

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
JANUARY 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Fuenmayor, Ronald	SL3288682	2020-034055	Suspension for 18 months; probation for 18 months; administrative fine of \$1,000.00; investigative costs of \$280.50; 28-Hours Reactivation Course.	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.	2/11/2021	Orlando, FL
Clarkston, Corey	SL3423966	2020-019035 2020-044348	Probation for 12 months; administrative fine of \$500.00; investigative costs of \$1,518.00; 28-Hour Reactivation Course; 1 complete FREC meeting.	Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	2/12/2021	Jacksonville, FL
Cunningham, William III	SL3369482	2020-043682	Probation for 6 months; administrative fines of \$500.00; investigative costs of \$511.50; 3-Hour Core Law Education Course; 1 complete FREC meeting.	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)(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.	2/11/2021	Boynton Beach, FL
Twyman, Michael	SL3264714	2020-003246	Probation for 6 months; administrative fines of \$1,000.00; investigative costs of \$1,559.25; 28-Hour Reactivation Course; 1 complete FREC meeting.	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.	2/11/2021	New Port Richey, FL
Clark, Shawna Dayle	BK3262186	2020-040211 2020-043289	Voluntary Relinquishment of License for Permanent Revocation.		2/11/2021	Vero Beach, FL
SDLC LLC	CQ1051577	2020-043295	Voluntary Relinquishment of License for Permanent Revocation.		2/11/2021	Vero Beach, FL

Biello, Carmine R. Jr.	BK3014043	2019-032861	Revocation of License; administrative fine of \$2,000.00; investigative cost of \$24.75.	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)(e), Florida Statutes, through a violation of Section 475.42(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.	2/10/2021	Cape Coral, FL
Bright, Max	SL3419007	2020-035175	Probation for 90 days; administrative fine of \$1,000.00; investigative cost of \$561.00.	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.	2/11/2021	Sarasota, FL
Echavarria, Emily M.	BK622495	2018-031744	Revocation of License; administrative fine of \$1,000.00; investigative cost of \$231.00.	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.	2/11/2021	Miami, FL
Oglesby, Kelli Renea	SL3215451	2020-015977	Probation for 12 months; administrative fines of \$250.00; investigative costs of \$200.00; 3-hour Core Law Education Course.	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.	2/10/2021	Crestview, FL
Williams, Mario	SL3303155	2019-063676	Probation for 6 months; administrative fines of \$500.00; investigative costs of \$280.50; modify previous Final Order 2017-058597 for an additional 6 months.	Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	2/11/2021	Tampa, FL

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FEBRUARY 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Allford, Catherine Marie	BL3041189	2020-037417	Probation for 90 days; administrative fine of \$500.00; investigative costs of \$1,798.50.	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.	3/12/2021	Rotonda West, FL
Armstrong, Chase M	BK3378632	2020-041112	Probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$333.50; 3-Hour Core Law Education Course.	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.	3/12/2021	Seminole, FL
Collins, Leonard John	SL3052352	2020-044152	Suspension for 120 days; probation for 6 months; administrative fine of \$2,000.00; investigative costs of \$396.00; 28-Hour Reactivation Course.	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)(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.	3/12/2021	Port St. Lucie, FL
Ginsberg, Scott Howard	SL3261172	2020-037766	Probation for 12 months; administrative fine of \$3,000.00; investigative costs of \$1,138.50.	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; 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.	3/10/2021	Miami, FL
Bolanos, Manuel E.	SL3314009	2020-032475	Probation for 6 months; administrative fine of \$2,000.00; investigative costs of \$1,206.50; 4-Hour Escrow Management Course and 28-Hour Reactivation Course; 2 complete FREC meeting.	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)(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 475.42(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.	3/24/2021	Fort Myers, FL

Gonzalez, Pedro B.	SL3316346	2020-001954	suspension for 90 days; probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$3,131.70; 4-hour escrow management course; 1 complete FREC meeting.	Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC; 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.	3/24/2021	Miami, FL
Heins, Stephanie Alice	SL575036	2020-039109	probation for 6 months; administrative fine of \$250.00; investigative costs of \$486.75; 3-Hour Core Law Education Course.	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.	3/24/2021	Lighthouse Point, FL
Zhang, Ying	BK3273098 BK3380214 BK3416905 BK3415851 BK3441553 BK3455637	2020-019724	Probation for 6 months; administrative fine of \$3,500.00; investigative costs of \$1,353.00; 30-Hour Office Management Broker Education Course; 2 complete FREC meeting.	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)(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 475.42(1)(n), Florida Statutes, by failing to disclose all material aspects of the resale of a timeshare period and the rights and obligations of the buyer and seller.	3/24/2021	Orlando, FL
Fineman, Scott H.	SL3360181	2020-014361	Revocation; administrative fine of \$1,000.00; investigative costs of \$1,039.50.	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.	3/10/2021	Boynton Beach, FL
Ortiz, Javier	SL3310881	2020-040205	Probation for 6 months; administrative fine of \$500.00; investigative costs of \$561.00; 3-hour Ethics Education Course.	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.	4/8/2021	Miami, FL

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
MARCH 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Carvajal, James M	SL3034379	2020-034973	Revocation of license; administrative fine of \$3,000.00; investigative costs of \$1,551.00.	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)(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; 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.	4/6/2021	Miami, FL
Saleh, Nidal Said	SL3257302	2020-021063	Suspension for 3 years; administrative fine of \$3,000.00; investigative costs of \$577.50; 3-Hour Ethics Education Course; 4-Hour Escrow Education Course.	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)(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.	4/6/2021	Parma Heights, OH
Branch Conner Realty & Management Group LLC	CQ1048581	2019-047451 2020-006856	Probation for 6 months and/or until verification of all escrow funds returned; administrative fine of \$1,000.00; investigative costs of \$506.55 and \$660.00.	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.	4/8/2021	Saint Cloud, FL
Branch Conner, Laurie	BK3148816	2019-047448 2020-005334	Probation for 6 months and/or until verification of all escrow funds returned; administrative fine of \$1,000.00; investigative costs of \$767.25 and \$743.50.	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.	4/8/2021	Saint Cloud, FL

DeSantus, Violette	SL3387549	2020-025444	probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$1,064.25; 45-hour Reactivation and Escrow Management continuing education course; 2 complete FREC Meetings	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)(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; 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.	4/6/2021	Lauderhill, FL
Qosja, Enis	BK3299552	2020-017507 2020-018373 2020-022359	Probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$940.50; 45-hour Reactivation Continuing Education course; 2 complete FREC Meetings.	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 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.	4/6/2021	Jacksonville, FL
Venditto, Christopher M.	SL3280890	2020-022525 2020-034357	Probation for 9 months; administrative fine of \$2,250.00; investigative costs of \$2,593.80; 28-hour Reactivation Continuing Education course; 1 complete FREC Meeting.	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 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)(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. 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.	4/14/2021	Hollywood, FL
Worachek, Angela	BK3329933	2020-042558	Probation for 6 months; administrative fine of \$250.00; investigative costs of \$280.50; 3-hour Core Law Education Course.	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	4/6/2021	Orlando, FL
Nace, Kirk L.	BK3184600	2020-034650	Voluntary Relinquishment of License for Permanent Revocation		4/8/2021	Naples, FL

Barrus, Stephanie	SL3299794	2020-023629	Revocation of license; administrative fines of \$2,000.00; investigative costs \$1,534.50.	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 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.	4/6/2021	Holiday, FL
Linares, Marco Alfonzo	SL3445192	2020-033987	Probation for 6 months; administrative fines of \$1,000.00; investigative costs \$1,534.50.	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.	4/8/2021	Orlando, FL

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
APRIL 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Barto, Sabin	SL3301525	2020-032095	Revocation; administrative fine of \$2,000.00; investigative costs of \$500.00.	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)(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.	5/18/2021	Naples, FL
Elejalde, Leticia Maria	SL3013710	2020029784	Revocation; administrative fine of \$3,000.00; investigative costs of \$1,584.00.	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 licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon 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 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.	5/18/2021	Miami, FL
Love, Constance	SL3398360	2020-010186	Revocation; administrative fine of \$2,000.00; investigative costs of \$1,039.50.	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; 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.	5/19/2021	Tamarac, FL

Jenkins, Allen R.	BK3209344 BK3374928 BK3353993 BK3089116 BK3107605	2020-026500	suspension for 7 months;	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.	6/16/2021	Bradenton, FL
Siesta Annual Rentals, Inc.	CQ1020799	2020-026501	Suspension for 7 months; investigative costs of \$709.50.	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.		Sarasota, FL
Jensen, Kenneth	SL3255843	2020-049348	Suspension for 90 days; administrative fine of \$250.00; investigative costs of \$651.75; 3-Hour Core Law Education.	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.	5/19/2021	New Port Richey, FL
Londono, Martha C	SL3069985	2020-041745	Administrative fine of \$1,000.00; investigative costs of \$825.00; 28-hour Reactivation Course Education; 1 complete FREC Meeting.	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.	5/19/2021	South Miami, FL
Zizzi, James Valentine	SL3379315	2020-043680	Administrative fine of \$250.00; investigative costs of \$594.00; 3 Hour Core Law Education.	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)(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.	5/19/2021	Naples, FL
Passerino, Jay Vincent	SL3445236	2020-047708	Voluntary Relinquishment of License for Permanent Revocation.		5/19/2021	Hollywood, FL

Copeland, Dedic	SL702517	2020-023265	Revocation; administrative fines of \$3,000.00; investigative costs \$1,534.50.	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)(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; 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.	5/18/2021	Miramar, FL
Desi, Cheryle Rose	SL3437075	2020-046821	Probation for 6 months; administrative fines of \$250.00; investigative costs \$330.00; 3-Hour Core Law Education Course.	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.	5/19/2021	Orlando, FL

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
MAY 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Howard, Shajuania Jenkins	BK690591	2020-052589	Administrative fine of \$500.00, investigative costs of \$231.00	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)(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.	6/18/2021	Lakeland, FL
Severidt, Kindera Louise	BK3286029	2020-035545	Probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$1,000.00; 4-hour Escrow Management Course	Section 475.25(1)(e), Florida Statutes, through 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.	6/18/2021	Jacksonville, FL
Cohen, James W.	BK3382769	2021-011881	Voluntary Relinquishment of License for Permanent Revocation.		6/18/2021	Smyrna, GA
St Lot, Jackson	BK3382769	2020-054464	Voluntary Relinquishment of License for Permanent Revocation.		6/18/2021	Miami, FL
Gursky, Brigette Lee	SL3226844	2020-039480	Revocation, administrative fine of \$2,000.00; investigative costs of \$528.00	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)(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.	6/18/2021	Davie, FL

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
JUNE 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Drepanos, Micheal B.	SL3097588	2020-055408	Probation for 6 months; administrative fine of \$250.00; investigative costs of \$681.75; 3-hour Core Law Course	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.	7/6/2021	Naples, FL
Reiss, Kimberly	SL3394663	2020-053358	Revocation; administrative fine of \$1,000.00; investigative costs of \$148.50	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.	7/6/2021	Miami Beach, FL
Infurna, Justin R.	BK3184359	2021-000623	Revocation; administrative fine of \$5,000.00; investigative costs of \$924.00	Section 475.25(1)(a), Florida Statutes, through a violation of Section 475.42(1)(h), 455.227(1)(a), and, or 455.227(1)(r), Florida Statutes, by violating any provision of Section 455.227(1) or 475.72, by obstructing or hindering the enforcement of Chapter 475, by being guilty of making misleading, deceptive, or fraudulent representations related to the practice of the licensee's profession, by improperly interfering with an investigation authorized by statute; 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)(i) Florida Statutes, by being guilty of becoming temporarily incapacitated from acting as a broker; 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)(s), Florida Statutes, by having had a registration suspended, revoked, or otherwise acted against in	7/13/2021	Orlando, FL

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
JULY 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Lowy, Craig A.	SL3179817	2020050767	Revocation; Investigative Costs of \$478.50.	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)(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 dealings.	9/20/2021	Hollywood, FL
Platone, Oscar	SL3364688	2020043269	Revocation; Investigative Costs of \$990.00.	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.	9/20/2021	Bradenton, FL
Lopez, Joseph Vidal	SL3330267	2021008045	Revocation; Investigative Costs of \$396.00.	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 broker, or employer, no later than the end of the next business day following the receipt of the item to be deposited.	9/17/2021	Orlando, FL
Zupa, Burton	SL452423	2021006471	Probation for 6 months; Investigative Costs of \$990.00; 3-hour Core Law education course.	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.	9/17/2021	Longboat Key, FL
Mondelli Jr., Joseph	SL573844	2020049143	Suspension for 6 months; Administrative Fine of \$1,000.00; Investigative Costs of \$792.00; 30-hour Broker Management Post-License education course.	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.	9/20/2021	Coral Springs, FL
Lamia, Gerard A.	SL613659	2020019965	Voluntary Relinquishment of License for Permanent Revocation.		9/20/2021	Ocklawaha, FL

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
AUGUST 2021**

NAME	LICENSE NUMBER	CASE NUMBER	ACTION TAKEN	VIOLATION	EFFECTIVE DATE	RESPONDENT CITY
Martinez, Pedro	SL3328213	2020056140	Revocation; administrative fine of \$500.00; investigative costs of \$393.36.	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.	9/23/2021	Delray Beach, FL
One Percent Realty Services, LLC	CQ1057849	2020056195	Revocation; administrative fine of \$2,000.00; investigative costs of \$495.00.	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.	9/23/2021	Orlando, FL
Peachey, Phil	SL664150	2020056119	Revocation; administrative fine of \$2,000.00; investigative costs of \$495.00.	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.	9/23/2021	Orlando, FL
Verge, Robin Kelly	BL619242	2021008271	Revocation; administrative fine of \$1,000.00; investigative costs of \$478.50.	Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.	9/23/2021	Pensacola, FL

Woodward, Neil	BK576869	2020-056197	Revocation; administrative fine of \$2,000.00; investigative costs of \$330.00.	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.	9/23/2021	Orlando, FL
Calitri, Kody Alan	SL3458668	2021002689	Probation for 12 months; investigative costs of \$900.00; 6-hour Property Management Course and 28-hour Reactivation Course; 1 complete FREC Meeting.	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.	9/16/2021	Ruskin, FL
McAdams, Garrett Jerome	SL3026388	2021008653	Probation for 6 months; administrative costs of \$500.00; investigative costs of \$594.00; 3-hour Core Law Course; 1 complete FREC Meeting.	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.	9/30/2021	Key West, FL