

2019 FLORIDA REAL ESTATE COMMISSION DISCIPLINARY ACTIVITY REPORT

CITY	NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION	EFFECTIVE DATE
Alpharetta, GA	Strickland, Travis	2018057532	SL 3169215	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$354.75. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	12/18/2020
Arcadia	Crites, Andrew	2017-027090	SL 3273707	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the FREC 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: Revocation; investigative costs of \$354.75.	5/6/2019
Aventura	Saecker, Dirk	2018042040	BL 3050489	Action Taken: Administrative fine of \$500.00; investigative costs of \$363.00. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	12/18/2020
Boca Raton	Custing, Liam	2018-006695	SL 3252741	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Administrative fine of \$250; investigative costs of \$85.50.	7/16/2019
Boca Raton	Avi Stern	2018059072	SL 3244448	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation; administrative fine of \$2,500.00; investigative costs of \$148.50.	11/19/2019
Boca Raton	Scott Meyers	2019010827	SL 707989	Settlement agreement to voluntarily relinquish license for permanent revocation. Effective Date: 11/19/2019	11/19/2019
Bonita Springs	Johnson, Marjorie	2018059323	SL 3335840	Action Taken: Administrative fine of \$1,000.00; investigative costs of \$154.55; probation for 9 months. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony.	12/18/2020
Boynton Beach	Rosa Martinez	2016001356	SL 3015561	Settlement agreement to voluntarily relinquish license for permanent revocation.	11/19/2019
Boynton Beach	Montanino, Mona	2019008167	SL 3258354	Action Taken: Administrative fine of \$500.00; investigative costs of \$249.11; probation for 6 months; 1 complete FREC meeting. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	12/18/2020
Boynton Beach	Bueno, Juan	2019027089	SL 702099	Action Taken: Administrative fine of \$1,000.00; investigative costs of \$646.50; probation for 90 days. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	12/18/2020
Boyton Beach	Humphries, Brian	2017-061621	SL 649064	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fine of \$750.00; investigative costs of \$198.00; one complete FREC meeting.	5/22/2019

Boyton Beach	Neser, Debra Ann	2016-007944	BK 665569 BK 3044744 BK 3318045	Respondent violated Section 475.25(1) (b), Florida Statutes, by being 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)(d) 1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25 (1)(k) Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission within 30 days after adjudication of guilt; Rule 61J2-14.012(2), Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled bank balance(s) of all trust accounts; Section 475.5015, Florida Statutes, through Section 475.285 (1)(e), Florida Statutes, by failing to keep and make available to the brokerage bank states, monthly reconciliation statement, and other documents necessary to ensure the brokerage's compliance. Penalty: Revocation; administrative fine of \$3,500.00; investigative costs of \$1,625.25.	3/13/2019
Boyton Beach	Neser, Debra Ann	2016-007944	BK 665569 BK 3044744 BK 3318045	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled bank balance(s) of all trust accounts; Section 475.5015, Florida Statutes, through Section 475.285(1)(e), Florida Statutes, by failing to keep and make available to the brokerage bank statements, monthly reconciliation statement, and other documents necessary to ensure the brokerage's compliance. Penalty: Revocation; administrative fine of \$3,500.00; investigative costs of \$1,625.25.	3/13/2019
Bradenton	Griffith, Kellie S.	2019-009245	SL3035224	Settlement agreement to voluntarily relinquish license for permanent revocation.	10/1/2019
Brandford	Melissa Lamb	2019008501	SL 3147108	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Revocation; administrative fines of \$1,000.00; investigative costs of \$412.50.	11/19/2019
Cape Canevaral	Brinkley, Darle	2018-062194	SL 660689	Settlement agreement to voluntarily relinquish license for permanent revocation.	10/25/2019
Cape Coral	Wilson, Scott	2018-033476	SL 695082	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission within 30 days after adjudication of guilt. Penalty: Administrative fine of \$250.00; investigative costs of \$198.00; probation for 6 months.	3/7/2019
Cape Coral	Cheney, Christopher	2017-047103	BK 3030963 BK 3225190	Respondent violated Section 475.25(1)(s), Florida Statutes, by having had a registration suspended, revoked, or otherwise acted against in any jurisdiction. Penalty: Revocation; investigation costs of \$544.50.	5/6/2019
Cape Coral	Lianza, Nazareno Exequiel	2018-009077	SL 3264128	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/10/2019
Cape Coral	Gennaro Realty Group, Inc	2018-005678	CQ 1018229	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/26/2019

Cape Coral	Sambrato, Joan	2017-057447	BK 697043	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/27/2019
Cape Coral	Aqua Realty Group of Lee County, LLC	2018-032432 2018-043709 2018-044873 2018-045152 2018-045154 2018-046110 2018-046198	CQ104839	Per listed case, Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; total investigative costs of \$3,547.50.	10/1/2019
Cape Coral	Marro, Marie Ann	2018-043551 2018-028263 2018-042637 2018-043910 2018-043934 2018-044438 2018-044828	BK3127851	Per listed case, Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; total investigative costs of \$4,644.75.	10/1/2019
Cape Coral	Carlos Rovira	2019-017358	BK 3249208	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$1,000.00; investigative costs of \$330.00; probation for 9 months; 2 complete FREC meetings.	11/19/2019
Cape Coral	Eyerman, Aaron	2017054409	BK 3211987	Settlement agreement to voluntarily relinquish license for permanent revocation.	12/18/2020
Carrabelle	Daniel Bolino	2018052749	BL 3141734	Settlement agreement to voluntarily relinquish license for permanent revocation.	11/19/2019
Casselberry	LEON, SUSANA M	2018-027033	3164154	Respondent violated Section 475.25(1)(b), guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; has aided, assisted, or conspired with any other person engaged in any such misconduct and in furtherance thereof; or has formed an intent, design, or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme. It is immaterial to the guilt of the licensee that the victim or intended victim of the misconduct has sustained no damage or loss; that the damage or loss has been settled and paid after discovery of the misconduct; or that such victim or intended victim was a customer or a person in confidential relation with the licensee or was an identified member of the general public. Penalty: Revocation; administrative fine of \$2,500.00; investigative costs of \$330.00.	8/21/2019
Casselberry	Charlton Morris	2019004323	SL 3367636	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation; administrative fine of \$4,500.00; investigative costs of \$198.00.	11/19/2019
Clearwater	Biello, Carmine R.	2017-060462	BK 3014043	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Extend the original order for 30 months to pay outstanding amount of \$2,594.00; fines were waived.	5/23/2019
Clearwater	Tuell, Chantal Lynette	2017-044917	BK 3074851	Respondent violated Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Administrative fine of \$500.00; investigative costs of \$174.89.	5/21/2019

Cocoa	Davis, Justin Bernard	2018-027335	BK3201619	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; administrative fine of \$1,500.00; investigative costs of \$297.00.	10/3/2019
Cocunut Beach	Jurich, James Earl	2018-013134	SL 664080	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Investigative costs of \$396.00.	7/16/2019
Cocunut Creek	Jurich, James Earl	2018-013134	SL 664080	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Investigative costs of \$396.00.	8/9/2019
Columbia, TN	Chamberlain, Brent	2018-009833	BK 3120564	Respondent violated Section 475.42(1)(a), Florida Statutes, by engaging in the practice of real estate by operating as a property manager for a fee, as if a broker, without being the holder of a valid and current active license. Penalty: Revocation; administrative fine of \$2,500.00; investigative costs of \$198.00.	7/16/2019
Cooper City	Ligotti, Robert James	2018-008364	SL 3277314	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Suspension for 90 days; investigative costs of \$115.50; complete a 3-hour Ethics course	6/26/2019
Coral Gables	Tapanes, Rolando G.	2018-051553	SL 3068993	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Administrative fine of \$500.00; investigative costs of \$213.20; complete a 3-hour Ethics course.	6/26/2019
Coral Springs	Phillip, Joseph Hylander	2018-009354	SL 3308418	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/3/2019
Coral Springs	Gordon, David	2018-014325	SL 702440	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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; 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer, 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a track or scheme in or related to the practice of the profession. Penalty: Revocation; investigative costs of \$858.00.	5/22/2019
Coral Springs	HARDING, RIDLEY JR	2018-036447	BK 3256664	Respondent violated Administrative fine of \$250.00; investigative costs of \$206.25; probation for 3 months; 1 complete FREC meeting. Penalty: Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	8/21/2019
Coral Springs	Palmer, Peter	2018-055078	SL 3054454	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation.	10/24/2019
Coral Springs	Romain, Mickelson	2019-028630	SL 3248332	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fine of \$1,000.00; investigative costs of \$198.00.	10/24/2019

Crestview	Byrd, Kaylyn Knopes	2018-010748 2017-026883 2017-040629	BK 3081557	Respondent violated (Case Nos. 2017040629 and 2017026883) Section 475.25(1) (b), Florida Statutes, by being 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)(d) 1, Florida Statute, by failing to produce certain rental statements and rental proceeds to the Property Owner. (Case No. 2018010748) Section 475.25(1)(e), Florida Statutes, through a violation of 61J2-14.012(2) Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled bank balance(s) of all trust accounts. Penalty: Revocation.	3/29/2019
Crestview	Southern Key Properties Inc.	2017-032088 2017-046644	CQ 1045132	Respondent violated Section 475.25(1) (b), Florida Statutes, by being 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)(d) 1, Florida Statute, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$1,130.25 in Case No. 2017032088; investigative costs of \$1,122.00 in Case No. 2017046644.	3/29/2019
Crystal River	Duncan, Cindy Lynn	2018-009576	SL 3336320	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$750.00; investigative costs of \$165.00; one complete FREC meeting.	5/22/2019
Dania Beach	Kapp, Toefil Neal	2017-060167	SL 629826	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Investigative costs of \$148.50; probation for 12 months; 3 complete FREC meetings.	7/16/2019
Davenport	Kemp, Carol	2018054083	ZH 1002708	Action Taken: Revocation; investigative costs of \$206.25. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	12/18/2020
Daytona Beach	Fernandez, Alba Esperanza	2018-002876	SL 641642	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation; investigative costs of \$247.50.	6/26/2019
Defuniak Springs	Carpenter, Charles	2017-054119 2017-033892 2017-054034 2018-007922	BK 3344228	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/3/2019
Defuniak Springs	Resort Realty Services, Inc.	2017-038616 2018-001318 2018-002799 2018-017859	CQ 1050123	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/3/2019
Delray	King, Petricia	2019008356	SL 3116690	Action Taken: Suspension for 6 months; administrative fine of \$1,000.00; investigative costs of \$346.50; probation for 6 months. Violation(s): Section 475.25(1)(b), Florida Statutes, by operating as a broker or a sales associate for any person not registered as their employer.	12/18/2020
Doral	Calvo, Mayory	2018-036441	SL 3189892	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation.	10/24/2019

Doral	Escalona, Victor	2018015036	BK 3178768	Action Taken: Revocation; administrative fine of \$3,000.00; investigative costs of \$396.00. Violation(s): Section 475.25(1)(b), Florida Statutes, by committing fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; has aided, assisted, or conspired with any other person engaged in any such misconduct and in furtherance thereof; or has formed an intent, design, or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value Section 475.25(1)(e) via Section 475.5015, Florida Statutes, by failing to keep and make available to the department such books, accounts, and records as will enable the department to determine whether such broker is in compliance.	12/18/2020
Fort Pierce	Resendez, Tracey L	2017-058886	SL 3317940	Respondent violated Section 455.227(1)(j), Florida Statutes, by 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 rules of the department or the board; Section 475.25(1)(b), Florida Statutes, by being 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 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer; Section 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer. Penalty: Suspension for 3 months; probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$528.00; one complete FREC meeting.	5/23/2019
Ft. Lauderdale	Tischbin, Zoe Linn	2018-006809	BK 3252586	Respondent violated Section 475.25 (1)(e) through a violation of 475.227(1)(t) Florida Statutes, by failing to report in writing to the board or the department within 30 days after the Respondent is convicted or found guilty of, or entered a plea of nolo contendere or guilty, regardless of adjudication, a crime in any jurisdiction. Penalty: Administrative fine of \$1,000.00; investigative cost of \$72.60; attend 1 complete FREC general meeting; probation for 6 months.	3/13/2019
Ft. Lauderdale	Waserstrom, Monica	2018-026589	SL 3250650	Respondent violated Section 475.25 (1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$1,000.00; investigative costs of \$297.00; probation for 9 months and 1 FREC meeting.	3/13/2019
Ft. Lauderdale	Tischbin, Zoe Linn	2018-006809	BK 3252586	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fine of \$1,000.00; investigative costs of \$72.60; probation for 6 months; attend 1 complete FREC meeting .	3/13/2019
Ft. Lauderdale	Waserstrom, Monica	2018-026589	SL 3250650	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fine of \$500.00; investigative costs of \$214.50; probation for 6 months; attend 1 complete FREC meeting .	3/13/2019
Ft. Lauderdale	DMT Real Estate Services	2017-027632	CQ 1024019	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$231.00.	5/6/2019

Ft. Lauderdale	Thomas, George Sylvester	2017-022536	BK 3153975	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$396.00.	5/6/2019
Ft. Lauderdale	Thomas, George Sylvester	2017-029984	BK 3153975	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$239.25.	5/6/2019
Ft. Lauderdale	Roberts, William T.	2017-002135	SL 3223713	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Suspension for 1 year; investigative costs of \$201.30; two complete FREC meetings.	5/23/2019
Ft. Lauderdale	Santomassino, Joseph F	2017-061252	BK 684022	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Revocation; investigative costs of \$115.50.	5/23/2019
Ft. Lauderdale	Laskey, Jason	2018-055068	BK 3111637	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$500.00; investigative costs of \$337.20; probation for 6 months; one complete FREC meeting.	6/26/2019
Ft. Lauderdale	Phillips, Victoria P.	2018-037997	BK 3090042	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC (2013001936 and 2013024548.) Penalty: Revocation; investigative costs of \$247.50.	6/26/2019
Ft. Lauderdale	FLEISHMAN, DOUGLAS	2017-048373	SL 364396	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.42(1)(a), Florida Statutes, by operating as a sales associate without holding a current active license. Penalty: Administrative fine \$750.00; investigative costs of \$16.50; probation for 6 months; 2 complete FREC meetings.	8/21/2019
Ft. Lauderdale	Levins, Jason Robert	2018-048411	SL3329503	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$500.00; investigative costs of \$421.50; probation for 6 months; 1 complete FREC meeting.	10/1/2019
Ft. Lauderdale	Rotella, Christopher	2019004785	SL 3236899	Action Taken: Revocation; administrative fine of \$500.00; investigative costs of \$255.75. Violation(s): Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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.	12/18/2020
Ft. Lauderdale	Righthstreet Inc	CQ 1050503	2018025346	Action Taken: Administrative fine of \$500.00; investigative costs of \$849.75. Violation(s): Section 475.22, Florida Statutes, by failing to maintain office and sign at entrance of office.	12/18/2020
Ft. Myers	Obed Guzman	2019028431 2019024863 2019025287	SL 3220894	Settlement agreement to voluntarily relinquish license for permanent revocation.	11/19/2019
Ft. Myers	Market America Property Management, Inc.	2019027967 2019028826 2019028051	CQ 1039479	Settlement agreement to voluntarily relinquish license for permanent revocation.	11/19/2019

Gainesville	Darrell Elmore and Associates	2016-059265	CQ 1035793	Respondent violated Section 475.25 (1)(d) through a violation of 475.227(1)(t) Florida Statutes, by failing to report in writing to the board or the department within 30 days after the Respondent is convicted or found guilty of, or entered a plea of nolo contendere or guilty, regardless of adjudication, a crime in any jurisdiction. Penalty: Revocation; investigative costs of \$495.00.	3/25/2019
Gainesville	Elmore Darrell			Respondent violated Section 475.25(1)(d) 1, Florida Statutes, by failing to timely account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation.	4/1/2019
Gotha	Andrae Crayton	2018059441	SL 3183844	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$500.00; investigative costs of \$132.00.	11/19/2019
Holly Hill	Collier, Peggy	2019038126	BL 3331770	Settlement agreement to voluntarily relinquish license for permanent revocation.	2/11/2020
Hollywood	Sulliaman, Bayyinah Ismat	2017-003000 2017-012448	SL 3313603	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction. Penalty: Revocation; investigative costs \$127.05 (2017-003000) and \$112.50 (2017-012448.)	5/6/2019
Hollywood	Bustelo, Rocio Paola	2018-014091	SL 3179249	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer; Section 475.25(1)(a), Florida Statutes, through a violation of Section 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$390.06.	7/16/2019
Hollywood	BORSIERI, ORNELLA	2018-026657	SL 3404183	Settlement agreement to voluntarily relinquish license for permanent revocation.	8/21/2019
Hollywood	Chabanovych, Taras	2018061162	SL 3275832	Action Taken: Revocation; administrative fine of \$500.00; investigative costs of \$132.00. Violation(s): Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of one count of Attempt and Conspiracy to Unlawfully Produce Identification Documents.	1/3/2020
Hollywood	Midiap Ideas, LLC	2019023038	CQ 1055763	Action Taken: Revocation; administrative fine of \$2,000.00; investigative costs of \$420.75. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; 475.22(1), Florida Statutes, by failing to maintain an office consisting of at least one enclosed room in a building of stationary construction for each active broker.	12/18/2020
Hollywood	First Luxury Realty, LLC	2019011506	CQ 1047853	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$151.80. Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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.	1/31/2020
Hollywood	Suliaman Bayyinah	2019002166	SL 3313603	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$181.50. Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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.	2/3/2020

Homestead	Fornaris, Mercedes	2018-004619	SL 3261723	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Revocation; investigative cost \$198.00.	3/13/2019
Homestead	Sanchez Rosario, Yeida Liz	2018-058280	SL3367789	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer; Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer. Penalty: Revocation; investigative costs of \$280.50.	10/3/2019
Homosassa	McColley, Shaun Kaileb	2018-008460	SL 3327132	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Administrative fine of \$250.00; investigative costs of \$1040.10; Count 2 of the Administrative Complaint was dismissed.	6/28/2019
Hudson	Grasso, Christian	2018-024028	SL 3179971	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Revocation; investigative costs of \$140.00.	6/26/2019
Indian Harbor Beach	Frazier, Marc	2019008693	SL 3176125	Action Taken: Administrative fine of \$500.00; investigative costs of \$264.00. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	12/18/2020
Indian Springs	Harney, Reno O'Brien	2017-032936	SL 3308418	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. Penalty: Suspension for 60 days; administrative fine of \$1,000.00; investigative cost of \$363.00; probation 6 months.	3/14/2019
Indiantown	Richmond, Mark	201803185	BK 654194	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$495.00. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	2/3/2020
Jacksonville	Hoffman, Wayne A.	2017-046084	BK 193883 BK 3231131 BK 324505	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/10/2019
Jacksonville	All Realty Rental Management LLC	2017-052835	CQ 1038075	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/10/2019
Jacksonville	Hetsler Jr., Robert G	2018-003303	SL 3304682	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer. Penalty: Revocation; investigative costs of \$981.75.	5/23/2019

Jacksonville	Herron, Christine Jane	2018-034703	SL 3327155	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$1,000.00; investigative costs of \$264.00; probation for 6 months; attend one complete FREC.	6/26/2019
Jacksonville	Paquin, Christine Michelle	2018-008457	SL 3235194	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Revocation; administrative fine of \$1,000.00; investigative costs of \$354.75.	6/26/2019
Jacksonville	Martinez, Maurice	2018-017919	BQ 3321520	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$1,000.00; investigative costs of \$272.25; probation for 6 months; 2 complete FREC meetings.	7/16/2019
Jacksonville	HARLTE, MARK QUENTIN JR	2017-021610	SL 683217	Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to timely inform the Commission of nolo contendere to felony Assault with a Deadly Weapon; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(c), Florida Statutes, by being convicted or found guilty of, or entering a plea of guilty or nolo contendere to, regardless of adjudication, a crime in any jurisdiction which relates to the practice of, or the ability to practice, a licensee's profession. Penalty: Revocation; investigative costs of \$264.00.	8/21/2019
Jacksonville	Morter, Jerry	2019020843	SL 3171134	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$297.00. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	12/18/2020
Jacksonville	Walsh, Fred	2019004493	BL 532892	Action Taken: Administrative fine of \$500.00; investigative costs of \$231.00. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the 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.	12/18/2020
Jacksonville	Freeman, Ingrid	2019025003	BL 3068689	Action Taken: Investigative costs of \$544.50. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	2/3/2020
Juno Beach	Paulson, Jacqueline	2017-053025	SL 3261723	Respondent violated Section 475.42(1)(b), Florida Statutes, when respondent operated as a broker or as a sales associate for any person not registered as her or his employer. By stipulation, Respondent agreed to the following penalty: Administrative fines of \$250.00; investigative costs of \$330.00.	5/3/2019
Jupiter	Maitland, Keith G.	2017-058479	SL 3087592	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(a), Florida Statutes, through a violation of 455.227(1)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a track or scheme in or related to the practice of the profession. Penalty: Suspension for 90 days; investigative costs of \$412.50.	6/26/2019

Jupiter	DAILY, LAUREN	2018-036354	SL 3345796	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Revocation; administrative fine of \$1,000.00; investigative costs of \$363.00.	8/21/2019
Jupiter	Atlantic Consulting Partners, INC	2019007005	CQ 1047483	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$66.66. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.	2/3/2020
Jupiter	Gabriel, Magda	2018064073	BK 3183504	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$204.93. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.	2/3/2020
Jupiter	Gabriel, Otto	2019007003	BK 3183077	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$191.07. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.	2/3/2020
Kissimmee	De Jesus Ocaio, Joel	2016-046305 2017-053276	SL 3271625	Respondent violated (Case No.201604635) Section 475.25(1)(b), Florida Statutes, by being 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 455.227(1)(m), Florida Statutes, by making deceptive, untrue or fraudulent representation in or related to the practice of a profession or employing a trick or scheme in or related to practice of a profession. Section 475.25(1)(e), Florida Statutes, when Respondent violated Final Order under the provisions of chapter 455 or 475 by failing to complete two 2-day FREC meetings, by failing to pay an administrative fine of \$1,000.00 and investigative costs of 874.50 to DBPR within 12 months of the filing date of the order. Penalty: Revocation; administrative fine of \$3,500.00; investigative costs of \$486.00 (Case No. 2016046305). Revocation; administrative fine of \$5,000.00; investigative costs of \$206.25 (Case No. 2017053276).	3/22/2019
Kissimmee	The Home Exchange, INC	2018-037940	CQ 1002062	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-5.018, Florida Administrative Code, by failing to have a registered, qualifying broker. Penalty: Administrative fine of \$250.00; investigative costs of \$249.15.	10/24/2019
Kissimmee	Noziere, Berlitz A	2018-027872	SL 3395236	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)(2), Florida Statutes, by failing to deposit money in an escrow account when the licensee is the purchaser of real estate under a contract where the contract requires the purchaser to place deposit money in an escrow account to be applied to the purchase price if the sale is consummated. Penalty: Administrative fine of \$500.00; investigative costs of \$429.00; probation for 6 months; 1 complete FREC meeting.	10/24/2019
Lake Placid	McInnis, William E.	2019-010164 2019-018265	BK158770	Settlement agreement to voluntarily relinquish license for permanent revocation.	10/1/2019
Lake Placid	West Florida Realty, LLC	2019-018267 2019-019790	CQ1040396	Settlement agreement to voluntarily relinquish license for permanent revocation.	10/3/2019

Lakeland	CDC Properties of Central Florida, LLC	2018-048976 2018-049685 2018-050133 2018-050449 2018-050495 2018-051397 2018-051803 2018-052240 2018-052813 2018-052878 2018-054967 2018-056290 2018-060062 2018-061341 2018-064120 2019-010355	CQ 1030984	Respondent violated Per each listed case, respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misinterpretation and dishonest dealings, concealment, 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)(d), Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.5015, Florida Statutes, through Section 475.285(1)(e), Florida Statutes, by failing to keep and make available to the brokerage bank statements, monthly reconciliation statement, and other documents necessary to ensure the brokerage's compliance. Penalty: Revocation; total investigative cost of \$2,623.50.	10/25/2019
Lakeland	Chandler, Aaron	2018-051313 2018-048531 2018-049483 2018-049654 2018-050392 2018-050490 2018-050924 2018-052141 2018-052792 2018-052841 2018-054729 2018-056287 2018-064071 2019-010337 2018-060316 2018-061112	BK 3041236 BK 3128692 BK 3129239 BK 3208300	Respondent violated Per each listed case, respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misinterpretation and dishonest dealings, concealment, 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)(d), Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.5015, Florida Statutes, through Section 475.285(1)(e), Florida Statutes, by failing to keep and make available to the brokerage bank statements, monthly reconciliation statement, and other documents necessary to ensure the brokerage's compliance. Penalty: Revocation; total investigative cost of \$5,349.30.	10/25/2019
Lakeland	Chandler, Jada	2018-056247 2018-061110		Per each listed case, respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misinterpretation and dishonest dealings, concealment, 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. Penalty: Revocation; total investigative cost of \$570.50.	10/25/2019
Largo	Norwood, Stepfon	2019007118	BL 3219192	Settlement agreement to voluntarily relinquish license for permanent revocation.	12/18/2020
Las Vegas	Rey, Legdas Matthew	2018-006675	SL 3283043	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Revocation; investigative costs of \$180.50.	5/23/2019

Lauderdale by the Sea	Aumen, Glenn Stevens	2016-008501	SL 3252015	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.42(1)(b), Florida Statutes, by operating as a broker while being licensed as sales associate; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.25(1)(b), Florida Statutes, by committing fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or devise culpable negligence, or breach of trust in any business transaction. Settlement agreement to voluntarily relinquish license for permanent revocation. Penalty: Revocation; investigative costs of \$231.00.	5/21/2019
Leesburg	Gaston, Angel	2019000645	SL 3374780	Action Taken: Administrative fine of \$1,000.00; investigative costs of \$165.00; probation for 6 months; 2 complete FREC meetings. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	1/3/2020
Lithonia, GA	Padron, Diana	2016-022032	BK 3024503	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(b), Florida Statutes, by being 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, through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled bank balance(s) of all trust accounts; Section 475.25(1)(v), Florida Statutes, by failing as a broker, to review the brokerage's trust accounting procedures. Penalty: Revocation.	3/26/2019
Long Boat Key	Zupa, Burton Anthony	2018-015311	SL 452423	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Investigative costs of \$165.00; complete a 3-hour Core Law course; probation for 60 days.	6/26/2019
Maitland	Proano, Alan	2018-016068	SL 3393429	Settlement agreement to voluntarily relinquish license for permanent revocation.	7/16/2019
Malone	Chiu, Joseph Carlos	2017-032584	SL 637746	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(n), Florida Statutes, by being confined in jail, prison or mental institution, or through mental disease can no longer practice with skill and safety; Section 475.25(1)(p), Florida Statutes, by failing to inform the FREC in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Revocation; administrative fine of \$3,000.00; investigative costs of \$255.75.	7/16/2019
Marco Island	Roach, Karyn	2018042645 2019017377 2019003370	BK 694077	Settlement agreement to voluntarily relinquish license for permanent revocation.	12/18/2020
Marianna	Baker, Frank	2017-008337	SL 176741	Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the Department within 30 days of being adjudicated guilty of the seven felony counts of fraud; Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of the seven felony counts of fraud. Penalty: Revoked, \$536.25 investigative costs.	6/11/2018

Marianna	Melissa Moniz	2019011096	SL 3116747	Respondent violated Section 475.25(1)(b), Florida Statutes, by operating as a broker or a sales associate for any person not registered as their employer; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a track or scheme in or related to the practice of the profession; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation; administrative fine of \$4,000.00; investigative costs of \$354.75.	11/19/2019
Marianna	Moniz, Melissa	2019011096	SL 3116747	Action Taken: Revocation; administrative fine of \$4,000.00; investigative costs of \$354.75. Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a trick or scheme in or related to the practice of the profession; count.; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	1/31/2020
Miami	Houston, Richard Jahmar	2018-037608 2018-040059 2018-040933 2018-042417 2018-042429 2018-047031	BK 3251587	Settlement agreement to voluntarily relinquish license for permanent revocation.	3/7/2019
Miami	Rodriguez, Dagoberto	2017-034129	SL 3172594	Settlement agreement to voluntarily relinquish license for permanent revocation.	3/7/2019
Miami	Heredia, Lazaro	2017-042438	BK 672363	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.42(1)(c), Florida Statutes, by employing or continuing to employ a person as a sales associate who is not the holder of a valid and current license as sales associate. Penalty: Revocation; investigative cost of \$201.30.	3/13/2019
Miami	Quintana, Daniel	2017-028829 2017-055372 2018-008927 2017-028831 2017-054324 2018-064332	BK 3171198	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/26/2019

Miami	Alfonso, Ernesto	2018-025599	SL 3371999	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.009, Florida Administrative Code, by failing to deliver any deposit to the broker, or employer, no later than the end of the next business day following the receipt of the item to be deposited; Section 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer. Penalty :Revocation; investigative costs of \$594.00.	6/26/2019
Miami	Brabson, Damon M.	2017-060464	SL 7474801	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC (2015002171.) Penalty: Revocation; investigative costs of \$132.00.	6/26/2019
Miami	Durosseau, Hoppy Elvis	2018-005918	SL 3264110	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Administrative fine of \$1,000.00; investigative costs of \$153.45; probation for 6 months; 2 complete FREC meetings.	7/16/2019
Miami	RODRIGUEZ, MARIO	2018-027144	BK 3630149	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Revocation; investigative costs of \$173.25.	8/21/2019
Miami	RODRIGUEZ, MARIO	2018-029817	BK 3630149	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Revocation; administrative fine of \$5,000.00; investigative costs of \$1,138.50.	8/21/2019
Miami	ROQUE, JOVANNY	2018-026763	SL 3290978	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(k), Florida Statutes, by failing to perform any statutory or legal obligation placed upon a licensee. Penalty: Administrative fine of \$500.00; investigative costs of \$145.20; probation for 6 months; 1 complete FREC meeting.	8/21/2019
Miami	Valledor, Robert L.	2018-052829	BK 143772	Settlement agreement to voluntarily relinquish license for permanent revocation.	10/3/2019
Miami	Miranda, Osmani	2018-045352	SL3248339	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer. Penalty: Revocation; investigative costs of \$181.50.	10/1/2019
Miami	Hancock Davis Group LLC	2018-030623	CQ 1043326	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.42(1)(h), Florida Statutes, by obstructing or hindering the enforcement of Chapter 475, Florida Statute. Penalty: Revocation; administrative fine of \$2,000.00; investigative costs of \$227.00.	10/25/2019

Miami	Amador, Armando	2019018915	SL 694669	Action Taken: Investigative costs of \$915.75. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	12/18/2020
Miami	Godstein, David	2019015694	BK 188372	Action Taken: Administrative fine of \$500.00; investigative costs of \$403.00. Violation(s): Section 475.25(1)(s), Florida Statutes, by having had a registration suspended, revoked, or otherwise acted against in any jurisdiction.	1/3/2020
Miami	Cabreara, Juan	2018064306	BK 3054050	Action Taken: Revocation; administrative fine of \$500.00; investigative costs of \$214.50. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	12/18/2020
Miami	24 Hours Realty LLC	2019015933	CQ 1046611	Action Taken: Revocation; investigative costs of \$422.50. Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misinterpretation and dishonest dealings, concealment, 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.	12/18/2020
Miami	Galban, Armando	2018035534	BK 411404	Action Taken: Revocation; administrative fine of \$3,000.00; investigative costs of \$1,155.00. Violation(s): Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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.	12/18/2020
Miami	Hunter, Jamil	2018037391	SL 3146443	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$338.25. Violation(s): Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.	12/18/2020
Miami	Zamarripa, Claudia	2018047641	SL 3333456	Action Taken: Revocation; administrative fine of \$3,000.00; investigative costs of \$231.00. Violation(s): Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer.	12/18/2020

Miami	Lawrence, Weisberg	2018043650	BK 632902	Action Taken: Administrative fine of \$1,000.00; investigative costs of \$264.00; probation for 6 months; 1 complete FREC. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	1/31/2020
Miami	Peralta, Ivan	2019015351	BK 3029354	Settlement agreement to voluntarily relinquish license for permanent revocation.	1/31/2020
Miami Beach	Geoffrey, Lorene	2017-006000	SL 3298054	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 455.227(1)(j), Florida Statutes, by 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 rules of the department or the board. Penalty: Suspension for 6 months; administrative fine of \$1,500.00; investigative costs of \$247.50; one complete FREC meeting.	5/23/2019
Miami Beach	Salcedo, Alejandra S.	2017-022142	SL 3360234	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer. Penalty: Revocation; investigative costs of \$181.50.	6/26/2019
Miami Gardens	Next One Realty Inc.	2018-038719 2018-040947 2018-041135 2018-042489 2018-042509 2018-047450	CQ 1055011	Settlement agreement to voluntarily relinquish license for permanent revocation.	3/7/2019
Miami Gardens	Chang Hernandez, Antonio	2017-036636	SL 3375778	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; has aided, assisted, or conspired with any other person engaged in any such misconduct and in furtherance thereof; or has formed an intent, design, or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme. Penalty: Revocation; investigative costs of \$231.00.	5/6/2019
Miami Gardens	DMT Real Estate Services	2017-035339	CQ 1024019	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; has aided, assisted, or conspired with any other person engaged in any such misconduct and in furtherance thereof; or has formed an intent, design, or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme. Penalty: Revocation; investigative costs of \$272.25.	5/6/2019

Miami Gardens	Martinez, Addilen	2017-059086	SL 3357474	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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. Penalty: Revocation; investigative costs of \$561.00.	5/6/2019
Miami Gardens	Robaina, Concepcion Mario	2017-036633	SL 3200161	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission 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; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Revocation; investigative costs of \$181.50.	5/6/2019
Miami Gardens	Tomlinson, Kevin	2018-033906	BK 611110	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(n), Florida Statutes, Florida Statutes, by being confined in jail, prison or mental institution, or through mental disease can no longer practice with skill and safety. Penalty: Revocation; investigative costs \$214.50.	5/3/2019
Miami Gardens	Warner, Alejandra	2017-028428	SL 3298569	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; Section 475.25(1)(d)(2), Florida Statutes, by failing to deposit money in an escrow account when the licensee is the purchaser of real estate under a contract where the contract requires the purchaser to place deposit money in an escrow account to be applied to the purchase price if the sale is consummated. Penalty: Revocation; investigative costs \$247.50.	5/3/2019
Miami Lakes	Reyes, Roberto	2017-035487	SL 6113137	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Revocation; investigative costs of \$283.80.	6/26/2019
Miami Lakes	Cevallos, David Fernando	2017-061623	BK 3150810	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Suspension of 60 days; administrative fine of \$1000.00; investigative costs of \$1,130.25; complete a 30-hour Broker Management course.	6/28/2019
Miramar	Lawson, Jason J.	2016-025920	SL 3262226	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Revocation; investigative costs of \$264.00.	5/6/2019
Miramar	Lilliston, Richard Allan	2017-020985	SL 3280499	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation; investigative costs of \$445.83.	5/3/2019

Miramar	Acosta, Marieta M.	2018-022660	BK 304042	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; administrative fine of \$3,500.00; investigative costs of \$239.25.	7/16/2019
Miramar	Milliard Realty Group, LLC	2018-026647	CQ1040770	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$191.40.	10/1/2019
Molino	Carriles, Jonathan	2018029200	SL 3328660	Action Taken: Revocation; administrative fine of \$3,000.00; investigative costs of \$429.00. Violation(s): Section 475.25(1)(b), Florida Statutes, by being 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, through a violation of Rule 61J2-10.025, Florida Administrative Code, by failing to advertise in a manner in which reasonable persons would know they are dealing with a real estate licensee; Section 475.25(1)(c), Florida Statutes, by having advertised property or services in a manner in which is fraudulent, false, deceptive or misleading in form or content.	12/18/2020
Mount Dora	Petucelli, William Rocco	2018-047484	BK599930	Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony; Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Investigative costs of \$181.50; 28-hour reactivation course; probation for 6 months; 1 complete FREC meeting.	10/1/2019
Mount Dora	Whitney, Jaret	2018-030908	SL 682072	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fine of \$1,000.00; investigative costs of \$735.90.	10/24/2019
Naples	Tropical Dream Realty, Inc.	2018-022788	CQ 1018487	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC (201703015.) Penalty: Revocation; investigative costs of \$354.75.	6/26/2019
Naples	Charde, Joseph Bernard	2019-224528 2019-006814 219-007853 2019-008848 2019-011991	BL 3245399	Settlement agreement to voluntarily relinquish license for permanent revocation.	7/18/2019
Naples	Moran, Carmelo	2019004566	SL 3194775	Action Taken: Administrative fine of \$500.00; investigative costs of \$257.40. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	12/18/2020
Navarre	Velazquez, Andrew	2017-019510	SL 32902470	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission 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: Suspension 90-days; investigative costs of \$3,300.00.	5/6/2019

Navarre	EQUITY & TRUST REALTY INC	2019-012060	CQ 1049720	Respondent violated Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code, by failing to provide Petitioner with proper reconciliation statements; by transferring funds from the security deposit trust account to the operating account without proper authorization; and by failing to adequately correct the security deposit trust account shortage and the improper reconciliation statements within 30 days from the audit the Petitioner conducted on March 6, 2019. Penalty: Administrative fine of \$2,000.00; investigative costs of \$99.00; probation for 12 months.	8/21/2019
Navarre	MUSCH, ERIC J	2019-012056	BK 3203509	Respondent violated Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code, by failing to provide Petitioner with proper reconciliation statements; by transferring funds from the security deposit trust account to the operating account without proper authorization; and by failing to adequately correct the security deposit trust account shortage and the improper reconciliation statements within 30 days from the audit the Petitioner conducted on March 6, 2019. Penalty: Suspension for 12 months; administrative fine of \$2,000.00; investigative costs of \$132.00; probation for 12 months.	8/21/2019
New Port Richey	Bislick Leeman, Pamela Sue	2018-007831	SL 302475	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Probation for 6 months; investigative costs of \$792.00.	5/21/2019
Niceville	Carter, Christopher	2018039100	BL 3210183	Action Taken: Administrative fine of \$1,000.00; investigative costs of \$1,501.10; probation for 6 months. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	1/3/2020
Nokomis	Lucy Herczeg	2019011994	BL 655645	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(c), Florida Statutes, by being convicted or found guilty of, or entering a plea of guilty or nolo contendere to, regardless of adjudication, a crime in any jurisdiction which relates to the practice of, or the ability to practice, a licensee's profession; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to notify DBPR 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: Administrative fine of \$1,500.00; investigative costs of \$181.50; probation for 6 months; 1 complete FREC meeting.	11/19/2019
North Fort Myers	Miller, Danielle	2019016635	SL 3326407	Action Taken: Administrative fine of \$500.00; investigative costs of \$297.00; 14-hours continuing education course (classroom only); probation for 6 months. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	2/3/2020
North Las Vegas, NV	WOOD, TRACY LEE	2018-047373	SL 3286840	Settlement agreement to voluntarily relinquish license for permanent revocation.	8/21/2019

Ocala	Schimborski a/k/a Schacklette Joy	2018-005409	BK 3095109	Respondent violated Section 475.25 (1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$1,000.00; investigative costs of \$297.00; probation for 9 months and 1 FREC meeting.	3/13/2019
Ocala	Salmon, Adrianna	2017-058736	SL3012760	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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. Penalty: Administrative fine of \$200.00; investigative costs of \$200.00.	10/3/2019
Ocala	Kyle Korry	2018063990	SL 3322554	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation; administrative fine of \$4,500.00; investigative costs of \$198.00.	11/19/2019
Ocoee	McMillian, Adrian	2018029055	SL 3272213	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$385.05. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	12/18/2020
Orlando	Musgrave, Jeff Edward	2017-045848	SL 3046422	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted of a crime which involves dishonest dealings; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission within 30 days after adjudication of guilt. Penalty: Administrative fine of \$1,000.00; investigative costs of \$250.80, probation for 6 months; attend two 2-day meetings.	3/7/2019
Orlando	Joagab Realty Inc.	2017-049453	CQ 1039128	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative cost of \$166.65.	3/13/2019
Orlando	Wagner, Amy	2018-006344	SL 3191195	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: 6 months extension to comply with original order.	3/13/2019
Orlando	Stevenson, George	2018-007493	SL 492522	Respondent violated Section 475.25(1)(e), Florida Statutes, when Respondent failed to timely complete a lawful order imposed by FREC. Penalty: Suspension for 5 years; investigative costs of \$239.25, pay outstanding balance of \$1,500.00 within 30 days.	5/3/2019
Orlando	Shue, William A.	2017-050562	SL 3299933	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Suspension of 6 months; probation of 6 months; administrative fine of \$500.00; investigative costs of \$693.00; attendance of two complete FREC meetings.	5/21/2019

Orlando	Meyers, Michael Joseph	2017-054804	SL 3031665	Respondent violated Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.009, Florida Administrative Code, by failing to deliver any deposit to the broker, or employer, no later than the end of the next business day following the receipt of the item to be deposited; Section 475.25(1)(d), Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. By stipulation Respondent agreed to the following penalty: 12-month probation; administrative fine of \$1,500.00; investigative costs of \$463.65; education of 4-hour classroom Escrow Management; 28-hour classroom Reactivation Course; attend one complete FREC meeting.	5/21/2019
Orlando	Browning, Joanna L	2018-026871	SL 3390031	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(r), Florida Statutes, by failing to give the principal(s) a legible, signed, true and correct copy of the listing agreement within 24 hours of obtaining the listing agreement. Penalty: Investigative costs of \$141.90; complete 45-hour Post License education course to include Ethics.	6/26/2019
Orlando	Hong, Jae	2018-007792	SL 3254461	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Suspension of 3 years; administrative fine of \$1,000.00; investigative costs of \$521.40; probation for 3 years; one complete FREC meeting.	
Orlando	Duquet, Allen	2019-006809 2019-004533	SL 512329	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/25/2019
Orlando	Luque, Hugo Jose Gregorio Escorche	2017-046906	SL 3317263	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.009, Florida Administrative Code, by failing to deliver any deposit to the broker, or employer, no later than the end of the next business day following the receipt of the item to be deposited. Penalty: Revocation; investigative costs of \$495.00.	6/26/2019
Orlando	Laricchia, Jose Alejandro	2018-007066	SL 3132542	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Penalty: Administrative fine of \$1,000.00; investigative costs of \$311.85.	7/16/2019
Orlando	Mazzucca Jr., Anthony Michael	2018-025637	BK 3164510	Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the FREC in writing within 30 days after entering a plea, or being convicted or found guilty of a felony; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fine of \$250.00; investigative costs of \$445.50.	7/16/2019
Orlando	Oglesby, Billy Joe Jr.	2018-030424	SL 3227511	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Revocation; investigative costs of \$290.40.	7/16/2019

Orlando	Omari, Diana	2018-052269	BL 322751	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the FREC 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: Administrative fine of \$500.00; investigative costs of \$349.80.	7/16/2019
Orlando	Johnson, Shellie Kathleen	2017-057947	BK 3154590	Respondent violated Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled back balance(s) of all trust accounts. Penalty: Revocation; administrative fine of \$3,000.00; investigative costs of \$404.25.	7/16/2019
Orlando	Legion Realty Group, LLC	2018-005891	CQ 1054626	Respondent violated Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled back balance(s) of all trust accounts. Penalty: Revocation; administrative fine of \$3,000.00; investigative costs \$181.50.	7/16/2019
Orlando	DAMPIER, NERSTHA	2017-022243	SL 3268480	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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 455.227(1)(m), Florida Statutes, by making untrue statements in or related to the practice of a profession; Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer; Section 455.227(1)(j), Florida Statutes, by 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 rules of the department or the board. Penalty: Suspension for 5 years; administrative fine of \$4,000.00; investigative costs of \$437.25; 28-hour reactivation course; probation for 5 years; 2 complete FREC meetings.	8/21/2019
Orlando	LOPEZ, JOSEPH VIDAL	2018-010046	3330267	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(c), Florida Statutes, by pleading guilty to illegal possession of cocaine, a felony, and possession of marijuana and drug paraphernalia, drug related misdemeanors, and which relates to the ability to competently practice as a licensed real estate professional; Section 475.25(1)(n), Florida Statutes, by violating terms of drug probation imposed and being re-confined post-conviction for a VOP conviction. Penalty: Suspension for 30 days; investigative costs of \$199.65; probation for 6 months; 2 complete FREC meetings.	8/21/2019
Orlando	Cruz, Eddie	2018-027624	BL3042400	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Suspension for 5 years; investigative costs of \$848.20.	10/1/2019

Orlando	Wade Liles	2018032958	SL 574550	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(n), Florida Statutes, by being confined in jail, prison or mental institution, or through mental disease can no longer practice with skill and safety. Penalty: Suspension of 84 months; administrative fines of \$1,000.00; investigative costs of \$478.50.	11/19/2019
Orlando	Hugo Escorche Luque	2018042863	SL 3317263	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.009, Florida Administrative Code, by failing to deliver any deposit to the broker, or employer, no later than the end of the next business day following the receipt of the item to be deposited. Penalty: Revocation; administrative fine of \$3,000.00; investigative costs of \$247.50.	11/19/2019
Orlando	Sunshine Resort Rentals, LLC	2019012887	CQ 1034870	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$160.05. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.	12/18/2020
Orlando	Central Florida RE Schools INC	2018054085	ZH 1001792	Action Taken: Revocation; investigative costs of \$206.25. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	12/18/2020
Orlando	Withrow, Jerad	2018061622	SL 3226275	Action Taken: Suspension for 30 days; administrative fine of \$1,000.00; investigative costs of \$231.00; probation for 12 months not subject to early termination; 2 complete FREC meetings – if Respondent violates the terms of the sanctions or incurs any additional violations/crimes a 5-year suspension will be imposed. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	1/31/2020
Oxford	Barron, William	2018-008470	BK 3376418	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fines of \$500.00; investigative costs of \$214.50; one complete FREC meeting.	5/21/2019
Palm Beach	Sexton, Michael	2019-013387	SL 3354418	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fines of \$500.00; investigative costs of \$96.03.	10/24/2019
Palm City	Michael Schaffer	2018053296	SL 706310	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Revocation; administrative fine of \$3,000.00; investigative costs of \$98.00.	11/19/2019

Palm Harbor	Arata, Christopher	2018-045088	SL 3284404	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fines of \$1,000.00; investigative costs of \$189.75; probation for 12 months; 1 complete FREC meeting.	10/24/2019
Panama City Beach	JGS Beachfront Condo Rentals LLC	2017-013823 2017-042858	CQ 1047566	Respondent violated Section 475.25(1)(d) 1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; administrative fine of \$1,000.00; investigative costs of \$613.80 (Case No. 201701013823); Revocation; administrative fine of \$1,000.00; investigative costs of \$613.80 (Case No. 2017042858).	3/7/2019
Panama City Beach	Seng, Ciara	2018-006370	SL 3252566	Settlement agreement to voluntarily relinquish license for permanent revocation.	7/16/2019
Panama City Beach	Hammerle, Cheraco	2018-006389	SL 3094210	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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: Administrative fine of \$2,000.00; investigative costs of \$973.50; probation for 12 months; 1 complete FREC meeting.	10/24/2019
Pembroke Pines	Cooper, Melissa Ann	2018-004091	SL 3311180	Settlement agreement to voluntarily relinquish license for permanent revocation.	3/19/2019
Pembroke Pines	Stagg, Francisco X.	2018-025598	SL 3217122	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d), Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.009, Florida Administrative Code, by failing to deliver any deposit to the broker, or employer, no later than the end of the next business day following the receipt of the item to be deposited; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$973.50.	
Pembroke Pines	Moses, Tamika	2018-057999	BK3250522	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$250.00; investigative costs of \$224.80.	10/1/2019

Pembroke Pines	Arce, Andrew	2019014123	SL 3352324	Action Taken: Revocation; administrative fine of \$5,000.00; investigative costs of \$280.50. Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a trick or scheme in or related to the practice of the profession; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony.	2/3/2020
Pensacola	Tant, Cynthia	2018-012303	BK 3044116	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person in an escrow account or with a title company until disbursement was properly authorized; Section 475.25(1)(v), Florida Statutes, when Respondent failed to review the brokerage's trust accounting procedures; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(j), by aiding an unlicensed person in the practice of real estate. Penalty: Administrative fine of \$500.00; investigative costs of \$767.25.	5/3/2019
Pensacola	Mitchell, Aquila	2017-034695	SL 3375397	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Suspension for 5 years; investigative costs of \$1,211.10.	7/16/2019
Pensacola	Mitchell, Aquila	2018-001419	SL3375397	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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. Penalty: Revocation; investigative costs of \$808.50.	10/1/2019
Pensacola	Escarria, Carlos	2018029637	SL 3354537	Action Taken: Revocation; investigative costs of \$222.75. Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	12/18/2020
Pensacola	Verge, Robin K	2018045093	BL 619242	Action Taken: Administrative fine of \$1,000.00; investigative costs of \$325.05. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	12/18/2020
Plantation	Rosenbaum, Matthew	2018019497	BK 3197596	Action Taken: Administrative fine of \$500.00; investigative costs of \$1,146.75. Violation(s): Section 475.22, Florida Statutes, by failing to maintain office and sign at entrance of office.	12/18/2020
Plantation	Piegari, Brandon	2018059645	SL 3281809	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$238.85. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	2/3/2020
Polk City	Diamond Overstreet, Heather	2018-032747	SL 3301442	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/3/2019

Pompano	Gonzalez, Imelda	2018-005778	SL 3069735	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to timely account for or deliver the escrow; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, 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 by holding an officer and/or director position in Arcadia and maintaining signatory authority over an escrow account. Penalty: Revocation; investigative costs of \$231.00.	5/6/2019
Pompano	Gonzalez, Imelda	2018-020542	SL 3069735	Respondent violated 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 475.25(1)(r), Florida Statutes, by failing to timely account for or deliver the escrow; Section 475.42(1)(b), Florida Statutes, by acting as a broker by holding an officer and/or director position in Arcadia and maintaining signatory authority over an escrow account. Penalty: Revocation; investigative costs of \$305.25.	5/6/2019
Pompano	Gonzalez, Imelda	2017-059987	SL 3069735	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to timely account for or deliver the escrow; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, 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 by holding an officer and/or director position in Arcadia and maintaining signatory authority over an escrow account. Penalty: Revocation; investigative costs of \$255.75.	5/6/2019
Pompano Beach	Gonzalez, Imelda Pangilinan	2017-047741 2017-057301 2017-060997 2017-061128	SL 3069735	Respondent violated 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 holding an officer and /or director position in Arcadia and 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 untrue statements in or related to the practice of a profession; Section 475.42(1)(a), by facilitating a real estate transaction while her license was inactive; Section 475.25(1)(d)1, Florida Statutes, by failing to timely account for or deliver the escrow and commingling the escrow deposit with the operating funds and commingling the escrow deposit with the operating funds. Penalty: Revocation; pay investigative costs as follows: Case No. 2017-000568, \$577.20; Case No. 2017-046895, \$173.25; 2017-049525, \$214.50; 2017-051511, \$272.75; 2016-043860, \$684.75; 2017-009966, \$678.15; 2017-047946, \$173.25; 2017-049720, \$346.50; 2017-046390, \$288.75; 2017-051490, \$280.50; 2017-054011, \$445.50; 2017-055475, \$313.50; 2017-055479, \$338.25; 2017-059931, \$264.00.	3/26/2019
Pompano Beach	Hess, Jody	2017-031346	SL 3032041	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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 475.42 (1)(b), Florida Statute, A person licensed as a sales associate may not operate as a broker. Section 475.25 (1)(k) Florida Statute, Respondent failed to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business In this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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. Penalty: Revocation; investigative costs of \$627.00.	3/26/2019

Pompano Beach	Larson, Jacqueline	2018-005531 2017-040137 2017-045155 2018-007469	SL 3032041	Respondent violated (Case No. 2018005531, 2017040137,2018007469) Section 475.25(1)(b), Florida Statutes, by being 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 475.42 (1)(b), Florida Statute, A person licensed as a sales associate may not operate as a broker. Section 475.25(1)(d), Florida Statute, as a sales associate, by collecting any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment , rental or otherwise, except in the name of the employer and with the express consent of the employer. (Case No. 2017045155) Section 475.227(1)(t) Florida Statutes, when Respondent failed to report in writing to the board or the department within 30 days after the Respondent is convicted or found guilty of, or entered a plea of nolo contendere or guilty, regardless of adjudication, a crime in any jurisdiction. Penalty: Revocation.	3/25/2019
Pompano Beach	Arce, Steven	2018-031636	SL 32450086	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/25/2019
Pompano Beach	Cruz, Henry	2018-014292	SL 3299057	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission 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: Administrative fine of \$250.00; investigative costs of \$313.50; probation for 6 months; 2 complete FREC meetings.	7/16/2019
Pompano Beach	Easy Buy and Sale Realty, INC	2018-015616	CQ1048445	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 455.275 (1), Florida Statutes, by failing to notify the department in writing of change of mailing address, e-mail address, and place of practice. Penalty: Revocation; investigative costs of \$104.25.	10/1/2019
Ponte Vedra Beach	Hammond, Henry Thomas Jr.	2018-014584	SL 33367863	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$1,000.00; investigative costs of \$478.60.	6/26/2019
Ponte Vedra Beach	Hendricks, Robert	2018-039932	BK 3346692	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/26/2019
Port St. Lucy	Quest Real Estate Solutions Inc.	2018-022075	CQ 1032669	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code, by failing to make records available and/or provide monthly reconciliations; Section 475.42(1)(j), Florida Statutes, by failing to register a trade name with the Commission. Penalty: Investigative costs of \$429.00.	5/23/2019
Port St. Lucy	Rowe, Shauna	2017-057437	Bk 681149	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code, by failing to make records available and/or provide monthly reconciliations; Section 475.42(1)(j), Florida Statutes, by failing to register a trade name with the Commission. Penalty: Probation for 6 months; administrative fine of \$250.00; investigative costs of \$561.00.	5/23/2019

Port St. Lucy	Ali, Farouk	2016-042019	BK 3134852	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; 475.25(1)(e), Florida Statutes, through a violation of Section 475.5015, Florida Statutes, by failing to keep and making available to the department such books, accounts, and records as will enable to the department to determine whether such broker is in compliance with the provisions of this chapter. By stipulation, Respondent agreed to the following penalty: Administrative fine of \$1,000.00; investigative costs of \$138.60; probation for 3 months; one complete FREC meeting.	6/25/2019
Port St. Lucy	GALBAN, ARMANDO V	2018-002486	BK 411404	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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. Penalty: Revocation; administrative fine of \$7,500.00; investigative costs of \$241.56.	8/28/2019
Punta Gorda	Dustin, Hollie	2018-058156	BK 3098575	Settlement agreement to voluntarily relinquish license for permanent revocation.	10/25/2019
Punta Gorda	Robertson, Mary	2019020834	BL 96938	Action Taken: Administrative fine of \$500.00; investigative costs of \$198.00. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	2/3/2020
Riverview	Mitchell, Laquan	2017-053359	SL 3351275	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$306.90.	7/16/2019
Rockledge	Davis, Claudia	2018-019077	SL 3079873	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony. Penalty: Revocation; investigative costs of \$597.30.	10/24/2019

Royal Palm Beach	Nola, Barbara S.	2016-056929	BK 252097	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d), Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.42(1)(b), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.010, Florida Administrative Code, by failing to deliver the escrow to the broker by the end of the next business day after it was received. Penalty: Revocation.	5/23/2019
Safety Harbor	Morgan, David	2018060406	SL 691864	Settlement agreement to voluntarily relinquish license for permanent revocation.	1/3/2020
Santa Rosa Beach	Kuk, Peter M	2017-004344	SL 3016416	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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. By stipulation, the respondent agreed to the following penalty: Suspension for 90 days; administrative fine of \$2,000.00; investigative costs of \$272.25; attend 1 complete FREC general meeting; complete a 14-hour continuing education course; probation for 6 months.	3/13/2019
Santa Rosa Beach	Kuk, Peter M.	2017-004344	SL 3016416	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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. By stipulation, Respondent agreed to the following penalty: Suspension of 90 days; administrative fines of \$2,000.00; investigative costs of \$272.25; complete a 14-hour continuing education course; probation of 6 months; attend 1 complete FREC meeting.	3/13/2019
Sarasota	Cochran, Jonathan Leonard	2017-030295	BK 3373317	Respondent violated Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; has violated a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Penalty: Revocation; investigative costs of \$217.50.	5/6/2019
Sarasota	Rosenblum, Harry	2018053907	BK 3046995	Action Taken: Administrative fine of \$1,000.00; investigative costs of \$141.90. Violation(s): Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.	12/18/2020

Sebring	Todd, Lora Ann	2018-045921	SL3389984	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$250.00; investigative costs of \$239.25.	10/1/2019
Seminole	Huggins, Amanda	2019020437	SL 3037903	Action Taken: Administrative fine of \$250.00; investigative costs of \$379.50. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	12/18/2020
Spring Hill	Pheasant, Shirley Anne	2017-030330	BK 3198167	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-10.038, Florida Administrative Code, by failing to notify the BPR in writing of the current mailing address within 10 days after the change. Penalty: Revocation; administrative fine of \$5,500.00; investigative costs of \$660.00.	6/26/2019
St. Augustine	Lauren Kilpatrick	2018048638	SL 3316390	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to notify DBPR 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; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fine of \$1,000.00; investigative costs of \$420.75; 3-hour core law class; probation for 6 months.	11/19/2019
St. Petersburg	Guerrero, Sergio	2019015993	SL 3281520	Action Taken: Administrative fine of \$250.00; investigative costs of \$412.50. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	12/18/2020
St. Petersburg	Jaeck, Dylan	2018050536	SL 3331255	Action Taken: Investigative costs of \$544.50. Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board 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.	1/31/2020
Stuart	Miller, Marilyn Lanson	2018-007208	SL 687320	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$250.00; investigative costs of \$528.00; probation for 3 months.	6/26/2019
Sunny Isles	Abolsky, Stanislav	2017-039761	BK 3210290	Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.5015, Florida Statutes, by failing to keep and making available to the department such books, accounts, and records as will enable to the department to determine whether such broker is in compliance with the provisions of this chapter; Section 475.25(1)(e), Florida Statutes, through violation of Section 475.23, Florida Statutes, by failing to notify the Commission of an address change. Penalty: Revocation; investigative costs of \$181.50.	5/6/2019

Sunny Isles	Bokeria, Roman	2018-051924	BK 3240092	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code, by failing to maintain monthly reconciliation statements. Penalty: Revocation; investigative costs of \$222.75.	7/16/2019
Sunny Isles	Miami Red Box Realty, LLC	2018-058569	CQ 1046090	Respondent violated Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate 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 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code, by failing to maintain monthly reconciliation statements. Penalty: Revocation; investigative costs of \$808.50.	7/16/2019
Tallahassee	Ashkar, George F.	2017-008967	SL 3133106	Respondent violated Section 475.25 (1)(k) Florida Statutes; by having failed, if a broker, to immediately place, upon receipt, any money, fund, deposit, check, or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union, or savings and loan association located and doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loan association located and doing business in this state, wherein the funds shall be kept until disbursement thereof is properly authorized; Section 475.25(1)(d)2., Florida Statutes (2016), by having failed to deposit money in an escrow account when the licensee is the purchaser of real estate under a contract where the contract requires the purchaser to place deposit money in an escrow account to be applied to the purchase price if the sale is consummated; Section 475.25(1)(b), Florida Statutes (2016), by committing fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or devise culpable negligence, or breach of trust in any business transaction. Penalty: Suspension for 12 months; administrative fine of \$1,250.00; investigative costs of \$750.00; attend 2 complete FREC general meetings.	3/7/2019
Tallahassee	Fortress Realty LLC	2017-014478	CQ 1046672	Respondent violated Section 475.25 (1)(k) Florida Statutes; by having failed, if a broker, to immediately place, upon receipt, any money, fund, deposit, check, or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union, or savings and loan association located and doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loan association located and doing business in this state, wherein the funds shall be kept until disbursement thereof is properly authorized. Penalty: Suspension for 12 months; administrative fine of \$1,250.00; investigative costs of \$750.00; attend 2 complete FREC general meetings.	3/7/2019
Tampa	Waysman, Jonathan	2017-046162	SL 3336485	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), by failing to report in writing to the Commission nor the Department within 30 days after his adjudication of guilt. By stipulation, the respondent agreed to the following penalty: Administrative fine of \$1,000.00; investigative costs of \$140.25.	3/7/2019
Tampa	Williams, Mario Rashad	2017-058597	SL 3303155	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission 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: Suspension for 6 months; administrative fines of \$1,000.00; investigative costs \$379.50.	5/3/2019

Tampa	Birr, David	2018-059688, 2018-049345, 2018-057950, 2018-051149, 2018-036061, 2018-007919, 2018-043218, 2017-028505, 2018-020376, 2019-010775	BK 639490	Respondent violated Case Nos. 2018020376, 2017028505, 2018007919, 2018036061, 2018043218, 2018049345, 2018051149, 2018057950 and 2019010775 - Section 475.25(1)(b), Florida Statutes, by being 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; Case Nos. 2018020376, 2018059688, 2017028505, 2018007919, 2018036061, 2018043218, 2018049345, 2018051149, 2018057950 and 2019010775 - Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Case Nos. 2018020376, 2017028505, 2018007919, 2018036061, 2018043218 and 2018049345 - Section 475.25(1)(v), Florida Statutes, by failing as a broker, to review the brokerage's trust accounting procedures; Case Nos. 2018020376, 2017028505, 2018007919, 2018036061, 2018043218 and 2018049345 - Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled back balance(s) of all trust accounts. Penalty: Administrative fine of \$1,000.00; investigative costs of \$3854.40; complete a 4-hour Escrow Management course; probation for 1 year.	6/28/2019
Tampa	First In Real Estate, LLC	2017-028511, 2018-017675, 2018-024714, 2018-036065, 2018-043219, 2018-043272, 2018-058264, 2018-059210, 2018-059687, 2019-012464	CQ 1040913	Respondent violated Case Nos. 2017028511, 2018017675, 2018024714, 2018036065, 2018043219, 2018043272, 2018058264, 2018059210, 2018059687 and 2019012464 - Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Case Nos. 2017028511, 2018017675, 2018024714, 2018036065, 2018043219, 2018043272 - Section 475.25(1)(b), Florida Statutes, by being 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; Case Nos. 2017028511, 2018017675, 2018024714, 2018036065, 2018043219, 2018043272 - Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled back balance(s) of all trust accounts; Case Nos. 2017028511, 2018017675, 2018024714, 2018036065, 2018043219, 2018043272 - Section 475.25(1)(v), Florida Statutes, by failing as a broker, to review the brokerage's trust accounting procedures. Penalty: Investigative costs of \$1,790.25.	6/28/2019
Tampa	Davis, Mark S.	2018-021778	BK 3209459	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$250.00; investigative costs of \$214.50.	6/26/2019
Tampa	Peugh, Bill Wayde	2018-023470	SL 655390	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$500.00; investigative costs of \$580.80; probation for 6 months; one complete FREC meeting.	6/26/2019
Tampa	Carrier, Lisa	2018-042330	SL 3158431	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Administrative fines of \$250.00; investigative costs of \$156.75.	10/24/2019
Tampa	Moran, Amy	2019021454	SL 329441	Settlement agreement to voluntarily relinquish license for permanent revocation.	2/11/2020
Trinity	Coleman III, John Franklin	2017-047066	SL 3311180	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission within 30 days after adjudication of guilt. Penalty: Suspension for 60 days; administrative fine of \$2,000.00; investigative costs of \$181.50; probation for 6 months.	3/29/2019
Valrico	Friesen, Jim M.	2018-023341	SL 695082	Voluntary surrender for permanent revocation.	3/13/2019

Vero Beach	Marguerite Ogilvie	2019017358	SL 3315591	Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: Investigative costs of \$222.75.	11/19/2019
Wellington	McManus, Terrence Mancel	2018-009172	BK 3250628	Respondent violated Section 475.25 (1)(e), Florida Statutes, when Respondent failed to timely complete lawful orders 2014-007774 and 2016-01142 imposed by FREC. Penalty: Investigative cost of \$247.50.	5/3/2019
Wellington	Bradbery, Owayne Anthony	2017-047238	SL 3246812	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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; Section 475.25(1)(b), Florida Statutes, by being 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 475.42(1)(d), Florida Statutes, a person licensed as a sales associate may not act as a broker or a sales associate for any person not registered as his employer. Penalty: Revocation; investigative costs of \$676.50.	5/6/2019
Wellington	Paterno, Vincent	2018064611	SL 537485	Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$660.00. Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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.	2/3/2020
West Palm Beach	Owens, Robbin Eugene	2018-063228 2018-058310	BK 3022831	Settlement agreement to voluntarily relinquish license for permanent revocation.	5/21/2019
West Palm Beach	Milosavljevic, Olivera	2018-043654	BK 3151681	Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC (2016-01142.) Penalty: Suspension for 6 months; investigative costs of \$288.75; probation for 6 months; one complete FREC meeting.	6/8/2019
West Park	HODGES, ANNE M	2018-019113	SL 3327161	Respondent violated Sections 475.25(1)(b), 475.42(1)(b) and (d), Florida Statutes, when Respondent failed to forward receipts for repairs included in invoices as requested by the Owner and failed to realize all of the repairs included in the invoices. Penalty: Investigative costs of \$330.00; probation for 6 months; 1 complete FREC meeting.	8/21/2019
Weston	Fenton, Anna Cindia	2016-002907	SL 3088630	Respondent violated Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(j), Florida Statutes, by 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; Section 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(b), Florida Statutes, by being 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. Penalty: Revocation; investigative costs of \$684.75.	5/22/2019
Winter Garden	Moyer, Kevin L.	2017-054809	BK 3087192	Respondent violated Section 475.25(1)(b), Florida Statutes, by being 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)(s), Florida Statutes, by having had a registration suspended, revoked, or otherwise acted against in any jurisdiction. Penalty: Investigative costs of \$569.25.	7/16/2019

Winter Garden	Richmond, Robert	2018024813	SL 3306574	Action Taken: Suspension for 6 months; administrative fine of \$1,000.00; investigative costs of \$396.00; 3-hour core law course; probation for 6 months; 2 complete FREC meetings. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.	2/3/2020
Winter Springs	McKown, Sasha Esther	2018-059908	SL3354097	Respondent violated Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to 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: Administrative fine of \$500.00; investigative costs of \$247.50; probation for 6 months; 1 complete FREC meeting.	10/1/2019
Youngstown	Gouth, John	2016-047224 2017-032929 2018-008462	BK 3252586	Case No. (2016047224, 2017032929)Section 475.25 (1)(b) Florida Statutes, by being guilty of committing fraud, misrepresentation, concealment, false promises, dishonest dealing by trick, scheme, or device, culpable negligence or breach of trust in any business transaction in this state or any other state, nation or territory; has violated a duty imposed upon her or him by law or by the terms or a listing contract, written, oral, express or implied in a real estate transaction. (Case No. 2016047224) Section 475.25(1)(e), Florida Statutes, through a violation of 61J2-14.012(2) Administrative Code, by failing to make a written statement comparing the broker's total liability with the reconciled bank balance(s) of all trust accounts.(Case No. 2016047224, 2017032929) Section 475.25(1)(d) 1, Florida Statute, by failing to account or deliver to any person, including a license 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 a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. (Case No. 2018008462) Section 475.25 (1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission nor the Department writing 30days after adjudications(s) of guilt. Penalty: Revocation.	3/7/2019