

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
2018**

CITY	NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
Altamonte Springs, FL	Agape Property Management, Inc.	2015-047781	CQ 268780	Altamonte Springs, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to timely remit rental funds to Gendler upon demand for Subject Property 1 and Subject Property 2, estimated to be: \$600.00, total owner's reserve; and \$1,195.00, total security deposit. Penalty: Revocation; Administrative fine of \$500.00; Investigative costs of \$247.50. Effective: 12/10/2018.
Altamonte Springs, FL	Campbell, Marilyn C.	2017-022027	BK 321947	Altamonte Springs, FL: Respondent violated Section 475.5015, Florida Statutes, by failing to comply with the statutory requirements; Section 475.25(1)(v), Florida Statutes, by failing to comply with the statutory requirements; Rule 61J2-14.012, Florida Administrative Code, by failing to comply with the statutory and codified requirements. Penalty: Revocation; Administrative fine of \$1,500.00; Investigative costs of \$429.00. Effective: 12/10/2018.
Altamonte Springs, FL	Corrales, Jason Marvin	2017-002376	SL 3033460	Altamonte Springs, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 09/13/2018.
Altamonte Springs, FL	Gordon, James Grant Jr.	2016-051195	SL 3238865	Altamonte Springs, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, when she violated a Final Order issued under the provision of Chapters 455 and 475, by failing to pay the \$1,000.00 Administrative fine, by failing to pay the administrative costs of \$419.00 and/or by failing to complete a 28 hour reactivation course. Penalty: 10 year suspension, \$287.10 investigative costs. Effective: 02/23/2018.
Apollo Bch., FL	Norton, Melissa Leigh	2017-020384	BK 3335055	Apollo Beach, FL: Respondent violated Section 475.25(1)(d)1 in one or more of the following ways: By refusing to deliver rent monies to Complainant from his properties that Respondent managed for him; By refusing to account for the rent monies she received from the properties of Complainant, to the Complainant; By refusing to account for the expenses incurred for the properties Respondent managed for Complainant. Penalty: Revocation; Investigative costs of \$445.83. Effective: 07/17/2018.
Apopka, FL	De Somer, Keith F.	2017-053356	BK 3056381	Apopka, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 03/25/2019.
Biscayne Park, FL	Marcos, Pablo A.	2017-002551	BK 3020317	Biscayne Park, FL: Respondent violated Section 475.5015, Florida Statutes (2016), and thereby Section 475.25(1)(e), Florida Statutes (2016), by failing to provide one or more of the following requested items: the transaction files, and any related books, accounts and records; deposit verifications; and/or escrow letters. Penalty: Revocation, Investigative costs of \$214.50. Effective: 06/11/2018.
Biscayne Park, FL	Palm Bay Realty Services, Inc.	2017-008405	CQ 1021467	Biscayne Park, FL: Respondent violated Section 475.5015, Florida Statutes (2016), and thereby Section 475.25(1)(e), Florida Statutes (2016), by failing to provide one or more of the following requested items: the transaction files, and any related books, accounts and records; deposit verifications; and/or escrow letters. Penalty: Revocation, Investigative costs of \$387.75. Effective: 06/11/2018.
Boca Raton, FL	Murata, Maria Camila	2016-023591	BK 3266198 BK 3326041 BK 3330594 BK 3334183 BK 3338731 BK 3345773 BK 3346456 BK 3346845 BK 3350300 BK 3364670 BK 3366527 BK 3366441 BK 3368235 BK 3369788 BK 3372663 BK 3378303	Boca Raton, FL: Respondent violated Sections 475.25(1)(d)1, Florida Statutes, as Friendly Realty collected funds for the Subject Rental but Respondent failed to remit the full amount of these funds to Feloney upon lawful demand or as otherwise provided by law. Section 475.25(1)(u), Florida Statutes, by failing to adequately supervise her sales associate; by failing to be placed as assignatory on Friendly Realty's escrow account and/or by failing to review complete documentation regarding transactions and in particular the Subject Rental; Section 475.25(1)(e), Florida Statutes, by failing to provide the transaction file and all supporting documents connected with the Subject Rental, as well as complete escrow reconciliation records and banks statements for Friendly Realty's escrow account. Penalty: 2 months suspension, \$2,250.00 administrative fine, \$1,427.25 investigative costs. Effective: 05/02/2018.
Boca Raton, FL	Vecchio, Richard	2017-018955	BK 3102801	Boca Raton, FL: Respondent violated Section 475.25(1)(d)1., Florida Statutes, through a violation of Rule 61J2-10.032(1)(a), Florida Administrative Code, by failing to institute one of the settlement procedures set forth in Section 475.25(1)(d)1., Florida Statutes, within 30 business days of the last party's demand for the Escrow Deposit. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$500.00; Investigative costs of \$165.00; 4-hour management course. Effective: 08/01/2018.
Boynton Bch., FL	Cook, Brandon Wayne	2017-015127	SL 3338072	Boynton Beach, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 02/23/2018.
Branford, FL	Lamb, Melissa A.	2017-047296	SL 3147108	Branford, FL: Respondent violated Section 475.25(1)(f), Florida Statutes (2015-2016), by pleading nolo contendere to Petit Theft, a crime which directly relates to the activities of a licensed sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 455.227(1)(t), Florida Statutes (2015-2016), and Section 475.25(1)(e), Florida Statutes, by failing to report to the department within 30 days after pleading nolo contendere to Petit Theft. Penalty: \$1,500.00 administrative fine, \$412.50 investigative costs, 6 months suspension, 6 months probation, attend two 2-day FREC meetings. Effective: 05/02/2018.
Cape Coral, FL	Assad, Thomas J.	2015-012239	BK 3295778 BK 3251391 BK 3304795 BK 3311987	Cape Coral, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 02/23/2018.

Cape Coral, FL	Hewins, Richard J.	2017-012028	SL 568005	Cape Coral, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, guilty of dishonest dealings, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme; Section 475.25(1)(e), Florida Statutes and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after pleading no contest to, and being adjudicated guilty of, the crime of Reckless Driving; Section 475.25(1)(k), Florida Statutes, has 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; Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not operate as a broker or operate as a sales associate for any person not registered as her or his employer. Penalty: Attend a 2-day FREC meeting, 30 hour continuing education course, \$1,000.00 administrative fine, \$720.00 investigative costs. Effective: 03/28/2019.
Cape Coral, FL	Winpisinger, Joseph M.	2017-032761	SL 3268729	Cape Coral, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after: pleading Nolo Contender to Reckless Driving; pleading Nolo Contender to Battery Touch or Strike (Domestic Violence); and/or pleading Nolo Contender to Criminal Mischief Less than \$200.00. Penalty: Revocation; Investigative costs of \$231.00. Effective: 07/17/2018.
Cocoa Bch., FL	Dur Rich Realty, Inc.	2017-005498	CQ 254544	Cocoa Beach, FL: Respondent violated Section 475.25(1)(e), Florida Statutes and Rule 61J2-14.012, Florida Administrative Code, by failing to make one or more required monthly statement reconciliations for its security deposit and rental distribution accounts. Penalty: \$1,000.00 administrative fine, \$528.00 investigative costs, 60 days suspension. Effective 02/21/2018.
Cocoa Bch., FL	Richman, Judith Helene	2017-000680	BK 406910	Cocoa Beach, FL: Respondent violated Section 475.25(1)(e), Florida Statutes and Rule 61J2-14.012, Florida Administrative Code, by failing to make one or more required monthly statement-reconciliations for its security deposit and rental distribution accounts. Penalty: \$1,000.00 administrative fine, \$627.00 investigative costs, 60 days suspension, 4-hour escrow management course. Effective: 02/21/2018.
Coral Gables, FL	De La Vega, Daniel	2017-011436	BK 3340740	Coral Gables, FL: Respondent violated 475.25(1)(v), Florida Statutes; 475.25(1)(e), through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to make the records available and failing to provide monthly reconciliations. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$2,000.00; Investigative costs of \$2,862.75; Live/In-person attendance at a 30-hour Broker Management Course; 4-hour Escrow Management Course; Attend (1) 2-day FREC meeting. Effective: 12/11/2018.
Coral Gables, FL	MDLV, LLC	2017-011437	CQ 1033191	Coral Gables, FL: Respondent violated 475.25(1)(v), Florida Statutes; 475.25(1)(e), through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to properly maintain records. By stipulation, Respondent agreed to the following penalty: Effective: 12/11/2018.
Coral Springs, FL	Grimes, Heather	2016-028021	SL 3109146	Coral Springs, FL: Respondent violated Section 475.25(1)(d)1., Florida Statutes, by failing to timely return to Ms. Mettlach the \$9,000.00 escrow deposit remitted to the Respondent's brokerage, International Real Estate Company, in relation to Ms. Mettlach's potential purchase of the Shore Drive property. Penalty: Relinquish real estate instructor license ZH 1002731; relinquish real estate school license ZH1002326; investigative costs of \$1,290.30. Effective 08/31/2018.
Coral Springs, FL	Pierce, William	2017-031100	SL 3119263	Coral Springs, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to notify the Commission in writing within 30 days of having received a withheld adjudication on eight counts of Violation a Domestic Violence Injunction; Section 475.25(1)(c), Florida Statutes, by publishing that he is a master broker when in reality his licenseure with the Department is as a Sales Associate. By stipulation, Respondent agreed to the following penalty: \$2000.00 administrative fine, \$198.00 investigative costs, attend two 2-day FREC meetings, shall designate a new qualifying broker for William Luxury Real Estate, Inc. within 30 days, shall remove the title Master Broker from all letterhead for Williams Pierce Luxury Real Estate, Inc. Effective: 06/11/2018.
Crestview, FL	Mihelich, Alisha Anna	2017-036723	SL 3343038	Crestview, FL: Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to submit a written report to the Department within 30 days of pleading no contest/or being adjudicated guilty of one count of DUI with Injury and/or Property Damage; by failing to submit a written report to the Department within 30 days of pleading no contest to and having adjudication withheld of one count of Open Container Alcohol. Penalty: \$250.00 administrative fine, \$165.00 investigative costs. Effective: 06/08/2018.
Davenport, FL	Thomas, Shana Denell	2016-052523	SL 3082683	Davenport, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, when she pled no contest to the crimes of fraudulent use of personal identification information and third degree grand theft; Section 475.25(1)(p), Florida Statutes, by failing to timely inform the Commission of her plea of no contest to third degree grand theft; and/or inform the Commission of her plea of no contest to fraudulent use of personal identification information. Penalty: Suspension for 5 years; investigative costs of \$346.50. Effective: 08/31/2018.
Delray Bch., FL	Hufer, Sascha Michael	2017-026221	SL 3189235	Delray Beach, FL: Respondent violated Section 475.25(1)(e), Florida Statutes in or more of the following ways: by failing to pay the \$1,000.00 administrative fine, failing to pay the \$1,584.00 investigative costs, failing to attend (3) 2-day FREC meetings and/or by failing to complete 3-hour core law course, all within 6 months of the effective date of the Final Order. Penalty: Revocation. Effective: 06/08/2018.
Destin, FL	Thornburg, Edward G. Jr.	2016-025924	SL 433630	Destin, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to report to the Department within 30 days of pleading no contest to, being adjudicated guilty of one count of Possession of Cocaine and one count of Narcotic Equipment Possession; by being adjudicated guilty of one count of Driving Under the Influence, one count of Possession of Cocaine and one count of Fleeing to Elude Highspeed; by being adjudicated guilty of one count of Possession of Drug Paraphernalia. By stipulation, Respondent agreed to the following penalty: \$500.00 administrative fine, \$2,963.40 investigative costs, 3-hour Core Law course. Effective: 02/21/2018.
Dunedin, FL	Roth, Allan	2017-031231	SL 3314807	Dunedin, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 02/22/2018.
Durango, CO	Brinley, Stephen Coapes	2017-018479	SL 505061	Durango, CO: Respondent violated Section 475.25(1)(b), Florida Statutes, when he acted fraudulently, dishonestly and/or breached the trust of Moreland when he occupied Subject Property without the consent or permission of Moreland. Penalty: \$2,500.00 administrative fine, \$211.20 investigative costs, 6 months suspension, 6 months probation, attend two 2-day FREC meetings. Effective: 05/02/2018.
Ft. Lauderdale, FL	Mesa, Rosa	2017-022099	SL 3136832	Ft. Lauderdale, FL: Respondent violated Section 475.25(1)(f), Florida Statutes in one or more of following ways: By entering a plea of nolo contendere to the crime of Grand Theft (3rd Degree by being adjudicated guilty of the crime of Grand Theft (3rd Degree); by entering a plea of nolo contendere to the crime of Uttering a Forged Instrument; by being adjudicated guilty of the crime of Uttering a Forged Instrument; by entering a plea of nolo contendere to the crime of Criminal Use of Personal; by being adjudicated guilty of the crime of Criminal Use of Personal; by entering a plea of nolo contendere to the crime of Possession of an Unlawfully Issued, Stolen or Fictitious Driver's License; by being adjudicated guilty of the crime of Possession of an Unlawfully Issued, Stolen or Fictitious Driver's License. Penalty: Revocation. Effective 08/31/2018.

Miami Bch., FL	Alas, Roberto Alfonso Zarceno a/k/a Alas, Roberto Zarceno	2017-012929	SL 3258952	Miami Beach, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, has been guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishones dealing by trick , scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; has aided, assisted, or conspired with any other person engaged in any such misconduct and in furtherance thereof; or has formed an intent, design, or furtherance of such intent, design, or scheme; Section 475.25(1)(f), Florida Statutes, has been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revoked and \$1,254.00 Investigative Costs. Effective: 03/13/2019.
Miami Bch., FL	Regatta Real Estate	2017-002426	CQ 1005647	Miami Beach, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, including but not limited to, in one or more of the following ways: Respondent misrepresented that security deposit funds were being exclusively held in Regatta's Security Deposit Account; Respondent breached the fiduciary duty owed to his clients by transferring funds out of Regatta's Security Deposit Account without proper authorization; and Respondent concealed the transfers from Regatta's Security Deposit Account. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$1,000.00; Investigative costs of \$552.75. Effective: 08/31/2018.
Miami Bch., FL	Voda, Timothy	2016-055091	BK 638152	Miami Beach, FL: Respondent violated Section 475(1)(b), Florida Statutes, including but not limited to, in one or more of the following ways: Respondent misrepresented that security deposit funds were being exclusively held in Regatta's Security Deposit Account into Regatta's Operating Account without proper authorization on one or more occasions; Section 475(1)(b), Florida Statutes, including but not limited to, in one or more of the following ways: Respondent misrepresented that security deposit funds were being exclusively held in Regatta's Security Deposit Account; Respondent breached the fiduciary duty owed to his clients by transferring funds out of Regatta's Security Deposit Account without proper authorization; and Respondent concealed the transfers from Regatta's Security Deposit Account. Penalty: Administrative fine of \$1,000.00; investigative costs of \$495.00. Effective: 08/31/2018.
Miami, FL	305 Miami Realty, LLC	2017-010209	CQ 1037338	Miami, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to deliver the deposit to owner after the termination of property management services; Section 475.25(1)(e), Florida Statutes, by violating Rule 61J2-10.038(2), Florida Administrative Code, when they failed to update their current address. Penalty: Revocation; Investigative costs of \$346.50. Effective: 07/17/2018.
Miami, FL	Duran, Rafael Afrif	2016-038321	SL 3165648	Miami, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 05/02/2018.
Miami, FL	Fragomeno, Lee Anthony	2016-056473	BK 3243192	Miami, FL: Respondent violated Section 475.25(10)(p), Florida Statutes, by failing to timely inform the Commission in writing after pleading guilty to and being adjudicated guilty of Grand Theft and violation of the Florida Money Laundering Act. Penalty: Revoked. Effective: 02/21/2018.
Miami, FL	Gomez, Ivonne	2017-002254	SL 3190514	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty to the felony of Conspiracy to Defraud the United States and Pay Health Care Kickbacks and by being adjudicated of the above offense by the Court. Penalty: Revoked, \$684.50 investigative costs. Effective: 02/21/2018.
Miami, FL	Muniz, Judith Ileana	2017-051052	SL 3200595	Miami, FL: Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the commission of her plea of guilty to felony Organized Fraud; Section 475.25(1)(f), Florida Statutes, when she pled guilty to the crime of Organized Fraud. Penalty: Revocation, Investigative costs of \$155.10. Effective: 06/11/2018.
Miami, FL	Perez, Lionel Nielson	2017-003650	BK 3095412	Miami, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to deliver the Deposit to Owner after termination of property management services; Section 475.25(1)(e), Florida Statutes, by violating Rule 61J2-10.038(2), Florida Administrative Code, when they failed to update their current address. Penalty: Revocation; Investigative costs of \$693.00. Effective: 07/17/2018.
Naples, FL	Cecil, Cherrie L.	2017-029087	SL 3150017	Naples, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, when she pled guilty to the crimes of false and fraudulent insurance claims. Penalty: Revocation; Investigative costs of \$231.00. Effective: 12/11/2018.
Naples, FL	Jimenez, Ricardo	2017-005701	BK 3225672	Naples, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to provide an account statement for the funds collected or remit the funds to Complainant; Section 475.5015, Florida Statutes, by failing to respond to or provide records as requested by Petitioner's investigator. Penalty: \$1,000.00 fine, \$544.50 costs, one year suspension, one year probation, attend one 2-day FREC meeting. Effective: 06/11/2018.
Naples, FL	Ricardo Realty, LLC	2017-013150	CQ 1045165	Naples, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to provide an account statement for the funds collected or remit the funds to Complainant. Penalty: Suspension for 1-year, Investigative costs of \$239.25. Effective: 06/11/2018.
New Port Richey, FL	Horan, Cody James	2017-024102	SL 330304	New Port Richey, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, in one or more of the following ways: by entering pleas of guilty to the charges of Count I (felony Aggravated Assault); Count II (felony Fleeing or Eluding); Count III (misdemeanor Driving Under the Influence); Count IV (misdemeanor Refusal to Submit to Testing) and Count V (misdemeanor Possession of Marijuana); by originally being adjudicated guilty of the DUI charge (Count III) and receiving withheld adjudications on Counts I, II, IV and V by the Court; By admitting violating his probation on Counts I, II, III, IV and V, resulting in the Court subsequently adjudicating him guilty on Counts I, II, IV and V. Penalty: Revocation, Investigative costs of \$135.30. Effective: 06/11/2018.
Newberry, FL	Ables, Constance Allison	2017-009452	BK 3209292	Newberry, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to, after receiving conflicting demands, timely request the Commission issue an escrow disbursement order, submit the matter to arbitration, seek adjudication of the matter by court, or submit the matter to mediation; Section 475.25(1)(e) , Florida Statutes and Rule 61J2-10.032(1)(a), Florida Administrative Code, by failing to timely notify the Commission within 15 business days of receiving conflicting demands for the escrow deposit; by failing to institute one of the settlement procedures set forth in Section 475.25(1)(d)1, Florida Statutes, within 30 business days of the last party's demand for the Escrow deposit; Section 475.25(1)(b), Florida Statutes by falsely claiming that a request for an escrow disbursement order had been properly submitted to the Commission. Penalty: \$2,000.00 administrative fine, \$363.00 investigative costs, 6 months probation, attend two 2-day FREC meetings, 28 hour broker reactivation course, provide evidence that buyer and seller received \$1,000.00 from Respondent. Effective: 05/02/2018.

Newberry, FL	Gainesville Real Estate Two, LLC d/b/a Allison Ables Real Estate	2017-009457	CQ 1037277	Newberry, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to, after receiving conflicting demands, timely request the Commission issue an escrow disbursement order, submit the matter to arbitration, seek adjudication of the matter by court, or submit the matter to mediation. Penalty: \$500.00 administrative fine, \$280.50 investigative costs. Effective: 05/02/2018.
Ocala, FL	Eqqus Realty and Development, Inc	2017-019961	CQ 1012354	Ocala, FL: Respondent violated Section 475.25(1)(k), Florida Statutes, when Respondent's Broker failed to immediately place the Deposit in an escrow account or in escrow with a title company. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$1,500.00, Investigative costs of \$792.00; 4-hour Escrow Management course, Attend (1) 2-day FREC meeting. Effective: 06/11/2018.
Ocala, FL	Neff, Carol J.	2017-015129	BK 314197	Ocala, FL: Respondent violated Section 475.25(1)(k), Florida Statutes, when she failed to immediately place the Deposit in an escrow account or in escrow with a title company. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$1,500.00, Investigative costs of \$792.00; 4-hour Escrow Management course, Attend (1) 2-day FREC meeting. Effective: 06/11/2018.
Odessa, FL	Garcia, Nicole Diane	2017-007881	SL 3215840	Odessa, FL: Respondent violated 475.25(1)(b); 475.25(1)(e), through a violation of Section 475.42(1)(a), Florida Statutes, by operating as a sales associate without holding a current active license. Penalty: Revocation; Investigative costs of \$404.58. Effective: 12/11/2018.
Orange Park, FL	Weister, Pamela	2017-014884	SL 3228086	Orange Park, FL: Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the commission of her plea of guilty to felony Child Abuse. Penalty: Administrative fine of \$500.00; Investigative costs of \$701.25; Core law course Effective: 12/10/2018.
Orlando, FL	First Place Realty and Property Ma	2017-026752	CQ 1026889	Orlando, FL: Respondent violated Section 475.25(1)(k), Florida Statutes; Section 475.25(1)(v), Florida Statutes. Penalty: Revocation; Administrative fine of \$5,000.00; Investigative costs of \$264.00. Effective: 12/10/2018.
Orlando, FL	Santana, Cuco	2017-036396	SL 3269586	Orlando, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to timely report the plea of nolo contendere to "Reckless Driving causing Damage/Injury" to the Department. Penalty: Administrative fine of \$500.00, Investigative costs of \$552.75. Effective: 06/08/2018.
Orlando, FL	Schon, Jonathan Charles	2017-026748	BK 678471	Orlando, FL: Respondent violated Section 475.25(1)(k), Florida Statutes; Section 475.25(1)(v), Florida Statutes. Penalty: Suspension for 5 years; Administrative fine of \$2,000.00; Investigative costs of \$297.00; 4-hour escrow management course and a 28-hour activation course. Effective: 12/10/2018.
Orlando, FL	Tiley, Kelly	2017-039428	SL 3254371	Orlando, FL: Respondent violated Section 475.227(1)(t), Florida Statutes, by failing to report in writing to the board, if there is not board, the department within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction. Penalty: \$250.00 Administrative fine and \$305.25 Investigative costs. Effective 03/25/2019.
Orlando, FL	Wonn, Glenda Gemme Joyce	2017-052824	SL 597891	Orlando, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 03/07/2019.
Palm Coast, FL	Gentchov, Valentine G.	2017-039426	SL 3163575	Palm Coast, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading no contest to petit theft; Section 475.25(1)(f), Florida Statutes, when he pled no contest to petit theft. Penalty: Administrative fine of \$1,000.00; Investigative costs of \$429.00; Probation for 6 months. Effective: 09/13/2018.
Palm Coast, FL	McGraw, James R.	2016-012434	BK 494801	Palm Coast, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, by directing the tenants to stop making payments to Century and commence making rental payments to Respondent or McGraw Realty; by informing the tenants that, the owners of your rental property have elected to join me in providing continued Property management services with my company, when he did not have signed property management contracts with the rental property owner's. By stipulation, Respondent agreed to the following penalty: \$1,500.00 administrative fine, \$371.25 investigative costs, 14 hour Core Law course, attend a one 2-day FREC meeting. Effective: 02/23/2018.
Pembroke Pines, FL	Garrick, Worrell Alexander	2017-010414	SL 3106804	Pembroke Pines, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to notify the Commission in writing within 30 days of entering a plea of nolo contendere to criminal charges and receiving an adjudication of guilt on the felony driving charge and a withheld adjudication on a misdemeanor marijuana charge. Penalty \$1,000.00 administrative fine, \$973.00 investigative costs, probation for 6 months. Effective 08/31/2018.
Pembroke Pines, FL	Lawson, Jason J.	2017-042159	SL 3262226	Pembroke Pines, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to pay the \$500.00 administrative fine. Penalty: Revocation and Investigative Costs of \$214.50. Effective: 03/25/2019.
Pembroke Pines, FL	Padron, Diana	2018-006684	BK 3024503	Pembroke Pines, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to complete one three-hour Ethics course; and/or by failing to attend one complete 2-day FREC meeting. Penalty: Revocation and Investigative Costs of \$258.00. Effective: 03/25/2019.
Pinellas Park, FL	King, Alicia Faith	2016-018069 2016-018731	BK 3203595 BK 3261628 BK 3293588 BK 3306619 BK 3335771 BK 3354773 BK3363985	Pinellas Park, FL: Respondent violated Section 475.25(1)(u), Florida Statutes, by failing to adequately supervise her sales associates; by failing to be placed as signatore on Friendly's escrow account; and/or by failing to review complete documentation regarding transactions and in particular the Subject Rental; Sections 475.25(1)(e) and 475.26(1)(b), Florida Statutes, by failing to provide the transaction file and all supporting documents connected with the Subject Rental, as well as complete escrow reconciliation records and banks statements for Friendly's escrow account; Section 475.25(1)(d)1, Florida Statutes, as Friendly Realty collected funds for the Subject Rental but Respondent failed to remit the full amount of these funds to Viton upon lawful demand or as otherwise provided by law. Penalty: \$2,000.00 Administrative fine, \$3,234.00 Investigative Costs; attend 3 FREC meetings. Effective: 02/22/2019.
Pompano Bch., FL	Moran, Katherine Frances	2017-033410	SL 3117802	Pompano Beach, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Penalty: Effective: 08/01/2018.

Pompano, FL	Gonzalez, Imelda Pangilinan	2017-000568 2017-046895 2017-049525 2017-051511 2016-043860 2017-009966 2017-047946 2017-049720 2017-046390 2017-051490 2017-054011 2017-055475 2017-055479 2017-059931	SL 3069735	Pompano, FL: Respondent violated Section 475.25(1)(d)1., Florida Statutes, by doing one or more of the following: failing to timely account for or deliver the escrow; commingling the escrow deposit with the operating funds; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-5.016, Florida Administrative Code, by being an officer and/or director of Arcadia, even after notice from the Department in 2012 regarding the impropriety of such an arrangement; Section 475.42(1)(b), Florida Statutes, by acting as a broker in one or more of the following ways: holding an officer and/or director position in Arcadia; maintaining signatory authority over an escrow account; Section 475.25(1)(k), Florida Statutes, by, contrary to the terms of both the Contract and the Deposit Receipt, misdirecting Buyer's Escrow into Respondent's and Arcadia's operating account; Section 455.227(1)(m), Florida Statutes, by making an untrue statement in one or more of the following ways: stating in the Deposit Receipt that the Escrow was received as an "earnest money deposit" when it was actually placed into an Operating Account; providing a "Receipt for Escrow" when the funds received had actually been placed into an Operating Account; Section 475.42(1)(a), Florida Statutes, by facilitating a real estate transaction while her license was inactive. Penalty: Revocation; Investigative costs as follows: Case No. 2017-000568; \$577.20; Case No. 2017-046895, \$173.25; Case No. 2017-049525, \$214.50; Case No. 2017-051511, \$272.75; Case No. 2016-043860, \$684.75; Case No. 2017-009966, \$678.15; Case No. 2017-047946, \$173.25; Case No. 2017-049720, \$346.50; Case No. 2017-046390, \$288.75; Case No. 2017-051490, \$280.50; Case No. 2017-054011, \$455.50; Case No. 2017-055475, \$313.50; Case No. 2017-055479, \$338.25; Case No. 2017-059931, \$264.00. Effective: 12/11/2018.
Pompano, FL	Gonzalez, Imelda Pangilinan	2016-016326 2017-000688	SL 3069735	Pompano, FL: Respondent violated Section 475.25(1)(d)1., Florida Statutes, by failing to timely account or deliver the escrow and commingling the escrow deposit with the operating funds; Section 475.25(1)(e), Florida Statutes and Rule 61J2-5.016, Florida Administrative Code, by being an officer and/or director of Arcadia, even after notice from the Department in 2012 regarding the impropriety of such arrangement; Sections 475.42(1)(b), and 475.01.(1)(a), Florida Statutes, holding an officer/or director position in Arcadia and maintaining signatory authority over escrow account; 475.25(1)(k), Florida Statutes, by contrary to the terms of both the Contract and the Deposit Receipt, misdirecting Buyer's Escrow into Respondent's and Arcadia operating account; Section 455.227(1)(m), Florida Statutes, by making an untrue statement in the Contract and Deposit Receipt that the Escrow was received as an "earnest money deposit" when it was actually placed into a Operating Account; Section 475.42(1)(a), Florida Statutes, by facilitating a real estate transaction while her license was inactive. Penalty: Revocation; Investigative Costs as follows: Case No. 2016-01626;\$932.25; Case No. 2017-000688; \$462.33. Effective: 02/26/2019.
Port Orange, FL	Anderson, Julie Lynn	2016-056193	BK 3067285	Port Orange, FL: Respondent violated Rule 61J2-14.012, Florida Administrative Code, thereby violating Section 475.25(1)(e), Florida Statutes, in or more of the following ways: failing to have an itemized list of the broker's trust liability for the rental distribution account; failing to make one or more required monthly reconciliation statements; Section 475.25(1)(k), Florida Statutes, when she failed to keep rental funds in a trust or escrow account until disbursement; Section 475.25(1)(b), Florida Statutes, including but not limited to one or more of the following ways: by failing to have an itemized list of the broker's trust liability for the rental distribution account; by failing to make one or more required monthly reconciliation statements; by transferring rental funds from her escrow account into her operating account; by failing to keep rental funds in a trust or escrow account until disbursement; and by intermingling rental funds with Respondent's own money. Penalty: Administrative fine of \$1,000.00; Investigative costs of \$1,179.75; Complete a 4-hour escrow management course; Attend (2) 2-day FREC meetings; Probation for 6 months. Effective: 07/12/2018.
Royal Palm Beach, FL	Tidas, Steven	2017-014885	SL 3133106	Royal Palm Beach, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, guilty of dishonest dealings, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme; Section 475.25(1)(f), Florida Statutes, has been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a license broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after pleading nolo contendere and being adjudicated guilty of the charge of conspiracy to impede the Internatla Revenue Service. Penalty: Revoked. Effectived: 03/25/2019.
Seffner, FL	Hristova, Snejana I.	2018-011527 2018-016505 2018-017181 2018-023296 2018-028260 2018-029536	SL 30856580	Seffner, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 03/25/2019.
Seffner, FL	Stoykov, Stoyko Petrov	2018-020222 2018-020932 2018-025862 2018-032115	BK 3092860	Seffner, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 03/29/2019.
S. Daytona, FL	Home Sweet Home Services, LLC	2017-002820	CQ 1047089	South Daytona, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, in one or more of the following ways: Respondent failed to have an itemized list of the broker's trust liability for the rental distribution account; Respondent did not make one or more required monthly reconciliation statements; Section 475.25(1)(k), Florida Statutes, when he failed to keep rental funds in a trust or escrow account until disbursement. Penalty: Administrative fine of \$2,000.00; Investigative costs of \$660.00. Effective: 08/28/2018.

San Antonio, FL	Jones, Linda L.	2016-049828	BL 664725	San Antonio, FL: Respondent violated Section 475.25(1)(m), Florida Statutes by concealing to the crime of Criminal Mischief; by misrepresenting that she was not charged with the crime of Leaving the Scene of an Accident Involving Injury where in fact she pled nolo contendere and the Court withheld adjudication; by misrepresenting her crime and the result thereof as Disorderly Conduct with adjudication withheld, where in fact she pled nolo contendere to and was adjudicated guilty of the crime of Disorderly Intoxication; by misrepresenting that she was found not guilty of the crime of Filing False Report, where in fact she pled nolo contendere to an had adjudication withheld in the crime of False Report to a Law Enforcement Officer; Section 455.227(1)(t), Florida Statutes, by failing to timely inform the Commission in writing after entering pleas of nolo contendere or guilty to the crime of Aggravated Assault and Burglary of an Unoccupied Dwelling and Criminal Mischief; Section 475.25(1)(f), Florida Statutes, when she pled nolo contendere to and was adjudicated guilty of a crime of Burglary of an Unoccupied Dwelling, a crime of moral turpitude. Penalty: \$250.00 administrative fine, \$132.00 investigative costs, 6 months probation, 3 hour core law course. Effective: 02/21/2018.
Sarasota, FL	Orjuela, Freddy Eduardo	2017-002520	SL 3263312	Sarasota, FL: Respondent violated Section 475.25(1)(f), Florida Statutes in one or more of following ways: by being found guilty by jury verdict of the crime of knowingly and willfully making a false statement to a financial institution on a loan application. Penalty: Revocation; investigative costs of \$156.75. Effective: 08/31/2018.
St. Augustine, FL	Mac Kay, Polly Esther	2017-025732	BL 638450	Saint Augustine: Respondent violated Sections 475.25(1)(e), and 455.227(1)(t), Florida Statutes, by failing to inform the board, in writing, of her plea of nolo contendere to the crimes of DUI with damage and resisting an officer without violence within thirty days of making the plea. Penalty: \$250.00 administrative fine, \$363.00 investigative costs, 12 months probation, 3 hour core law course and attend one 2-day FREC meeting. Effective: 2/23/2018.
St. Johns, FL	Leveton, Daniel	2017-045340	SL 3067597	Saint Johns, FL: Respondent violated Section 455.227(1)(t), Florida Statutes (2016), and thereby Section 475.25(1)(e), Florida Statutes (2016), by failing to inform the commission in writing within 30 days after entering a plea of nolo contendere to one count of Petit Theft, a first degree misdemeanor; Section 475.25(1)(f), Florida Statutes (2016), by pleading nolo contendere to one count of Petit Theft, a first degree misdemeanor, a crime which directly relates to the activities of a licensed sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Suspension for 1 year; administrative fine of \$1,250.00; investigative costs of \$181.50; 14 hour classroom continuing education course; 1 complete FREC general meeting. Effective: 09/04/2018.
St. Petersburg, FL	Bender, Monique	2016-040716	SL 3338156	St. Petersburg, FL: Respondent violated Section 475.42(1)(b), Florida Statutes, by violating Section 475.25(1)(e), Florida Statutes, by being licensed as a sales associate and operating as a broker by agreeing to do the following for the purpose of collecting or receiving compensation or valuable consideration, without having an ownership interest in the property, in one or more of the following ways: a. by agreeing to collect all rents as they become due; b. by agreeing to advertise for tenants, screen tenants and select tenants of suitable credit worthiness; and c. by agreeing to rent and to lease the property, to sign, renew and to cancel rental agreements and leases for the property or any part thereof; Section 455.227(1)(j), Florida Statutes, by violating Section 475.25(1)(e), Florida Statutes, by aiding, assisting, employing, and advising Allstar and Bender in the performance of brokerage activities, as defined in Section 475.01(a), Florida Statutes. Penalty: Revocation, Investigative costs of \$604.23. Effective: 08/31/2018.
St. Petersburg, FL	Vellanti, Christopher	2017-001321	SL 520632	St. Petersburg, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by violating Section 455.227(1)(t), Florida Statutes, by failing to report to the Department within 30 days of pleading guilty to one count of Trespass in Structure or Conveyance. Penalty: \$250.00 administrative fine, \$115.50 investigative costs. Effective: 05/02/2018.
Stuart, FL	Martell, Rochelle	2017-007025	SL 3100153	Stuart, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 08/01/2018.
Sugarloaf Key, FL	Veloso, Domingo J.	2016-053074	BK 91833	Sugarloaf Key, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, in one or more of the following ways: by being found guilty by the jury of Leaving the Scene of a Crash Involving Death; by being adjudicated guilty of the crime of Leaving the Scene of a Crash Involving Death; Section 475.25(1)(p), Florida Statutes (2013), in one or more of the following ways: by failing to inform the Commission in writing within 30 days after being found guilty by the jury of the felony of Leaving the Scene of a Crash Involving Death; by failing to inform the Commission in writing within 30 days after being adjudicated guilty of the felony of Leaving the Scene of a Crash Involving Death. Penalty: Revocation. Effective: 12/10/2018.
Sunny Isles Bch., FL	Davydov, Vladimir V.	2017-012556	BK 3071202	Sunny Isles Beach, FL: Respondent violated Section 475.42(1)(j), Florida Statutes, and thereby violated Section 475.25(1)(a), in one or more of the following ways: by submitting a Broker Registration form for Doiban under the name Florida Dream Realty & Mortgage to Parque Towers; by submitting Internal Revenue Form W-9 Revenue Form, under the Florida Dream Realty & Mortgage to Parque Towers; by receiving a commission check from Parque Towers for \$66,033.33, made payable to Florida Dream Realty & Mortgage; Section 475.5015, Florida Statutes, and thereby violated Section 475.25(1)(e), by failing to provide the transaction file and all real estate records to the transaction connected with Subject Property. Penalty: Investigative costs of \$907.50. Effective: 12/10/2018.
Sunny Isles Bch., FL	Laureti, Marco Antonio	2017-053361		Sunny Isles, FL: Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission that he was found guilty of the felonies of Wire Fraud Affecting a Financial Institution and Conspiracy to Commit Wire Fraud Affecting a Financial Institution; Section 475.25(1)(f), Florida Statutes, when he was found guilty of Wire Fraud Affecting a Financial Institution and Conspiracy to Commit Wire Fraud Affecting a Financial Institution; Section 475.25(1)(b), Florida Statutes, when he was found guilty of Wire Fraud Affecting a Financial Institution and Conspiracy to Commit Wire Fraud Affecting a Financial Institution. Penalty: Revocation; Investigative costs of \$16.60. Effective: 09/17/2018.
Sunrise, FL	Kellner, Peter A.	2017-056137	SL 3251092	Sunrise, FL: Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to comply with the statutory requirements; Section 475.25(1)(f), Florida Statutes, by being found guilty of willfully attempting to evade or defeat federal tax obligations. Penalty: Suspension until September 30, 2019; Administrative fine of \$750.00; Investigative costs of \$318.45. Effective: 12/10/2018.
Tallahassee, FL	Withers & Associates Realty LLC	2016-037915	CQ 1035936	Tallahassee, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to timely deliver all rental funds to the Kilker, upon demand; Sections 475.5015, and 475.25(1)(e), Florida Statutes, by failing to keep and make available to the department the brokerages bank statements, monthly reconciliation statements, and other documents to ensure the brokerage's compliance with Chapter 475, Florida Statutes; Section 475.25(1)(k), Florida Statutes, when it failed to place rental funds in an escrow or trust account. Penalty: Revoked, \$874.50 investigative costs. Effective: 05/02/2018.

Tallahassee, FL	Withers, Daniel C.	2016-033728	BK 3229906	Tallahassee, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to timely deliver all rental funds to the Brown, upon demand; Sections 475.5015, and 475.25(1)(e), Florida Statutes, by failing to keep and make available to the department WAR's bank statements, monthly reconciliation statements, and other documents to ensure the brokerage's compliance with Chapter 475, Florida Statutes; Section 475.25(1)(k), Florida Statutes, when he failed to place rental funds in an escrow or trust account; Section 475.25(1)(b), Florida Statutes, by failing to immediately place rental funds into an institution or account holding trust powers; by failing to timely remit rental proceeds. Penalty: Revoked. Effective: 05/02/2018.
Tallahassee, FL	Withers, Daniel C.	2016-033811	BK 3229906	Tallahassee, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to timely deliver all rental funds to the Kilker, upon demand; Sections 475.5015, and 475.25(1)(e), Florida Statutes, by failing to keep and make available to the department WAR's bank statements, monthly reconciliation statements, and other documents to ensure the brokerage's compliance with Chapter 475, Florida Statutes; Section 475.25(1)(k), Florida Statutes, when he failed to place rental funds in an escrow or trust account; Section 475.25(1)(b), Florida Statutes, by failing to immediately place rental funds into an institution or account holding trust powers; by failing to timely remit rental proceeds. Penalty: Revoked. Effective: 05/02/2018.
Tampa, FL	Harles, Gerald Alois II	2017-020984	SL 3361576	Tampa, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, when he pled nolo contendere to and was adjudicated guilty of the crime of Exhibition of a Firearm and Assault. Penalty: \$250.00 Administrative fine and \$317.13 Investigative costs. Effective: 02/27/2019.
Venice, FL	Manuri, Michael A.	2017-015047	SL 396730	Venice, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to pay the \$500.00 Administrative fine, by failing to pay the administrative costs of \$561.00 and by failing to attend one 2-day Commission meeting. Penalty: license suspended until the outstanding final order is fully satisfied. Effective: 02/23/2018.