

**FLORIDA REAL ESTATE COMMISSION  
DISCIPLINARY ACTIVITY REPORT  
JANUARY 2020**

CITY	NAME	LICENSE NUMBER	CASE NUMBER	DISCIPLINARY ACTION AND ACTION TAKEN	EFFECTIVE DATE
Stuart, FL	Anthony Beaumont	SL 3272180	2019026269	<p><b>Action Taken:</b> Investigative costs of \$264.00 and a letter of reprimand.</p> <p><b>Violation(s):</b> 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.</p>	2/12/2020
Orlando, FL	Robert D'Antuono	SL 3032841	2018063750	<p><b>Action Taken:</b> Administrative fine of \$200.00; investigative costs of \$313.50.</p> <p><b>Violation(s):</b> Section 475.25(1)(e), Florida Statutes, through a violation of Section 61J2-5.016, Florida Statutes, by failing to register sales associate or broker associate as an officer, director of a brokerage corporation or general partner of a brokerage partnership.</p>	2/12/2020
Apollo Beach, FL	Devin Hamilton	SL 3328457	2019019417	<p><b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$453.75. <b>Violation(s):</b> 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.</p>	2/12/2020

Lake Worth, FL	Rochelle Lewis	SL 3240739	2018043102	<p><b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$363.00. <b>Violation(s):</b> 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 475.25(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.</p>	2/12/2020
Lake Worth, FL	Rochelle Lewis	SL 3240739	2018051517	<p><b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$198.00. <b>Violation(s):</b> 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 475.25(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.</p>	2/12/2020

Pembroke Pines, FL	Blanca Rodriguez	SL 3350786	2019022072	<b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$219.45. <b>Violation(s):</b> 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.	2/12/2020
Orlando, FL	Milton Sica	SL 3183997	2019028548	<b>Action Taken:</b> Revocation, administrative fine of \$1,000.00; investigative costs of \$132.00. <b>Violation(s):</b> 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.	2/12/2020
Orlando, FL	Rebecca Staples	SL 3186795	2019030999	<b>Action Taken:</b> A letter of reprimand; investigative costs of \$33.00. <b>Violation(s):</b> 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.	2/10/2020
Wellington, FL	Vincent M. Paterno	BL 537485	2019050030	Voluntary Relinquishment of License for Permanent Revocation	2/19/2020
Jupiter, FL	Atlantic Consulting Partners, INC	CQ 1047483	2019022548	<b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$214.50. <b>Violation(s):</b> 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.	2/12/2020

Orlando, FL	Robert Crager II	BK 3339093	2019001612	<b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$189.75. <b>Violation(s):</b> 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)(u), Florida Statutes, by failing to direct, control or manage a broker associate or sales associate.	2/12/2020
Maitland, FL	Carrie Culp	SL 3384695	2019004450	<b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$297.00. <b>Violation(s):</b> 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; 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.	2/12/2020
Jupiter, FL	Magda Gabriel	BK 3183504	2019015499	<b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$346.50. <b>Violation(s):</b> 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.	2/12/2020
Santa Rosa Beach, FL	Wendy Haller	SL 3045194	2018064345	<b>Action Taken:</b> Revocation; administrative fine of \$1,000.00; investigative costs of \$838.20. <b>Violation(s):</b> 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.	2/10/2020

Tampa, FL	Jonathan Harris	SL 3314962	2019002813	<b>Action Taken:</b> Revocation; administrative fine of \$3,000.00; investigative costs of \$259.05. <b>Violation(s):</b> 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.	2/12/2020
Fort Lauderdale, FL	Nicole Munoz	SL 3254536	201900291	<b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$247.50. <b>Violation(s):</b> Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-10.038, Florida Administrative Code, by failing to notify the Department in writing of the current mailing address within 10 days after the change.	2/19/2020
Boyton Beach, FL	Debra Naser	ZH 1002971	2019015611	<b>Action Taken:</b> Revocation; investigative costs of \$940.50. <b>Violation(s):</b> Section 475.25(1)(g), Florida Statutes, by having a license discipline or acted against or an application denied by another jurisdiction.	2/10/2020

**FLORIDA REAL ESTATE COMMISSION  
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FEBRUARY 2020**

CITY	NAME	LICENSE NUMBER	CASE NUMBER	DISCIPLINARY ACTION AND ACTION TAKEN	EFFECTIVE DATE
Doral, FL	Jeneffer Gaskin-Azuaje	SL 3344819	2018036792	<p><b>Action Taken:</b> Suspension for 30 days; administrative fine of \$1,000.00; investigative costs of \$973.50 probation for 90 days, 1 complete FREC meeting.</p> <p><b>Violation(s):</b> Section 475.25(1)(b), Florida Statutes, Florida Statutes, by being guilty of fraud, misrepresentation, 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)(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</p>	2/12/2020
W. Palm Beach, FL	Susan Hoffman	SL 3133154	2017059791	<p><b>Action Taken:</b> Suspension for 30 days, administrative fine of \$1,500.00; investigative costs of \$429.00; probation for 6 months; 2 complete FREC meetings.</p> <p><b>Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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 475.42(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.</p>	3/27/2020

West Palm Beach, FL	Susan Hoffman	SL 3133154	2018000437	<b>Action Taken:</b> Investigative costs of \$379.50. <b>Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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 475.42(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.	3/27/2020
Naples, FL	Keating Associates LLC	CQ 1048718	2018029470	<b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$948.75. <b>Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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)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.	3/27/2020
Naples, FL	Douglas P. Keating, Jr.	BK 3152698	2018023321	<b>Action Taken:</b> Revocation; administrative fine of \$2,000.00; investigative costs of \$1,196.25. <b>Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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)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.	3/27/2020

Sanford, FL	Shawna Kerr	BK 3244825	2019007802	<b>Action Taken:</b> Letter of Reprimand; probation for 90 days; 1 complete FREC meeting. <b>Violation(s):</b> 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.	3/27/2020
Delray Beach, CL	Wayne Laporte	SL 600828	2019035707	<b>Action Taken:</b> Revocation; administrative fine of \$3,000.00; investigative costs of \$231.00. <b>Violation(s):</b> 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.	3/27/2020
N. Fort Myers, FL	Deborah Myers	SL 3412205	2019041227	<b>Action Taken:</b> Probation to run concurrent with the probation listed in criminal case number 18-CF-017321 (Lee County, Florida); administrative fine of \$1,000.00 investigative costs of \$224.80; 2 complete FREC meetings. <b>Violation(s):</b> 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)(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.	3/27/2020
Orlando, FL	Andrew Spark	SL 491563	2019023886	<b>Action Taken:</b> Administrative fine of \$1,000.00; investigative costs of \$297.00. <b>Violation(s):</b> 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.	3/27/2020



Orlando, FL	Andrew Spark	SL 491563	2019026109	<b>Action Taken:</b> Administrative fine of \$1,000.00; investigative costs of \$148.50; probation for 90 days; 1 complete FREC meeting. <b>Violation(s):</b> 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.	3/27/2020
Marco Island, FL	William St. Claire	BK 3002332	2018037384	<b>Action Taken:</b> Revocation; administrative fine of \$4,000.00; investigative costs of \$272.25. <b>Violation(s):</b> 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; 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.	3/27/2020
N. Fort Myers, FL	Kurt Traulsen	SL 3042355	2019000434	<b>Action Taken:</b> Probation to run concurrent with the probation listed in criminal case number 18-CF-018029 (Lee County, Florida); administrative fine of \$1,000.00; investigative costs of \$231.00. <b>Violation(s):</b> 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	4/8/2020

Gulfport, FL	Michael Schaffer	SL 706310	2018053296	<p><b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$198.00.</p> <p><b>Violation(s):</b> 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.</p>	3/10/2020
W. Palm Beach, FL	Michael Vizcaino	SL 3404629	2018013037	<p><b>Action Taken:</b> Probation until restitution listed in criminal case number 17-CF-007235 (Palm Beach County, Florida) is paid in full; administrative fine of \$1,000.00; investigative costs of \$330.00; 3-hour core law continuing education class; 2 complete FREC meetings.</p> <p><b>Violation(s):</b> 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.</p>	4/8/2020
Wellington, FL	Patrick Boylan	SL 3430884	2019031956	<p><b>Action Taken:</b> Administrative fine of \$1,500.00; investigative costs of \$313.00; probation for 12 months; 3-hour core law continuing education class; 1 complete FREC meetings.</p> <p><b>Violation(s):</b> 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)(n), Florida Statutes, by being confined in jail, prison or mental institution, or through mental disease can no longer practice with skill and safety.</p>	3/27/2020
Kissimmee, FL	Fabian Cancel	SL 3328104	2019029237	<p><b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$198.00; probation for 120 days; 1 complete FREC meeting.</p> <p><b>Violation(s):</b> Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-10.038, Florida Administrative Code, by failing to notify the DBPR in writing of the current mailing address within 10 days after the change.</p>	3/27/2020

Panama City, FL	Cheraco Hammerle	SL 3094210	2019028750	<b>Action Taken:</b> Investigative costs of \$148.50. <b>Violation(s):</b> 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.	3/27/2020
W. Palm Beach, FL	Frenel Osirus	SL 3374451	2019000417	<b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$280.50. <b>Violation(s):</b> 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.	3/27/2020

**FLORIDA REAL ESTATE COMMISSION**

**DISCIPLINARY ACTIVITY REPORT**

**APRIL 2020**

<b>CITY</b>	<b>NAME</b>	<b>LICENSE NUMBER</b>	<b>CASE NUMBER</b>	<b>DISCIPLINARY ACTION AND ACTION TAKEN</b>	<b>EFFECTIVE DATE</b>
Valrico, FL	Kimberly Anderson	SL 679174	2020006258	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/3/2020
Sunrise, FL	Warren Bond	SL 587928	2019046047	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/3/2020
Manchester, MO	Mary Gibson	SL 3422193	2020009069	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/3/2020
Tallahassee, FL	Real Estate Management and Consulting	CQ 1036977	2018062236	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/3/2020
Tallahassee, FL	Acey Stinson	BK 3234731	2018052673	Settlement agreement to voluntarily relinquish license for permanent revocation.	6/3/2020

FLORIDA REAL ESTATE COMMISSION  
DISCIPLINARY ACTIVITY REPORT  
JUNE 2020

CITY	NAME	LICENSE NUMBER	CASE NUMBER	DISCIPLINARY ACTION & SANCTIONS	EFFECTIVE DATE
Dade City, FL	Tadlock, Arron K.	SL3195440	2019-025044	Action Taken: Administrative fines of \$1,000.00; probation for 6 months; 1 complete FREC meeting. 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.	8/26/2020
Davenport, FL	Kemp, Carol Ann	ZH1002708	2019-016387	Action Taken: <b>Revocation</b> ; investigative costs of \$219.45. 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, by failing to timely complete a lawful order imposed by FREC.	7/15/2020
Ft. Myers, FL	Harden, Matthew Edward	BK3342445	2019-028766	Action Taken: <b>Revocation</b> ; administrative fines of \$1,000.00; investigative costs of \$224.40. 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.	8/26/2020
Ft. Myers, FL	Rimes, Rodney Dean	SL3288617	2019-044527	Action Taken: <b>Suspension for 2 years</b> ; administrative fines of \$1,000.00; investigative costs of \$311.55; education of 45-hour post licensing course; 2 complete FREC meetings. 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.	7/15/2020
Hollywood, FL	Midiap Ideas LLC	CQ1055763	2019-031826	Action Taken: <b>Revocation</b> ; investigative costs of \$158.40 and \$167.51. 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; Section 475.22(1), Florida Statutes, by failing to maintain an office, which shall consist of at least one enclosed room in a building of stationary construction, a sign on or about the entrance of her or his principal office and each branch office, which sign may be easily observed and read by any person about to enter such office, the name of the broker, together with the trade name, if any	

Hollywood, FL	Midiap Ideas LLC	CQ1055763	2019-031860	Revocation; investigative costs of \$158.40 and \$167.51. 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; Section 475.22(1), Florida Statutes, by failing to maintain an office, which shall consist of at least one enclosed room in a building of stationary construction, a sign on or about the entrance of her or his principal office and each branch office, which sign may be easily observed and read by any person about to enter such office, the name of the broker, together with the trade name, if any	7/15/2020
Ormond Beach, FL	Haynes, Kyle	SL3329438	2019-043608	Settlement Stipulation - Voluntary Surrender of License	8/26/2020
Pensacola, FL	Warren, Kristen M	SL31451690	2019-024867	Action Taken: Administrative fines of \$250.00 per count; investigative costs of \$726.66; probation for 9 months; education of 45-hour post licensing course. 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	
Plantation, FL	Myers, Donnamarie T	SL3277230	2019-061719	Settlement Stipulation - Voluntary Surrender of License	7/15/2020
Plantation, FL	Myers, Donnamarie T	SL3277230	2020-004780	Settlement Stipulation - Voluntary Surrender of License	7/15/2020
St. Cloud, FL	Rodriguez, David	SL3270268	2019-049892	Action Taken: Administrative fines of \$2,000.00; investigative costs of \$387.75. 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 475.42(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	7/15/2020
Windermere, FL	Perez, Armando Lazaro	SL3146457	2018-034836	Action Taken: <b>Revocation</b> ; administrative fines of \$2,000.00; investigative costs of \$297.00. 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.	7/15/2020
Winter Haven, FL	Haller, Wendy Bentley	SL30446194	2019-032789	Action Taken: <b>Revocation</b> ; administrative fines of \$1,000.00; investigative costs of \$672.55. Violation(s):	7/15/2020

**FLORIDA REAL ESTATE COMMISSION  
DISCIPLINARY ACTIVITY REPORT  
JULY 2020**

CITY	NAME	LICENSE NUMBER	CASE NUMBER	DISCIPLINARY ACTION & SANCTIONS	EFFECTIVE DATE
Apopka, FL	Luiz Dos Reis	SL3399910	2019057498	<b>Action Taken:</b> <b>Revocation</b> ; administrative fine of \$500.00; investigative costs of 239.25. <b>Violation(s):</b> 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	8/10/2020
Apopka, FL	Wadson Joseph	SL3375947	2020003513	<b>Action Taken:</b> <b>Revocation</b> ; administrative fine of \$1,000.00; investigative costs of \$1,237.50. <b>Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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	8/10/2020
Boynton Beach, FL	Mark Hirst	SL3247267	2019044917	<b>Action Taken:</b> Suspension for 60 days; administrative fine of \$500.00; investigative costs of \$280.50. <b>Violation(s):</b> 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	8/10/2020
Cape Canaveral, FL	Alisha Carpenter (Bell)	SL3351733	2019060706	<b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$813.50; probation for 6 months; 14-hour continuing education course. <b>Violation(s):</b> 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	8/10/2020
Charlotte, NC	Ronnie Brown Waters	BK3391076	2019054552	<b>Action Taken:</b> Suspension for 3 years; administrative fine of \$750.00; investigative costs of \$371.25; 72-hour Broker's Pre-Licensure Course. <b>Violation(s):</b> Section 475.25(1)(s), Florida Statutes, by having had a registration suspended, revoked, or otherwise acted against in any jurisdiction	8/10/2020
Davenport, FI	John Boyce II	SL3255570	2019056162	<b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$385.50. <b>Violation(s):</b> 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	9/8/2020

Gainesville, FL	Mary Brunel	SL675131	2019018053	<b>Action Taken:</b> Investigative costs of \$907.50; probation for 6 months; 3-hour Core Law course. <b>Violation(s):</b> 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	8/21/2020
Inaialantic, FL	Roderick Warden	SL3377059	2019034531	<b>Action Taken:</b> <b>Revocation</b> ; administrative fine of \$1,000.00; investigative costs of \$156.75. <b>Violation(s):</b> 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	8/31/2020
Jacksonville, FL	Ermal Alija	SL3347599	2019046778	<b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$181.50; probation for 6 months; and a 3-hour Core Law course. <b>Violation(s):</b> Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC	8/21/2020
Kissimmee, FL	Michael Cameron	ZH1002785	2019003619	<b>Action Taken:</b> Administrative fine of \$250.00; investigative costs of \$198.00. <b>Violations:</b> Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-3.008; Florida Administrative Code; by failing to comply with the statutory and codified requirements	8/10/2020
Lehigh Acres, FI	Cleveland Hammond	BK3395780	2019023265	<b>Action Taken:</b> Administrative fine of \$250.00; investigative costs of \$206.25. <b>Violation(s):</b> 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	8/21/2020
Miami, FL	Juan Anniccarico	BK3135583	2019044911	<b>Action Taken:</b> Suspension for 30 days; administrative fine of \$1,000.00; investigative costs of \$264.00; probation for 12 months; and 30-hour Broker's Post-Management and 3-hour Core Law courses. <b>Violation(s):</b> 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	8/21/2020
Miami, FL	Olga Rubin	SL3257869	2019018452	<b>Action Taken:</b> <b>Revocation</b> ; administrative fine of \$1,000.00; investigative costs of \$1,105.50. <b>Violation(s):</b> 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	8/10/2020



Naples, FL	Steven Purcell	BK641291	2019052638	<b>Action Taken:</b> Investigative costs of \$346.50, probation for 6 months; and 28-hour reactivation course. <b>Violation(s):</b> 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	8/21/2020
Ocklawaha, FL	Gerard Lamia	BK613659	2019063893	<b>Action Taken:</b> Suspension for 5 years; administrative fine of \$1,000.00; investigative costs of \$239.25. <b>Violation(s):</b> 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	8/10/2020
Orlando, FL	Jessica Garces-Romo		2019022570	<b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$189.75. <b>Violation(s):</b> 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; 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	8/21/2020
Orlando, FL	Lauren Lemay	SL3289118	2019048957	<b>Action Taken:</b> Suspension for 30 days; administrative fine of \$1,000.00; investigative costs of \$247.50; probation for 120 days; and 28-hour reactivation course. <b>Violation(s):</b> 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	8/21/2020
Orlando, FL	Farshaun Pinkston Jr	SL3347599	2019046778	<b>Action Taken:</b> Administrative fine of \$250.00; investigative costs of \$528.00; probation for 6 months; and 14-hour Continuing Education course. <b>Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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	9/8/2020
Orlando, FL	Cameron Academy of Real Estate	ZH1002075	2018060488	<b>Action Taken:</b> Administrative fine of \$250.00; investigative costs of \$135.00. <b>Violations:</b> Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-3.008; Florida Administrative Code; by failing to comply with the statutory and codified requirements	8/10/2020

Panama City Beach, FL	Nathan Trent	SL3092286	2019061712	<b>Action Taken:</b> Administrative fine of \$500.00; investigative costs of \$825.00; 28-hour Reactivation course. <b>Violation(s):</b> 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	8/10/2020
Ruskin, FL	Lorenzo Stiff	SL3377382	2019057502	<b>Action Taken:</b> Investigative costs of \$396.00. <b>Violation(s):</b> 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	8/10/2020
Tampa, FL	Michael Ceparano Jr	SL3331183	2019016386	<b>Action Taken:</b> Administrative fine of \$250.00; investigative costs of \$676.50. <b>Violation(s):</b> 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	8/21/2020
Winter Garden, FL	Jonathan Speagle	SL3422654	2019058060	<b>Action Taken:</b> Administrative fine of \$1,000.00; investigative costs of \$280.50; probation for 6 months; 63-hour salesperson course. <b>Violation(s):</b> 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	8/26/2020
Winter Garden, FL	Warren Martin	SL3410390	2019016091	<b>Action Taken:</b> Administrative fine of \$250.00; investigative costs of \$825.00. <b>Violation(s):</b> Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC; 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; 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	9/8/2020

**FLORIDA REAL ESTATE COMMISSION  
DISCIPLINARY ACTIVITY REPORT  
AUGUST 2020**

CITY	NAME	LICENSE NUMBER	CASE NUMBER	DISCIPLINARY ACTION & SANCTIONS	EFFECTIVE DATE
Miami, FL	Blum, Herman	SL3320456	2018-015033	<p><b>Sanctions: suspension for 3 years; probation for 6 months; administrative fine of \$3,200.00; investigative costs of \$660.00. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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)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 475.42(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 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.</p>	9/8/2020
Venice, FL	Browne, Christopher	SL692482	2019-048073	<p><b>Sanctions: probation for 6 months; investigative costs of \$330.00; 3-hour core law education course in addition to regular continuing education. Violation(s):</b> 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.</p>	9/8/2020

Miami, FL	Delgado, Phillip	SL3058962	2019-017490	<p><b>Sanctions: administrative fine of \$500.00; investigative costs of \$412.50; 3-hour core law education course in addition to regular continuing education. Violation(s):</b> 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.</p>	9/8/2020
Largo, FL	Dolgin, Craig	SL3282577	2019-037548	<p><b>Sanctions: revocation; administrative fine of \$5,500.00; investigative costs of \$425.70.</b> Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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)(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 475.42(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</p>	9/8/2020
Lake Worth, FL	Fallo, Lawrence, Jr.	BK539969	2019-050044	<p><b>Sanctions: administrative fine of \$1,000.00; investigative costs of \$250.80; 30-hour broker post management education course. Violation(s):</b> Section 475.25(1)(u), Florida Statutes, by failing to direct, control, or manage a broker associate or sales associate employed by such broker.</p>	9/8/2020

Orlando, FL	Geovanni, Geo	BK3099389	2019-015778	<p><b>Sanctions: revocation; administrative fine of \$2,000.00; investigative costs of \$528.00. Violation(s):</b> 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)(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.</p>	9/8/2020
Hialeah, FL	Labrada, Reyner	BK3186318	2019-041947	<p><b>Sanctions: probation for 3 months; administrative fine of \$1,000.00; investigative costs of \$270.60; 28-hour Broker Reactivation education course and an audit by the Department within 30 days. Violation(s):</b> 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.</p>	9/8/2020
Hialeah, FL	Labrada, Reyner	BK3186318	2019-055671	<p><b>Sanctions: suspension for 2 years, administrative fine of \$1,000.00; investigative costs of \$648.45. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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.</p>	9/8/2020
Hialeah, FL	Miami Neighborhood Realty PA	CQ1031209	2019-045789	<p><b>Sanctions: investigative costs of \$264.00 and an audit by the Department within 30 days. Violation(s):</b> 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.</p>	9/8/2020

Port Orange, FL	Newell, David	SL3344143	2019-022077	<b>Sanctions: revocation; administrative fine of \$1,000.00; investigative costs of \$132.00. Violation(s):</b> 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.	9/8/2020
Pembroke Pines, FL	Perilla, Hernan A.	BK3348427	2019-049451	<b>Sanctions: revocation; administrative fine of \$3,000.00; investigative costs of \$1,353.00. Violation(s):</b> 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; 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)(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.	9/8/2020
Miami, FL	Arriaga, Isilio Rafael	BL674216	2019-048325	Settlement Stipulation: Voluntary Surrender of License for Permanent Revocation	9/8/2020
Orlando, FL	Crager, Robert James II	BK3099389	2019-001612	Settlement Stipulation: Voluntary Surrender of License for Permanent Revocation	9/8/2020

Orlando, FL	Carder, Tammy Jo	SL3025355	2019-047790	<p><b>Sanctions: revocation; administrative fine of \$1,000.00; investigative costs of \$437.25. Violation(s):</b> 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.</p>	9/8/2020
Tallahassee, FL	Real Estate Management and Consulting	CQ1036977	2019-038595	<p><b>Sanctions: revocation; administrative fine of \$2,000.00; investigative costs of \$313.50. Violation(s):</b> 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.</p>	9/8/2020

**FLORIDA REAL ESTATE COMMISSION  
DISCIPLINARY ACTIVITY REPORT  
SEPTEMBER 2020**

CITY	NAME	LICENSE NUMBER	CASE NUMBER	SANCTIONS & ACTIONS TAKEN	EFFECTIVE DATE
Belleair, FL	Hitchcock, Cameron A	SL346254	2020-017237	<b>Sanctions: probation for 90 days; administrative fine of \$500.00; investigative costs of \$231.00; Continuing Education 3 hour Core Law. Violation(s):</b> 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	10/7/2020
Boca Raton, FL	Hartman, Alexander	SL3289467	2020-027326	<b>Sanctions: revocation; administrative fine of \$3,000.00; investigative costs of \$1,567.50. Violation(s):</b> 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.	10/7/2020
Boynton Beach, FL	Global Real Estate Holdings of South Florida, LLC	CQ1053189	2019-047443	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Cape Coral, FL	Bartell, Gregory Allan	BK3061366	2019-062332	<b>Sanctions: administrative fine of \$500.00 and investigative costs of \$508.86. Violation(s):</b> 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. A licensee must report a conviction, finding of guilt, plea, or adjudication entered before the effective date of this paragraph within 30 days.	10/7/2020
Cape Coral, FL	Zywotko, Mark Edward	SL3174104	2020-007991	<b>Sanctions: probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$1,089.00. Violation(s):</b> 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.	10/7/2020
Davenport, FL	Giorgio, Karla	SL3309151	2019-062864	<b>Sanctions: probation for 90 days; administrative fines of \$500.00; investigative costs of \$255.75. Violation(s):</b> 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	10/7/2020
Destin, FL	Bari, Julia	SL3356662	2020-028004	<b>Sanctions: probation for 90 days; administrative fine of \$250.00; investigative costs of \$396.00; 3-hour Core Law education course. Violation(s):</b> 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.	10/7/2020



Fort Lauderdale, FL	Bernard, Gregg E	BK489898	2018-056530	<b>Sanctions: revocation and investigative costs of \$337.20. Violation(s):</b> Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.42(1)(i), Florida Statutes, by placing, or causing to be placed, upon the public records of any county, any contract, assignment, deed, will, mortgage, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to her or him to be false, void, or not authorized to be placed of record, or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or sales associate or other person, or for any unlawful purpose. However, nothing in this paragraph shall be construed to prohibit a broker or a sales associate from recording a judgment rendered by a court of this state or to prohibit a broker from placing a lien on a property where expressly permitted by contractual agreement or otherwise allowed by law; Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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.	10/7/2020
Fort Lauderdale, FL	Williams, Ryan Landon	BK3031342	2020-003249	<b>Sanctions: suspended for 2 years; administrative fine of \$2,000.00; investigative costs of \$496.00; 30-hour Broker Office Management education course. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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)(c), Florida Statutes, by being guilty of advertising property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content.	10/7/2020
Ft. Pierce, FL	Resendez, Tracey L.	SL3317940	2019-063674	<b>Sanctions: suspension until respondents attends one completed FREC meeting and investigative costs of \$330.00. Violation(s):</b> Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	10/7/2020
Hobe Sound, FL	Castro, Anthony Brian	SL3229428	2020-001651	<b>Sanctions: probation for 30 days, administrative fine of \$500.00; investigative costs of \$495.00. Violation(s):</b> 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. A licensee must report a conviction, finding of guilt, plea, or adjudication entered before the effective date of this paragraph within 30 days after the effective date of this paragraph.	10/7/2020
Homestead, FL	Santos, Leonardo A.	SL3034677	2020-000966	<b>Sanctions: probation for 2 years; administrative fine of \$1,000.00; investigative costs of \$1,009.80; 28-hour Sales License Reactivation Education Course. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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.	10/7/2020
Jacksonville, FL	Saint Johns Properties LL	CQ1052972	2020-012763	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Jacksonville, FL	Saint Johns Properties LL	CQ1052972	2020-019547	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Jacksonville, FL	Saint Johns Properties LL	CQ1052972	2002-020352	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Land O'Lakes, FL	Thibault, Jeffrey Robert	BL3102822	2020-008296	<b>Sanctions: revocation; administrative fine of \$1,000.00; investigative costs of \$267.30. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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.	10/7/2020
Marco Island, FL	Mirabilio, Sheilagh	BK392202	2020-010318	<b>Sanctions: 90 days probation; investigative costs of \$642.05. Violation(s):</b> 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.	10/7/2020

Miami, FL	Hollander, Mark Jeffrey	SL3183844	2019-07796	<b>Sanctions: 2 year suspension; administrative fines of \$1,000.00; investigative costs of \$122.10. Violation(s):</b> 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.	10/7/2020
Miami Beach, FL	Eismann, Jonathan E.	SL3243175	2019-052970	<b>Sanctions: probation for 60 days; administrative fine of \$1,000.00; investigative costs of \$445.50. Violation(s):</b> 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.	10/7/2020
Miami Gardens, FL	Gibbs, Alicia	SL33223622	2020-005291	<b>Sanctions: 2 year suspension; administrative fines \$1,000.00; investigative costs of \$1,023.00. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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.	10/7/2020
North Miami, FL	Blemur, Anis	SL3080359	2019035498	<b>Sanctions: revocation; administrative fine of \$2,000.00; investigative costs of \$229.35 within 60 days. Violation(s):</b> 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.	10/7/2020
Naples, FL	Robinson, Deshawn	SL3335121	2020-004784	<b>Sanctions: probation for 30 days; administrative fine of \$500.00; investigative costs of \$187.55. Violation(s):</b> 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.	10/7/2020
Ocoee, FL	Colin, Rigaud	BK3068683	2020-006294	<b>Sanctions: revocation; administrative fines \$3,000.00; investigative costs of \$231.00. Violation(s):</b> 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; 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. A licensee must report a conviction, finding of guilt, plea, or adjudication entered before the effective date of this paragraph within 30 days after the effective date of this paragraph.	10/7/2020
Orlando, FL	Wade, Theresa Jane	SL688747	2020-017898	<b>Sanctions: probation for 1 year; administrative fine of \$250.00; investigative costs of \$495.00; 3-hour Core Law education course. Violation(s):</b> 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.	10/7/2020

Plantation, FL	Acevedo, Bert F.	BK452764	2019-048506	<p><b>Sanctions: probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$1,006.50; 28-hour Broker Reactivation education course. Violation(s):</b> Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.42(1)(i), Florida Statutes, by placing, or causing to be placed, upon the public records of any county, any contract, assignment, deed, will, mortgage, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to her or him to be false, void, or not authorized to be placed of record, or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or sales associate or other person, or for any unlawful purpose. However, nothing in this paragraph shall be construed to prohibit a broker or a sales associate from recording a judgment rendered by a court of this state or to prohibit a broker from placing a lien on a property where expressly permitted by contractual agreement or otherwise allowed by law; Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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</p>	10/7/2020
Port Orange, FL	Roy Christopher J.	SL3316976	2020-000104	<p><b>Sanctions: probation for 10 months; administrative fine of \$2,000.00; investigative costs of \$255.75; 1 complete FREC meeting; 28-hour Sales License Reactivation education course. Violation(s):</b> 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.</p>	10/7/2020
Riverview, FL	Schlesinger, Samuel	SL3371196	2020-009293	<p><b>Sanctions: probation for 6 months; administrative fine of \$500.00; investigative costs of \$1,072.50; 3-hour Core Law education course. Violation(s):</b> 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.</p>	10/7/2020
Riviera, FL	Louidor, Cherisse	BK3234934	2020-008123	<p><b>Sanctions: probation for 60-days; administrative fine of \$500.00; investigative costs of \$792.00. Violation(s):</b> 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.</p>	10/7/2020
St. Petersburg, FL	Lowe, Linda	SL3354579	2019-062228	<p><b>Sanctions: suspension for 1 year; administrative fine of \$1,000.00; investigative costs of \$354.75; 28-hour Sales Associate Reactivation education course within 1 year and as a condition of reinstatement of license. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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.</p>	10/7/2020
Santa Rosa Beach, FL	William Shue	SL3299933	2019-063672	<p><b>Sanctions: revocation; administrative fine of \$1,000.00; investigative costs of \$181.50. Violation(s):</b> Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.</p>	10/7/2020
Trinity, FL	Viscaro, Frank S.	CQ105904	2019-007357	<p><b>Sanctions: administrative fine of \$500.00; investigative costs of \$594.00; 3-hour Core Law education course. Violation(s):</b> 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.</p>	10/7/2020
Vero Beach, FL	Thompson, Lester McArtt	BK586137	2020-017311	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Vero Beach, FL	Thompson, Lester McArtt	BK586137	2020-017445	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Vero Beach, FL	Thompson, Lester McArtt	BK586137	2020-027940	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020

West Palm Beach, FL	Cataldo, Paul Anthony	SL3246525	2020-006126	<b>Sanctions: administrative fine of \$500.00; investigative costs of \$775.50. Violation(s):</b> 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)(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.	10/7/2020
Windermere, FL	Garcia, Miguel Enrique	SL3081971	2020-025835	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Windermere, FL	Ramirez, Paola	SL 3328777	2020-003104	<b>Sanctions: 30 days probation; investigative costs of \$379.50. Violation(s):</b> 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.	10/7/2020
Winter Haven, FL	Cameron, Robert E., Jr.	BK431032	2019-051231	<b>Sanctions: investigative costs of \$346.50. Violation(s):</b> 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 475.25(1)(u), Florida Statutes, by failing, if a broker, to direct, control, or manage a broker associate or sales associate employed by such broker. A rebuttable presumption exists that a broker associate or sales associate is employed by a broker if the records of the department establish that the broker associate or sales associate is registered with that broker. A record of licensure which is certified or authenticated in such form as to be admissible in evidence under the laws of the state is admissible as prima facie evidence of such registration.	10/7/2020
Winter Haven, FL	Goal Line Properties,	CQ1052178	2019-051232	<b>Settlement Stipulation:</b> Voluntary Surrender of License	10/7/2020
Winter Haven, FL	Shelby, Zachary Collins	SL3223867	2019-050564	<b>Sanctions: revocation; administrative fine of \$3,000.00; investigative costs of \$379.50. Violation(s):</b> Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, 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)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	10/7/2020
Winter Garden, FL	Rutherford Ortiz, Jeannie	BK3336633	2019-016099	<b>Sanctions: revocation and investigative costs of \$1,460.25. Violation(s):</b> Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(f), 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)(g), Florida Statutes, by having had a broker's or sales associate's license revoked, suspended, or otherwise acted against, or has had an application for such licensure denied, by the real estate licensing agency of another state, territory, or country.	10/7/2020
Woodbury, NY	Elliott, Shawn R	BK3248334	2020-004126	<b>Sanctions: revocation; administrative fine of \$1,000.00; investigative costs of \$627.00 within 60 days. Violation(s):</b> Section 475.25(1)(s), Florida Statutes, by having had a registration suspended, revoked, or otherwise acted against in any jurisdiction.	10/7/2020