Penalty: \$500 fine plus costs, 28-hour reactivation course and 3-hour escrow management course.
Mohammed, Dalia	2011031367	2012-05144	Boynton Beach: Dalia Mohammed, License No. SL3158660. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Morgan, Monique Heather	2010007144	2012-02232	Miami: Monique Heather Morgan, License No. BK475943. Violation: ss. 455.227(1)(j) and 475.25.(1)(e), F. S. Penalty: \$2,000 fine, Respondent shall within 5 days make available to Petitioner the records previously asked for during the investigation pursuant to s. 475.5015, F.S., revocation effective 04/10/12.
Morales, Frank Jr.	2009045228	2012-03261	Boca Raton: Frank Morales, Jr. d/b/a Global International Realty, Inc., License No. BK3075790. Violation: ss. 475.25(1)(d) and 475.25(1)(B), F.S., failed to reimburse Complainant for her security deposit and homeowner's association fees and failed to return Complainant's money; r. 61J2-5.019(1), F.A.C., doing business as Global International Realty, Inc., without maintaining an active license for the company. Penalty: \$3,000 fine plus costs, revocation effective 05/21/12.
Morales, Frank Jr.	2010013698	2012-04862	Boca Raton: Frank Morales Jr., License No. BK3075790. Violation: s. 475.25(1)(d), 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. Penalty: \$5,000 fine plus costs, revocation effective 08/06/12.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Myers, Cynthia C.	2008046591	2012-01793	Ashburn, VA: Cynthia C. Myers, License SL3083019. Violation: s. 455.227(1)(j), F.S., when Respondent, as manager of CC Sells Real Estate, LLC, engaged in real estate activities without having CC Sells Real Estate, LLC registered with the FREC as a licensed real estate brokerage corporation; s. 475.42(1)(d), F.S., accepted money in connection with a real estate brokerage transaction, as security deposit, except in the name of her registered employer; s. 475.25(1)(d)1, F.S., failed to account for or deliver to Complainant, at the conclusion of the tenancy, and in accordance with s. 83.49(3), F.S., the security deposit paid by or on behalf of the tenant. Penalty: Costs, revocation effective 03/22/12.
Oceanview International Realty, Inc.	2011001850	2012-01806	North Miami: Oceanview International Realty, Inc., License No. CQ1010939. Violation: s. 475.25(1)(d)1, F. S., failed to pay the civil judgment for non payment of a real estate commission. Penalty; Costs, revocation effective 03/22/12.
Oceanview International Realty, Inc.	2010047737	2012-00161	North Miami: Oceanview International Realty, Inc., License No. CQ1010939. Violation: s. 475.25(1)(d)1, F. S., failed to pay the civil judgment for non payment of a real estate commission. Penalty: \$1,000 fine plus costs, revocation effective 01/11/12.
Oceanview International Realty, Inc.	2010042779	2012-01804	North Miami: Oceanview International Realty, Inc., License No. CQ1010939. Violation: s. 475.25(1)(d)1, F. S., failed to pay the civil judgment for non payment of a real estate commission. Penalty: Costs, revocation effective 03/22/12.
Oceanview International Realty, Inc.	2009062027	2012-03260	North Miami: Oceanview International Realty, Inc., License No. CQ1010939. Violation: s. 475.25(1)(d)1, F.S. (2009), failed to account for a \$1,500.00 security deposit held in escrow and properly submit the dispute to the Department; s. 455.227(1)(r), F.S., failed to produce requested documentation of the property transaction and proof that the security deposit is still being held in escrow. Penalty: \$2,000 fine plus costs, revocation effective 05/21/12.
Oertel-Ayguen, Margit	2011003960	2012-03297	Miami: Margit Oertel-Ayguen, License SL698114. Violation: s. 475.25(1)(b), F.S., committed culpable negligence. Respondent negligently relied on a building association manager's misrepresentation of a statute's application. Penalty: \$500 fine plus costs, attend one 2-day FREC meeting.
Olmsted, Ronald M.	2010024482	2012-05048	Coral Springs: Ronald M. Olmsted, License No. SL571436. Violation: s. 475.42(1)(b), F.S., acted in a capacity of real estate broker while being licensed by the Petitioner as a real estate sales associate; ss.475.25(1)(3), and 455.227(1)(j), F.S., aiding an entity in the unlicensed practice of real estate; 475.25(1)(b), F.S., failed to send Complainant the rental income generated by the rental property for December 2009 through April 2010. Penalty: \$2,000 fine plus costs, revocation effective 08/14/12.
Pardo, Jose	2011048328	2012-05046	Miami: Jose Pardo, License No. SL3192569. Voluntary Relinquishment of License for Permanent Revocation effective 08/14/12.

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NAMES	CASE NO.	FINAL ORDER # VIOLATION AND DISCIPLINARY ACTION (BPR-)
Payton, John Patrick	2011021318	2012-01785 Denver, CO: John Patrick Payton, License No. BK3209950. Voluntary Relinquishment of License for Permanent Revocation effective 03/22/12.
Perez, Donna Friedman	2010042720	2012-05166 Hollywood Beach: Donna Friedman Perez, License No. BK515535. Violation: s. 475.25(1)(e), F.S., and r. 61J2014.012(2), F.A.C., failed to include the minimum information required to be included in the monthly statement reconciliation; s.475.25(1)(e), F.S. and r. 61J2-14.012(3), F.A.C., failed to include a description or explanation for the \$5,036.13 shortage, or explain what corrective action, if any, was taken in response to the \$5,036.13 shortage documented on the October 2011 reconciliation statement s. 475.25(1)(e), F.S., and r. 61J2-14.012(1), F.A.C., failed to keep an accurate account of each deposit transaction wherein funds were deposited into Equitable Realty's escrow account. Penalty: \$2,000 fine plus costs, attend an escrow management class, attend one 2-day FREC general meeting.
Petisco, Gustavo Adolfo	2010018947	2012-01882 Miami: Gustavo Adolfo Petisco, License No. SL3212263. Voluntary Relinquishment of License for Permanent Revocation effective 03/26/12.
Phillips, Raymond Anthony	2010000936	2012-04896 Coral Springs: Raymond Anthony Phillips, License No. BK3003987, 3232102 and 3208852. Violation: s.475.25(1)(d)1, F.S., failed to return a client's \$10,000 escrow deposit for a real estate transaction; s. 475.25(1)(b), F.S., culpable negligence in handling Complainant's escrow deposit. Penalty: Costs, revocation effective 08/07/12.
Poag, Lucille	2011018561	2012-04871 North Miami: Lucille Poag, License No. BK430464. Violation: s. 475.25(1)(e), F.S., and r. 61J2-14.012(1), F.A.C., failed to keep an accurate account of each deposit transaction wherein funds were deposited into corporation's bank accounts; s. 475.25(1)(e), F.S., and r. 61J2-14.010(1), F.A.C., failed to deposit funds, money, checks, drafts, personal property, or items of value that were received by Respondent in connection with a real estate transaction in an insured escrow or trust account; s. 475.5015, F.S., failed to keep and make available to the Department books, accounts or records for at least five years from the date of receipt of any money or five years from the date of execution by any party of an agreement which engages the services of the Respondent. Penalty: \$250 plus costs, 4-hr. escrow management course and 30-hr. management course.
Popescu, Lucian	2008065278	2012-01786 Spring Hill: Lucian Popescu, License No. BK3054722. Violation: s. 475.25(1)(d)1, 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; s. 475.25(1)(b), F.S., failed to forward Complainant's rental funds, for which Respondent maintained no ownership interest. Penalty: \$3,500 plus costs, revocation 03/22/12.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Popescu, Lucian	2009020646	2012-03269	Spring Hill: Lucian Popescu, License No. BK3054722. Violation: s. 475.25(1)(d)1, 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; s. 475.25(1)(b), F.S., failed to forward Complainant's rental funds, for which Respondent maintained no ownership interest. Penalty: \$10,000 plus costs, revocation effective 05/21/12.
Popescu, Lucian	2009024819	2012-03272	Spring Hill: Lucian Popescu, License No. BK3054722. Violation: s. 475.25(1)(d)1, 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; s. 475.25(1)(b), F.S., failed to forward Complainant's rental funds, for which Respondent maintained no ownership interest. Penalty: \$10,000 plus costs, Revocation effective 05/21/12.
Popescu, Lucian	2010000838	2012-03266	Spring Hill: Lucian Popescu, License No. BK3054722. Violation: s. 475.25(1)(d)1, 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; s. 475.25(1)(b), F.S., failed to forward Complainant's rental funds, for which Respondent maintained no ownership interest. Penalty: \$10,000 plus costs, revocation 05/21/12.
Potter, Leslie Sue	2010031426	2012-03932	Loxahatchee: Leslie Sue Potter d/b/a L. Potter Property Management, License No. SL3186058. ss. 475.42(1)(b), 475.25(1)(e), and 455.227(1)(j), F.S. Penalty: \$2,000 fine plus costs, revocation effective 06/15/12.
Potter, Leslie Sue	2011003606	2012-04866	Loxahatchee: Leslie Sue Potter, License No. SL3186058. Violation: s. 475.42(1)(b), F.S., operated as a broker while licensed as a sales associate; s. 455.277(1)(j), F.S., aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to this chapter, the chapter regulating the profession or the rules of the department or the board. Penalty: \$2,000 fine plus costs, revocation 08/06/12.
Powell, Constance J.	2010030981	2012-05143	Parkland: Constance J. Powell, License No. BK689130. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Prada, Zoraya	2010050762	2012-03298	Miami: Zoraya Prada, License BK654162. Violation: s. 475.25(1)(3), F.S. and r. 61J2-14.012(2), F.A.C. Penalty: \$500 fine, 4 hour escrow management course.

NAMES	CASE NO.	FINAL ORDER #	VIOLATION AND DISCIPLINARY ACTION (BPR-)
Presto, Carl L.	2010019545	2012-03922	Singer Island: Carl L. Presto, License No. BK3022910. Violation: having a Community Association Manager license disciplined by a licensing entity. Penalty: \$250 fine plus costs.
Ramos, Michael L.	2010014732	2012-03262	Miami: Michael L. Ramos, License BK686519. Violation: s. 475.25(1)(f), F.S., entered a plea and being found guilty in the United States District Court, Southern District of Florida, Miami Division, of Conspiracy to commit Bank Fraud; s.475.25(1)(p), F.S., failed to inform the Commission in writing within 30 days after entering a guilty plea and being adjudicated guilty of Conspiracy to commit Bank Fraud; s. 475.25(1)(n), F.S., being imprisoned at the Atlanta United States Penitentiary following guilty adjudication of Conspiracy to commit Bank Fraud. Penalty: Costs, revocation effective 05/21/12.
Redondo, Carmen Marina	2011003966	2012-03296	Miami: Carmen Marian Redondo, License No. BK630786. Violation: s. 475.25(1)(b), F.S., culpable negligence. Respondent failed to adequately supervise a sales associate who negligently relied on a building association manager's misrepresentation of a statute's application. Penalty: \$750 fine plus costs, attend one 2-day FREC meeting.
Rego Caplin, Mary Anthonette	2010027000	2012-05152	Sarasota: Mary Anthonette Rego Caplin, License No. SL3217945. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Rego Caplin, Mary Anthonette	2010030833	2012-05150	Sarasota: Mary Anthonette Rego Caplin, License No. SL3217945. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Rego Caplin, Mary Anthonette	2010041067	2012-05151	Sarasota: Mary Anthonette Rego Caplin, License No. SL3217945. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Reyes, Joris C.	2009044666	2012-02234	Lake Worth: Jorie C. Reyes, License No. SL3160340. Violation: s. 475.25(1)(b), F.S. Penalty: \$1,500 fine plus costs, 12 months probation, 3 hour ethics course, attend one 2-day FREC meeting.
Rhoden, Frank	2009046171	2012-04951	Coconut Creek: Frank Rhoden, License No. SL557575. Violation: 475.25(1)(b), F.S., Respondent breached his client's trust by storing his personal property in his client's home without authorization. Penalty: \$1,500 plus costs, 6 months suspension effective 9/10/12.
Ribera, Nancy Elena	2009003912	2012-05141	Miami: Nancy Elena Ribera, License No. BK696835. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Risk Management Realty, Inc.	2009033742	2012-03271	Ft. Lauderdale: Risk Management Realty, Inc., License No. CQ1032666. Violation: s. 475.25(1)(d), F.S., failed to remit payment to Complainant and by failing to create and maintain a record of that payment. Penalty: \$5,000 fine plus costs, revocation effective 05/21/12.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Roberts, Jessica Dianne	2008022245	2012-01845	Hollywood: Jessica Dianne Roberts, License No. BK701505 and BK3226045. Violation: s. 475.41(1)(j), F.S. by placing or causing to be placed upon the public records of Miami-Dade County, a writing which purports to affect the title or encumber real property if the same was not authorized to be placed of and or/which was for the purpose of collecting a commission; s.475.22.(1), F.S., by failing to maintain an office and failing to maintain a sign on or about the entrance of the principal office; s. 455.275(1), F.S., by failing to notify the Department of a change of address and/or failing to notify the Department of the licensee's current place of practice. Penalty: \$1,000 fine plus costs, attend one 2-day FREC meeting within 12 months.
Rodriguez, Edwin Luis	2009059117	2012-03936	Naranja: Edwin Luis Rodriguez, License No. SL683903. Violation: ss. 475.42(1)(b), and 475.25(1)(b), F.S. Penalty: \$1,250 fine plus costs, attend one 2-day FREC meeting.
Rodriguez, Elio M.	2010013360	2012-02321	Coral Gables: Elio M. Rodriguez, License No. BK596230. Violation: s. 475.42(1)(e), F.S., failed to deposit rentals funds in an escrow account in violation of r. 61J2-14.010(1), F.A.C. Penalty: costs, 6 months probation, 4-hour escrow management course.
Rodriguez, Gerard	2008054970	2012-04867	Lauderhill: Gerard Rodriguez, License No. SL3158836. Violated: s. 475.42(1)(b), F.S., facilitated the sale of Subject Property as a representative of Nelson Realty, at a time when Nelson Realty did not have a current license or a qualifying broker; s. 475.25(1)(d), F.S., commission was deposited directly into Respondent's personal bank account. Penalty: \$2,000 fine plus costs, revocation 08/07/12.
Roger, Henry	2010008588	2012-05167	Pembroke Pines: Henry Roger, License No. BK3208690. Violation: s. 475.25(1)(d)1, 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 such accounting and delivery, any personal property such as money, fund, deposit, check, draft; s. 475.25(1)(b), F.S., failed to return Complainant's escrow deposit. Penalty: \$2,500 fine plus costs, ethics course, escrow management course, attend on 2-day FREC general meeting.
Rotolo, Lisa Rachel	2011014343	2012-01881	Bradenton: Lisa Rachel Rotolo, License No. SL594577. Voluntary Relinquishment of License for Permanent Revocation effective 03/26/12.
Rubin, Richard S.	2011023595	2012-04865	Weston: Richard S. Rubin, License No. 319309. Violation: s. 475.15(1)(f), F.S., convicted of a crime that involves fraudulent or dishonest dealings; s. 475.25(1)(n), F.S., confined in a state or federal prison. Penalty: \$1,500 fine plus costs, revocation 08/06/12.

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Salim, Kamal S.	2010012226	2012-04863	Weston: Kamal S. Salim, License No. SL3100213. Violation: s. 475.42(1)(d), F.S., accepted a deposit check in his own name absent explicit authorization; s. 475.25(1)(k), F.S., failed to immediately place the deposit check with his registered employer. Penalty: \$1,500 fine plus costs, 3 months suspension effective 08/06/12, 6 months probation, 28-hour reactivation course.
Sammarco, Vincent Tony	2009024308	2012-04900	Pembroke Pines: Vincent Tony Sammarco, License No. BK440989. Violation: s. 475.25(1)(s), F.S., disbarred as an attorney by the Florida Supreme Court. Penalty: Costs, 5 year suspension effective 09/07/12.
Sanchez-Antoniuzzi, Neybis Veronica	2008023972	2012-04133	Miami, FL - Neybis Veronica Sanchez-Antoniuzzi, License No. BK3021711. Violation: s. 475.25(1)(e), F.S. by failing to make brokerage records available and hindering the Department's investigation. Penalty: \$1,000 plus costs, attend two 2-day FREC general meetings, 60-hour in-class broker post-license course.
Sanchez, Carlos	2011011796	2012-04901	Palmetto Bay: Carlos Sanchez, License No. SL3058272. Violation: s. 475.227(1)(t), F.S., failed to inform the FREC in writing within 30 days of pleading nolo contendere to battery. Penalty: \$500 fine plus costs, ethics course.
Seither, Elizabeth	2008030550	2012-03895	Indian Rocks Beach: Elizabeth Seither, License No. BK311552. Violation: s. 475.25(1)(d)1, F.S. Penalty: \$750 fine plus costs, 4-hour escrow management course, 30-hour post license management class.
Sejour, Odine M.	2010040539	2012-03891	Miami: Odine M. Sejour, License No. BK469898. Violation: s. 475.25(1)(b), F.S., misappropriated Complainant's funds without her knowledge or consent; s. 475.42(1)(i), F.S., failed to produce records and documentation upon Petitioner's request and in furtherance of an investigation; s. 475.5015, F.S., failed to make available transaction files and bank records or Sejour Realty, upon the demand of the Department. Penalty: \$3,000 fine plus costs, revocation effective 06/14/12.
Severino, Robert Ernest	2011036496	2012-02323	Sebring: Robert Ernest Severino, License No. BK3195715. Voluntary Relinquishment of License for Permanent Revocation effective 04/12/12.
Silverio, Maria Elena	2009056618	2012-00159	Tampa: Maria Elena Silverio, License No. SL3120685. Violation: s. 475.25(1)(t), F.S. by signing a report that repeatedly referred to itself as an "appraisal". Penalty: \$800 fine plus costs, 30 days suspension effective 02/10/12, 6 months probation, attend two 2-day FREC meetings.
Sindaco, Joseph Paul	2011010042	2012-00146	Ft. Lauderdale: Joseph Paul Sindaco, License No. BK351703. Violation: s. 475.25(1)(f), F.S., entered a plea being adjudicated guilty of a crime in any jurisdiction; s. 455.227(1)(t), F.S., failed to inform the Commission in writing within 30 days after pleading nolo contendere to four counts of misdemeanor stalking. Penalty: \$2,000 fine plus costs, revocation effective 01/11/12.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Singh, Vishnu Carlton	2010016454	2012-02334	Riverview: Vishnu Carlton Singh, License No. SL3217237. Violation: s. 455.227(1)(j), F.S., procured, as an owner and officer, an unlicensed real estate corporation for facilitating real estate transactions; s. 475.42(1)(a), F.S., facilitated real estate transactions, as an office of a corporation, with a current, inactive sales associate license; s. 475.25(1)(b), F.S., operated as a broker for corporation without a current active real estate broker license. Penalty: \$2,000 fine plus costs within 6 months.
Speronis, Robin Marie	2010025848	2012-00148	Cape Coral: Robin Marie Speronis, License No. BK3175966. Violation: s. 475.25(1)(d)1, 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. Penalty: \$4,500 fine plus costs, revocation effective 01/1/12.
Speronis, Robin Marie	2011024132	2012-01783	Cape Coral: Robin Marie Speronis, License No. BK3175966. Violation: s. 475.25(1)(d)1, 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; s. 475.25(1)(b), F.S. failed to return Complainant's escrow deposit. Penalty: \$10,000 fine plus costs, revocation effective 03/22/12.
St. Hillaire, Dawn Veronica	2008051718	2012-00147	Stone Mountain, GA: Dawn Veronica St. Hillaire, License No. SL3026220. Violation: guilty of 4 counts 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: Costs, revocation effective 01/11/12.
Stone, Nancy	2010044669	2012-04869	Ft. Walton Beach: Nancy Stone, License No. BK85470. Violation: s. 475.25(1)(e), F.S., and Rule 61J2-14.012(2), F.A.C., failed to include required information on Nancy Stone Realty's monthly reconciliation statements; s. 475.25(1)(e), F.S., and Rule 61J2-14.012(3), F.A.C., failed to explain negative balances in the rental distribution account, failed to describe what corrective action was taken, failed to carry prior monthly balances forward. Penalty: \$1,500 fine plus costs, attend escrow management class, attend one 2-day FREC meeting.
Sturtevant, Rick Dean	2010000211	2012-03273	Cocoa: Rick Dean Sturtevant, License No. BK3078550. s. 475.25(1)(e), F.S. Penalty: \$2,000 fine plus costs, revocation effective 05/21/12.

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		(BPR-)	
Suarez, Patricia	2010010856	2012-00157	Miami: Patricia Suarez, License No. BK576486. Violation: s. 475.25(1)(d)1, 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; s. 475.25(1)(b), F.S., failed to return the escrow deposit of her clients; r. 61J2-14.012(2), F.A.C., failed to reconcile her escrow account monthly; s. 475.5015, F.S., failed to keep and maintain brokerage records for the period ranging from July 2009 through December 2009; r. 61J2-14.010(1), F.A.C., placed the deposits into a checking account that did not hold trust powers. Penalty: Costs, revocation effective 01/11/12.
Suhrie, Robert Eugene	2010036939	2012-03920	Cape Coral: Robert Eugene Suhrie, License No. SL3041108. Violation: s. 475.25(1)(b), F.S. engaged in dishonest dealings by failing to disclose his ownership of the short sale negotiation company. Penalty: Costs, attend one 2-day FREC meeting.
Svejda, Paul John	2010060716	2012-01790	Orlando: Paul John Svejda, License No. BK271502. Violation: ss. 475.25(1)(f), and 455.227(1)(c), F.S., guilty of making false statements on immigration documents; ss. 475.25(1)(p), and 455.227(1)(t), F.S., failed to inform the FREC in writing within 30 days after pleading nolo contendere to a felony criminal offense. Penalty: Costs, revocation effective 03/22/12.
Tolz, Marika	2011011571	2012-00156	Hollywood: Marika Tolz, License No. BK89434. Voluntary Relinquishment of License for Permanent Revocation effective 01/11/12.
Traviesa, Tanya	2011036533	2012-05136	Tampa: Tanya Traviesa, License No. BK3209756. Voluntary Relinquishment of License for Permanent Revocation effective 08/16/12.
Vaughan, Darin	2010028477	2012-05049	Cape Coral: Darin Vaughan, License No. SL3062854. Violation: s. 455.227(1)(t), F.S., failed to inform the Commission in writing within 30 days after pleading nolo contendere and being adjudicated guilty of battery. Penalty: \$250 fine plus costs.
Vaughan, Wayne E.	2011006125	2012-03295	Clermont: Wayne E. Vaughan, License No. BK3172823. Violation: s. 475.25(1)(e), F.S., and r. 61J2-14.012(2), F.A.C. Penalty: \$1,000 fine plus costs, 6 months suspension effective 05/21/12, escrow management course.
Veiga, Marco A.	2011029668	2012-02322	Ft. Lauderdale: Marco A. Veiga, License No. SL3141699. Violation: s. 475.25(1)(b), F.S., accepted and converted security deposit for personal use. Penalty: \$3,500 fine plus costs, revocation effective 04/12/12.

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Vilar, M. Consuelo	2008034634	201201779	Aventura: M. Consuelo Vilar, License No. BK3005195. Violation: s. 475.5015, F.S., failed to preserve, maintain and deliver to the Petitioner the requested broker's business records and trust accounts records; violated r. 61J2-14.012(1), F.A.C., failed to make available to Petitioner or its authorized representative, all deposit slips and statements of account rendered by Respondent's bank, regarding the Subject Property, together with all agreements between the Respondent and property owners or buyers; r. 61J2-14.012(2), F.A.C., failed to monthly make a written statement comparing the broker's total liability with the reconciled bank balance(s) of all trust accounts; s. 475.52(1)(i), F.S., failed to deliver the requested broker's records regarding the audit and for the Subject Property. Penalty: \$1,000 fine plus costs, attend two 2-day FREC meetings.
Walker, Errol N.	2009033738	2012-01787	Ft. Lauderdale: Errol N. Walker, License No. BK3009936. Violation: s. 475.25(1)(d), F.S., failing to remit payment to Complainant and failing to create and maintain a record of that payment. Penalty: \$1,000 fine plus costs, revocation effective 03/22/12.
Wheeler, Carter Bertolet	2008036933	2012-00167	Naples: Carter Bertolet Wheeler, License No. SL3175420. Violation: s. 475.278, F.S., failed to disclose facts that materially affected the value of the Subject Property which were not readily observable to the buyer; s. 475.25(1)(b), F.S., failed to disclose, concealed or misrepresented facts, that effect the value of the Subject Property which were not readily observable to the buyer. Penalty: \$500 fine plus costs, 6 months probation, attend one 2-day FREC general meeting.
Whittington, William Earl	2011024826	2012-04864	Panama City: William Earl Whittington, License No. SL630512. Violation: s. 475.25(1)(f), F.S., found guilty in the United States District Court of the Northern District of Florida, Panama City Division of theft of Government Funds. Penalty: \$250 plus costs, 60 days suspension effective 08/06/12, 12 month probation.
Williams, Jamie Ann	2010005370	2012-03259	Tampa: Jamie Ann Williams, License No. BK404031. Violation: s. 475.25(1)(b), F.S., concealed material information from buyer, thereby misrepresenting the condition of the advertised parcel of land. Penalty: \$2,000 fine plus costs, 6 mos. suspension effective 08/17/12, 3 hr. of ethics course, attend one 2-day FREC meeting.
Wilmoth, Jennifer Jarvis	2010060120	2012-00154	Indianapolis, IN: Jennifer Jarvis Wilmoth, License No. BL3226732. Violation: s. 475.25(1)(m), F.S., failed to disclose, on her application for licensure, her plea of guilty in Indiana; s. 475.25(1)(e), F.S., failed to comply with the requirements of r. 61J2-2.027, F.A.C. Penalty: \$2,000 fine plus costs, 6 months probation, attend one 2-day FREC general meeting.
Zuniga, Juan C.	2009044580	2012-02233	Lake Worth: Juan C. Zuniga, License No. BK3222692. Violation: s. 475.25(1)(b), F.S. Penalty: \$1,500 fine plus costs, 12 months probation, 3 hour ethics course, attend one 2-day FREC meeting.

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