



## Florida Real Estate Commission Disciplinary Activity Report 2010

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Agboro, Augustine</b>	<b>2008039547</b>	<b>2010-05892</b>	Miami, FL - Augustine Agboro, License no. ZH 1002455. Violation: failed to comply with the continuing education requirements of r.61J2-3.011, F.A.C. and in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mo. probation, attend two (2-day) FREC general meetings.
<b>Allen, Lilli Ann</b>	<b>2009027871</b>	<b>2010-11894</b>	Royal Palm Beach, FL - Lilli A. Allen, License no. BK 695540. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S. Penalty: fined \$100, costs, 6 mth probation, attend one (2-day) FREC general meeting.
<b>Alonso, Heriberto</b>	<b>2007038214</b>	<b>2010-09685</b>	Miami, FL - Heriberto Alonso, License no. SL 3037527. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 10/13/2010, fines, costs.
<b>Altermare, Clifford</b>	<b>2008010393</b>	<b>2010-08983</b>	Clearwater, FL - Clifford Altermare, License no. BK3062479. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to immediately deposit trust funds in violation of r.61J2-14.010, F.A.C. and therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$15,000, 5 yr. suspension.
<b>Altema Consulting Co. LLC</b>	<b>2008026746</b>	<b>2010-08983</b>	Clearwater, FL - Altema Consulting Co. LLC., License no. CQ1024239. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to immediately deposit trust funds in violation of r.61J2-14.010, F.A.C. and therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$15,000, 5 yr. suspension.
<b>Always Florida International, Inc.</b>	<b>2008038670</b>	<b>2010-04022</b>	Maitland, FL - Always Florida International, Inc., License no. CQ 1029544. Violation: voluntary surrender of license for permanent revocation effective 5/13/2010.
<b>America Rents the Suncoast, Inc.</b>	<b>2008047231</b>	<b>2010-06850</b>	New Port Richey, FL - America Rents the Suncoast, Inc., License no. CQ 229630. Violation: s.475.25(1)(d)1, F.S.; s.475.25(1)(d)1(2006). Penalty: respondent is ordered to pay \$643.50 costs.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

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

<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER #</b> <b>(BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Andrade, Madelyn</b>	<b>2009009635</b>	<b>2010-11898</b>	Miami, FL - Madelyn Andrade, License no. SL 3188906. Violation: guilty of having operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of s.475.42(1)(a), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 3 mth suspension, 6 mth probation, attend one (2-day) FREC general meeting.
<b>Angram, Alfonzo S.</b>	<b>2009031161</b>	<b>2010-05183</b>	Riviera Beach, FL - Alfonzo S. Angram, License no. SL 3166528. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; guilty of having collected money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer in violation of s.475.25(1)(e), F. S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 6/10/10, costs.
<b>Arias, Gustavo M.</b>	<b>2008030398</b>	<b>2010-01589</b>	Orlando, FL - Gustavo M. Arias, License no. BK 599401, BK 3095299, BK 3010081. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S., guilty of failure to immediately deposit trust funds in violation of r.61J2-14.010, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1500, costs, no suspension, attend two (2-day) FREC general meetings.
<b>Bagnasco, Valeria</b>	<b>2007068036</b>	<b>2010-01931</b>	Miami Beach, FL - Valeria Bagnasco, License no. SL 3092986. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: \$594 costs, 60 day suspension, 1 yr. probation, attend two (2-day) FREC general meetings.
<b>Baixeras, Juan C.</b>	<b>2009047152</b>	<b>2010-08990</b>	Deerfield Beach, FL - Juan C. Baixeras, License no. SL 3076487. Violation: two counts of failing to make written request to the title company to provide written verification of the receipt of the deposit in violation of r.61J2-14.008(2)(b), F.A.C. and, therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$1000, costs, attend one (2-day) FREC general meeting.
<b>Barry, Susan</b>	<b>2007038536</b> <b>2007038557</b>	<b>2010-00690</b>	Jacksonville, FL - Susan W. Barry, License no. SL 633520. Violation: guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of r.61J2-14.009, F.A.C. and s.475.25(1)(k), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 1/29/10, costs.
<b>Barulic, Christopher</b>	<b>2009045270</b>	<b>2010-06877</b>	Deerfield Beach, FL - Christopher Barulic, License no. SL 3143630. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s.475.25(1)(s), F.S. Penalty: costs, 3 yrs suspension, 6 mths probation, attend one (2-day) FREC general meeting.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Bennett, Keith</b>	<b>2008010162</b>	<b>2010-00131</b>	Miami, FL - Keith Bennett, License no. BK 538792. Violation: guilty of having failed to account and deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or devise, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having obstructed or hindered in any manner the enforcement of c.475, F.S. in violation of s.475.42(1)(i), F.S., and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to preserve and make available all books, records, and supporting documents, and failed to keep accurate account of all trust funds transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S., and therefore in violation of s.475.25(1)(e), F.S. Penalty: revoked, costs.
<b>Betten, Scott Lewis</b>	<b>2009042874</b>	<b>2010-08988</b>	Miami Beach, FL - Scott Lewis Betten, License no. BK 427362. Violation: guilty of having employed any person as a sales associate who is not the holder of a valid and current license as sales associate in violation of s.475.42(1)(c), F.S. and s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
<b>Black, Ruth Battiste</b>	<b>2008006727</b>	<b>2010-04045</b>	North Lauderdale, FL - Ruth Battiste Black, License no. SL 701037. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction of s.475.25(1)(b), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of s.475.42(1)(b), F.S. and s.475.25(1)(e), F.S. Penalty: revoked, costs.
<b>Blackman, Kathleen</b>	<b>2008022774</b>	<b>2010-10143</b>	Port Orange, FL - Kathleen Blackman, License no. SL 3082553. Violation: s.475.25(1)(e), F.S.; s.475.25(1)(c), F.S.; s.475.25(1)(e), F.S.; s.475.25(1)(g), F.S. Penalty: revoked effective 10/29/2010, costs.
<b>Bolinski, Janet Elaine</b>	<b>2009036096</b>	<b>2010-10430</b>	Naples, FL - Janet Elaine Bolinski, License no. ZH1001185. Violation: failed to comply with the requirements of r.61J2-3.011, F.A.C. in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs 1 yr. probation, attend one (2-day) FREC general meeting.
<b>Boose, William R.</b>	<b>2007052742</b>	<b>2010-05190</b>	Riviera Beach, FL - William R. Boose III, License no. BK8145. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate broker or that involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F.S.; guilty of being confined in a federal prison thereby being in violation of s.475.25(1)(n), F.S. Penalty: fined \$1000, costs, suspension until 6/30/2010, 6 mo. probation, attend one (2-day) FREC general meeting.
<b>Borelly, Vicente</b>	<b>2008017286</b>	<b>2010-05923</b>	Weston, FL - Vicente Borelly, License no. SL 3032868. Violation: guilty of having hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. and, therefore in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, 6 mth probation, attend one day FREC general meeting.

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<b>Bourgeois, Jean Louis</b>	<b>2009050417</b>	<b>2010-04043</b>	West Palm Beach, FL - Jean Louis Bourgeois, License no. BK 672197. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mo. probation, attend one (2-day) FREC general meeting.
<b>Brew, Thomas P.</b>	<b>2008008960</b>	<b>2010-06878</b>	Oldsmar, FL - Thomas P. Brew, License no. SL 0683003. Violation: guilty of having operated as a broker while licensed as a sales associate in violation of s.475.42(1)(b), F.S. and, therefore in violation of s.475.25(1)(e), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the employer and with the express consent of the employer in violation of s.475.42(1)(d), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: Revoked 7/28/10, costs.
<b>Brough, William</b>	<b>2008041627</b>	<b>2010-08986</b>	Coral Gables, FL - William Brough, License no. BK 620176. Violation: guilty of violating s.475.25(1)(e), F.S. (2007); violated r.61J2-10.023(3), F.A.C. Penalty: fined \$500, costs, 18 mth probation.
<b>Brown, Gary Lee</b>	<b>2009065965</b>	<b>2010-10157</b>	Osprey, FL - Gary L. Brown, License no. SL 3195215. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
<b>Burattini, Carlos</b>	<b>2009053158</b>	<b>2010-10155</b>	Boca Raton, FL - Carlos Burattini, License no. SL 3053609. Violation: s.475.25(1)(s), F.S. Penalty: revoked effective 10/29/2010, costs.
<b>Capilli, Giuseppe</b>	<b>2007064042</b>	<b>2010-04044</b>	Ft. Myers, FL - Giuseppe Capilli, License no. SL 3110494. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 5/13/2010, costs.
<b>Capiro, Orlando</b>	<b>2009028522</b>	<b>2010-11164</b>	Tampa, FL - Orlando Capiro, License no. BK 162278. Violation: s.475.25, F.S.; 475.25(1)(f), F.S.; s.475.25, F.S.; 475.25(1)(p), F.S. Penalty: revoked effective 11/29/10, fined \$250, costs.
<b>Capiro, Orlando</b>	<b>2009028522</b>	<b>2010-11166</b>	Tampa, FL - Orlando Capiro, License no. BK 162278. Violation: s.475.25(1)(b), F.S.; 275.25(1)(e), F.S.; s.475.42(1)(d), F.S. (2006). Penalty: revoked effective 11/29/2010, costs.

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<b>Carr, Carl Lee</b>	<b>2009020923</b>	<b>2010-11895</b>	Miramar Beach, FL - Carl Lee Carr, License No. BK 541391. Violation: guilty of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having pled guilty or having been convicted of a felony and, therefore, is in violation of s.475.25(1)(p), F.S.; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent, or dishonest dealing in violation of s.475.25(1)(f), F.S. Penalty: fined \$2000, costs, 7 yr suspension, 12 month probation, attendance to two (2-day) FREC general meetings.
<b>Carter, Letriona Shuanta</b>	<b>2009018739</b> <b>2009035866</b>	<b>2011-00473</b>	Championsgate, FL - Letriona Shuanta Carter, License no. SL 3130318. Violation: guilty of having operated as a broker while licensed as a sales associate in violation of s.475.42(1)(b), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s.475.42(1)(d), F.S.; guilty of aiding, assisting, procuring, employing, or advising, any unlicensed person or entity to practice a profession contrary to c.455, 475 or the rules of the Petitioner in violation of s.455(1)(j), F.S. Penalty: revoked effective 1/18/11, costs.
<b>Century 21 Wilson Minger Agency</b>	<b>2009034917</b>	<b>2010-07539</b>	Niceville, FL - Century 21 Wilson Minger Agency, License no. CQ 220933. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; guilty of failure to immediately deposit trust funds in violation of r.61J2-14.010, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: reprimand
<b>Charles Stallions Real Estate Services, Inc.</b>	<b>2008003290</b>	<b>2010-04022</b>	Pensacola, FL - Charles Stallions Real Estate Services, Inc., License no. CQ 1016736. Violation: guilty of failure to prepare the required written monthly escrow statement-reconciliation in violation of r.61J2-14.012(2) and (3), F.A.C. and is, therefore in violation of s.475.25(1)(e), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: reprimanded.
<b>Christlieb, Gustavo</b>	<b>2008023918</b>	<b>2010-06853</b>	Miami Beach, FL - Gustavo Christlieb, License no. SL 622043. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S. Penalty: fined \$500, costs.

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<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER #</b> <b>(BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Clincy, Marie V.</b>	<b>2008007499</b>	<b>2010-02434</b>	San Antonio, FL - Marie V. Clincy, License no. SL 3129622. Violation: guilty of failure 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 consumed in violation of s.475.25(1)(d)2, F.S. Penalty: costs, 6 mo. suspension.
<b>Cochran, Kelly</b>	<b>2009063035</b>	<b>2010-10156</b>	Cape Coral, FL - Kelly Cochran, License no. SL 3036140. Violation: s.475.25(1)(p), F.S. Penalty: fined \$500, costs, 60 day suspension, 12 mth probation, attend two (2-day) FREC general meetings.
<b>Connery, Charles Thomas</b>	<b>2010023068</b>	<b>2010-10158</b>	Grant, FL - Charles T. Connery, License nos. BK 16638, BK 3008724 and ZH1000207. Violation: voluntary surrender of licenses for permanent revocation effective 10/29/2010.
<b>Cresswell, Neil John</b>	<b>2007055828</b>	<b>2010-05894</b>	Ft. Myers, FL - Neil John Cresswell, License no. BK 3139686, BK 305768, BK 3171655, BK 3007747, BK 3106904, BK 3202377, BK 3186467. Violation: guilty of failure to direct, control or manage a sales associate employed by him, in violation of s. 475.25(1)(u), F.S. Penalty: fined \$1,000, costs, attend one (2-day) FREC general meeting.
<b>Dale, Lisa Lynn</b>	<b>2008029849</b>	<b>2010-02844</b>	Tallahassee, FL - Lisa Lynn Dale, License no. BK 423700. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S. Penalty: reprimand, costs.
<b>Danesi, James</b>	<b>2009018818</b>	<b>2010-11902</b>	Palm City, FL - James Danesi, License no. BK 3110846. Violation: respondent violated s.475.25(1)(f), F.S.; respondent violated s.455.227(1)(t), F.S. Penalty: fined \$1000, costs, 5 yr suspension.
<b>Deviney, Judith</b>	<b>2009048845</b>	<b>2010-11163</b>	Deltona, FL - Judith Deviney, License no. SL 3140150. Violation: s.475.25(1)(e), F.S.; 455.227(1), F.S. (2008); s.455.227(1)(j), F.S. (2008); 475.25(1)(e), F.S.; s. 475.42(1)(p), F.S.; 475.42(1)(b), F.S. Penalty: fined \$1000, costs, 12 mth probation, 30 hrs of real estate courses, attend one (2-day) FREC general meeting.
<b>DiStefano, Vanity J.</b>	<b>2010005875</b>	<b>2010-11158</b>	Naples, FL - Vanity J. DiStefano, License no. BK 523919. Violation: s.455.227(1)(t), F.S.; 455.227(1)(t), F.S.; s.475.25(1)(f), F.S.; s.475.25(1)(n), F.S.; s.475.25(1)(p), F.S.; s.475.25(1)(p), F.S. Penalty: revoked effective 11/29/2010, costs.
<b>Divico, Dennis Michael</b>	<b>2009042883</b>	<b>2010-05184</b>	Hallandale, FL - Dennis Michael Divico, License no. SL 3125023. Violation: guilty of having operated as a sales associate without being the holder of a valid and current license as a sales associate in violation of s.475.42(1)(a), F.S. and s.475.25(1)(e), F.S. Penalty: costs, complete a 28 hr reactivation course.
<b>Dixon, Courtney</b>	<b>2008030120</b>	<b>2010-11159</b>	Ft. Lauderdale, FL - Courtney G. Dixon, License no. BK 681828. Violation: s.475.25(1)(e), F.S.; s.475.25(1)(b), F.S.; s.475.25(1)(e), F.S.; r.61J2-14.008(2)(b), F.A.C. Penalty: costs, 6 mth probation, 4 hr escrow course, attend one (2-day) FREC general meeting.

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<b>EAG Realty, Inc.</b>	<b>2007063147</b>	<b>2010-04037</b>	Miami, FL - EAG Realty, Inc., License no. CQ 1015933. Violation: guilty of failure to direct, control or manage an associate employed by him in violation of s.475.25(1)(u), F. S. Penalty: fined \$1000, costs.
<b>Etheridge, Michael</b>	<b>2009003142</b>	<b>2010-07550</b>	Dade City, FL - Michael Etheridge, License no. BK 696454. Violation: s.475.25(1)(f), F.S.; s.475.25(1)(p), F.S.; s.475.25(1)(f), F.S.; s.475.25(1)(p), F.S. Penalty: revoked effective 8/16/2010, costs.
<b>Ferdilus, Marie Y. Myrtil</b>	<b>2008059197</b>	<b>2010-02436</b>	Miami, FL - Marie Y. Myrtil Ferdilus, License no. SL 3192614. Violation: voluntary surrender of license for permanent revocation effective 4/5/2010.
<b>Ferrell, Herbert L.</b>	<b>2008013423</b>	<b>2010-05196</b>	Littleton - Herbert L. Ferrell, License no. BK 484603. Violation: voluntary surrender of license for permanent revocation effective 6/10/10.
<b>Fleak, Kimberly Ann</b>	<b>2008044439</b>	<b>2010-11907</b>	Ft. Lauderdale, FL - Kimberly A. Fleak, License no. SL 691841. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$250, costs, 6 mth probation, attend one (2-day) FREC general meeting.
<b>Florida Realty of Miami, Corp.</b>	<b>2009047153</b>	<b>2010-08990</b>	Miami, FL - Florida Realty of Miami, Corp., License no. CQ 1017676. Violation: guilty of failing to make written request to the title company to provide written verification of the receipt of the deposit in violation of r.61J2-14.008(2)(b), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: respondent is reprimanded, respondent shall pay costs of \$264.00.
<b>Foglino, Susanna</b>	<b>2008038285</b>	<b>2010-04038</b>	Ft. Myers, FL - Susanna Foglino, License no. SL 3026661. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 5/13/2010, costs.
<b>Forbes, Yvonne E.</b>	<b>2009050370</b>	<b>2010-10139</b>	Orlando, FL - Yvonne Forbes, License no. SL 3159096. Violation: s.475.25(1)(k), F.S. s.475.25(1)(b), F.S., s.475.25(1)(n), F.S. and s.475.25(1)(f), F. S. Penalty: revoked effective 10/29/2010, costs.
<b>Fortune International Realty, Inc.</b>	<b>2008066556</b>	<b>2010-04073</b>	Miami, FL - Fortune International Realty, License no. CQ 213971. Violation: guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S., and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$1000, costs.
<b>Foster, Rene Elizabeth</b>	<b>2009041943</b>	<b>2010-00995</b>	Ocala, FL - Rene Elizabeth Foster, License no. BK 564668. Violation: voluntary surrender of license for permanent revocation effective 2/17/2010.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

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<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER # (BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Fountain, Eric S.</b>	<b>2009007225</b>	<b>2010-10153</b>	Tallahassee, FL - Eric Fountain, License no. SL 3045527. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 10/29/2010, fined \$500, costs.
<b>Fountain Management LLC</b>	<b>2009028149</b>	<b>2010-10153</b>	Tallahassee, FL - Fountain Management LLC, License no. CQ 1027741. Violation: guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S., and, therefore, in violation of s.475.25(1)(e), F.S.; failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to direct, control or manage a broker associate employed by him in violation of s.475.25(1)(u), F.S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 10/29/2010, fined \$500, costs.
<b>Franco, Michael J.</b>	<b>2009051087</b>	<b>2010-10702</b>	Winter Springs, FL - Michael J. Franco, License no. BK 306383. Violation: violated s. 475.25(1)(f), F.S., when convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, to a crime in any jurisdiction which directly relates to the activities of a licensed broker, or involves moral turpitude. Penalty: revoked effective 11/12/2010, costs.
<b>Freeman, Terence Lacey</b>	<b>2008069254</b>	<b>2011-00857</b>	Terence Lacey Freeman, License no. BK 696478. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme of device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having obstructed or hindered in any manner the enforcement of c.475,F.S. or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.25(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failing to maintain the required office in violation of r.61J2-10.022, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 2/4/2011, costs.
<b>Fry, David William</b>	<b>2009051077</b>	<b>2011-00469</b>	Boca Raton, FL - David William Fry, License no. BK3220451. Violation: failure 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 entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease or other document or thing of value in violation of s.475.25(1)(d)1, F.S. Penalty: revoked effective 1/18/11, costs.
<b>Furer, Brian</b>	<b>2009020448</b>	<b>2010-10140</b>	Denver, CO - Brian Furer, License no. SL 3119395. Violation: s.455.227(1)(t), F.S.; s.485.25(1)(s), F.S. Penalty: fined \$500, costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Garcia, Yamila</b>	<b>2004035596</b>	<b>2010-07534</b>	Hiialeah, FL - Yamila Garcia, License no. SL 686612. Violation: It is alleged that Respondent operated as a broker when licensed as a sales associate in violation of s.475.42(1)(b), F.S., and therefore, in violation of s.475.25(1)(e), F.S. Penalty: as a result of a settlement stipulation, fined \$1000 and costs; and Respondent must attend one (1) FREC general meeting.
<b>Garcia, Yamila</b>	<b>2004003607</b>	<b>2010-07535</b>	Hiialeah, FL - Yamila Garcia, License no. SL 6866125. Violation: It is alleged that Respondent failed to give the principal a legible, signed, true and correct copy of a listing agreement within 24 hours of obtaining the written listing agreement in violation of s.475.25(1)(r), F.S., and therefore in violation of s.475.25(1)(e), F.S. Penalty: As a result of a settlement stipulation, fined \$250 and costs; and Respondent must attend one (1) FREC general meeting.
<b>Garofalo, Rafael</b>	<b>2008067236</b>	<b>2010-11897</b>	Miami, FL - Rafael Garofalo, License no. SL 3041688. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 12/22/2010, costs.
<b>Gavagni, Joseph Anthony</b>	<b>2008038786</b>	<b>2010-08978</b>	Miami, FL - Joseph Anthony Gavagni, License nos. BK 693045 & ZH 1002143. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of s.475.25(1)(m), F.S.; failed to comply with the continuing education requirements of r.61J2-3.011, F.A.C. and 475.25(1)(e), F.S.; failed to maintain the required office in violation of r.61J2-10.022, F.A.C. and s.475.25(1)(e), F.S.; failed to maintain a sign on or about the entrance of his principal office in violation of r.61J2-10.024, F.A.C. and s.475.25(1)(e), F.S.; failed to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of r.61J2-10.038, F.A.C. and s.475.25(1)(e), F.S. Penalty: revoked effective 9/27/2010, costs.
<b>Gihl, Shawn Michael</b>	<b>2008066640</b>	<b>2010-02439</b>	Miami, FL - Shawn Michael Gihl, License no. BK 673848. Violation: guilty of having obstructed or hindered in any manner the enforcement of this chapter or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.42(1)(i), F.S.; guilty of having failed to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease, or other document or thing of value, including a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has been obtained against the licensee and said judgment has not been satisfied in accordance with the terms of the judgment within a reasonable time, or any secret or illegal profit, or any divisible share or portion thereof, which has come into the licensee's hands and which is not the licensee's property or which the licensee is not in law or equity entitled to retain  under the circumstances, in violation of s.475.25(1)(d)1, F.S. Penalty: revoked, costs.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Gihl, Shawn Michael</b>	<b>2008069093</b>	<b>2010-02438</b>	Fleming Island, FL - Shawn Michael Gihl, License no. BK 673848. Violation: guilty of having hindered in any manner the enforcement of this chapter or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.42(1)(i), F.S., and therefore in violation of s.475.25(1)(e), F.S. Penalty: revoked, costs.
<b>Gihl, Shawn Michael</b>	<b>2009017194</b>	<b>2010-02440</b>	Fleming Island, FL - Shawn Michael Gihl, License no. BK 673848. Violation: guilty of having hindered in any manner the enforcement of this chapter or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.42(1)(i), F.S., and therefore in violation of s. 475.25(1)(e), F.S.; guilty of failure to account and deliver to any person, including a licensee under c.475, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease or other document or thing of value, including a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has been obtained against the licensee and said judgment has not been satisfied in accordance with the terms of the judgment within a reasonable time, or any secret or illegal profit, or any divisible share or portion thereof, which has come into the licensee's hands and which is not the licensee's property or which the licensee is not in law or equity  entitled to retain under the circumstances, in violation of s.475.25(1)(d)1, F.S.; guilty of failure to notify the Department, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of r.61J2-10.038, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked, costs.
<b>Gilliams, Damien</b>	<b>2009054071</b>	<b>2011-00467</b>	Sebastian, FL - Damien Gilliams, License no. BK 3010688, Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. The record of a conviction certified or authenticated in such form as to be admissible in evidence under the laws of the state shall be admissible as prima facie evidence of such guilt. Penalty: fined \$1000, costs, 1 yr probation, attend two (2-day) FREC general meetings.
<b>Gordon, Daniele S.</b>	<b>2008038356</b>	<b>2010-07537</b>	Miramar, FL - Daniele S. Gordon, License no. BK 3097295. Violation: guilty of having had a broker or sales associate license revoked, suspended, or otherwise acted against in violation of s.475.25(1)(g), F.S., and therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$250, costs, attend one (2-day) FREC general meeting.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Grego, David Nicholas</b>	<b>2007062431</b>	<b>2010-00686</b>	Marathon, FL - David Nicholas Grego, License no. BK 3107004. Violation: charged with fraud, misrepresentation, concealment, false pretenses, false promises, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), FS, charged with having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), FS and, therefore, in violation of s. 475.25(1)(e), FS, charged with failure to account and deliver funds in violation of s. 475.25(1)(d)1, FS, charged with sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson under the laws of this state, for the referral of the real estate business, clients, projects, or customers, or for any one or more of the services set forth in s. 475.01(1)(a), FS and, therefore, in violation of s. 475.25(1)(h), FS, charged with having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and  maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), FS and, therefore, in violation of s. 475.25(1)(e), FS, charged with aiding, assisting, procuring employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), FS Penalty: fined \$2000, costs, 24 mth probation, attend three (2-day) FREC general meetings. Respondent neither admits nor denies the aforementioned violations.
<b>Griffin, Ben H.</b>	<b>2009049924</b>	<b>2010-10152</b>	Minneola, FL - Ben H. Griffin, License no. SL682668. Violation: s.475.25(1)(f), F.S.; s. 475.25(1)(p), F.S. Penalty: fined \$500, costs, 60 day suspension, 6 mth probation, attend two (2-day) FREC general meetings.
<b>Guerra, Linette M.</b>	<b>2007068038</b>	<b>2010-01930</b>	Miami Beach, FL - Linette M. Guerra, License no. BK 3122503 & BK 513822. Violation: guilty of culpable negligence, in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: \$643.50 costs, 1 yr probation, attend three (2-day) FREC general meetings.
<b>Halda, Bryan T</b>	<b>2009029588</b>	<b>2010-10145</b>	Miami Beach, FL - Bryan T. Halda, License no. SL 3097334. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate associate or that involves moral turpitude or fraudulent or dishonest dealings, in violation of s.475.25(1)(e), F. S. Penalty: fined \$5000, costs, attend two (2-day) FREC general meetings.
<b>Handler, Louis D.</b>	<b>2010002320</b> <b>2010002764</b> <b>2010009933</b>	<b>2011-00856</b>	St. Augustine, FL - Louis D. Handler, License no. BK 691284. Violation: voluntary surrender of license for permanent revocation effective 2/4/2011.

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<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER #</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
		<b>(BPR-)</b>	
<b>Hatfield, Glinda</b>	<b>2008029263</b>	<b>2010-01586</b>	Palm Bay, FL - Glinda Hatfield, License no. BK 676140. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F. S.; guilty of failure to have current registration with the Petitioner in violation of r. 61J2-5.019, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of sharing a commission with, or paid a fee or other compensation to, a person not properly licensed as a broker, broker-salesperson, or salesperson under the laws of this state, for the referral of real estate business, clients, prospects, or customers, or for any one or more of the services set forth in s. 475.01(1)(a), F.S. and, therefore, in violation of s. 475.25(1)(h), F.S. Penalty: fined \$250, costs, 1 yr. suspension.
<b>Haynes, Vernica</b>	<b>2010007452</b>	<b>2010-11899</b>	Gainesville, FL - Vernica Haynes, License no. SL 3173666. Violation: Respondent violated s. 475.25(1)(e), F.S., by violating s.475.42(1)(e), F.S. Penalty: costs, 12 mth probation, attend one (2-day) FREC general meeting.
<b>Helmerich, Frank W.</b>	<b>2008031995</b>	<b>2010-00685</b>	Ft. Myers, FL - Frank W. Helmerich, License no. BK 130691. Violation: guilty of failure to ensure a corporation was properly registered with the Petitioner in violation of r. 61J2-5.019, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, costs, attend one (2-day) FREC general meeting.
<b>Hemminger, Brett Alan</b>	<b>2009000879</b>	<b>2010-08249</b>	West Palm Beach, FL - Brett Alan Hemminger, License no. SL 3081686. Violation: failed to comply with a lawful order issued by FREC in violation of s.475.42(1)(e), F.S. and s.475.25(1)(e), F.S. Penalty: fined \$200, costs, 12 mth probation, attend one (2-day) FREC general meeting.
<b>Henson, Troy S.</b>	<b>20100021189</b>	<b>2010-11896</b>	Key West, FL - Troy Henson, License no. BK 3059419. Violation Respondent violated s.475.25(1)(f), F.S.; Respondent violated s.475.25(1)(n), F.S.; Respondent violated s.475.25(1)(p), F.S. Penalty: revoked effective 12/22/10, costs.
<b>Heron, Herbert H.</b>	<b>2009023361</b>	<b>2010-08985</b>	Palm Coast, FL - Herbert H. Heron, License no. BK3006198. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F. S.; guilty of being confined in a state or federal prison thereby being in violation of s.475.25(1)(n), F.S.; guilty of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having pled guilty or having been convicted of a felony and, therefore, is in violation of s.475.25(1)(p), F.S. Penalty: revoked effective 9/27/2010, costs.
<b>H G Properties of Amelia, Inc.</b>	<b>2008009640</b>	<b>2010-00684</b>	Jacksonville, FL - H G Properties of Jacksonville, Inc., License no. CQ 1015042. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C. and is therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$356.40 in costs.

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<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER # (BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>H G Properties of Jacksonville, Inc.</b>	<b>2008009625</b>	<b>2010-00684</b>	Jacksonville, FL - H G Properties of Jacksonville, Inc., License no. CQ 1015042. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C. and is therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$389.40 in costs.
<b>H G Properties Tampa, Inc.</b>	<b>2008009656</b>	<b>2010-00684</b>	Jacksonville, FL - H G Properties Tampa, Inc., License no. CQ 1024324. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C., guilty of breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: fined \$356.40 in costs.
<b>Home First Realty Group, Inc.</b>	<b>2008051982</b>	<b>2010-06880</b>	Orlando, FL - Home First Realty Group, Inc., License no. CQ 1016872. Violation: guilty of having committed culpable negligence in violation of s.475.25(1)(b), F.S.; guilty of having failed to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease, or other document or thing of value, including a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has been obtained against the licensee and said judgment has not been satisfied in accordance with the terms of the judgment within a reasonable time, or any secret or illegal profit, or any divisible share or portion thereof, which has come into the licensee's hands and which is not the licensee's property or which the licensee is not in law or equity entitled to retain under the circumstances in violation of s.475.25(1)(d)1, F.S.; guilty of having failed to immediately place, upon receipt,  any money, fund, deposit, check, or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union, or savings and loan association located and doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loan association located and doing business in this state, wherein the funds shall be kept until disbursement thereof is properly authorized in violation of s.475.25(1)(k), F.S. Penalty: revoked effective 7/28/2010, fined \$5000, costs.
<b>Hughes, Denny</b>	<b>2009019370</b>	<b>2010-05186</b>	Ft. Lauderdale, FL - Danny Hughes, License no. BK 3036209. Violation: guilty of three counts of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of three counts of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to present all offers and counteroffers in a timely manner in violation of s.475.278(2)(a)5, F.S., and, therefore, is in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/10/10, costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Inigo, Joaquin</b>	<b>2008031518</b>	<b>2010-05197</b>	Miami, FL - Joaquin Inigo, License no. SL 691286. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; guilty of violating a duty imposed upon her or him by law or by the terms of a listing contract, written, oral, express, or implied, in a real estate transaction; guilty of aiding, assisting or conspiring with any other person engaged in any such misconduct and in furtherance thereof, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design, or scheme in violation of s.475.25(1)(b), F.S. Penalty: fined \$1000, costs, 90 day suspension, 6 mo. probation, attend one (2-day) FREC general meeting.
<b>Iverson, Linda J.</b>	<b>2009025916</b>	<b>2010-11893</b>	Ft. Lauderdale, FL - Linda J. Iverson, License no. BK 3184122. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S., and therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$2000, 5 yr suspension.
<b>Jamieson, Amy Sue</b>	<b>2008007350</b>	<b>2010-11904</b>	Shalimar, FL - Amy S. Jamieson, License no. BK 593520. Violation: guilty of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having pled guilty or having been convicted of a felony and, therefore is in violation of s.475.25(1)(p), F.S.; guilty of having been convicted or found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F.S. Penalty: fined \$1000, costs, 30 day suspension, 6 mth probation, attend ethics course or courses totaling at least 6 hrs.
<b>Johnson, Terri</b>	<b>2007040969</b>	<b>2011-00470</b>	Ocala, FL - Terri Johnson, License no. SL 706026. Violation: guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of r.61J2-14.009, F.A.C. and ss.475.25(1)(k) and 475.25(1)(e), F.S.; guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer in violation of ss.475.42(1)(d) and 475.25(1)(e), F.S. Penalty: revoked effective 1/18/11.
<b>Jones, Jean Tan</b>	<b>2008000929 2008030431 2010009547</b>	<b>2010-05905</b>	Jacksonville, FL - Jean Tan Jones, License no. BK 0694382. Violation: voluntary surrender of license for permanent revocation effective 6/29/10.
<b>Joy, Mary A.</b>	<b>2009007467</b>	<b>2010-01590</b>	Riverview, FL - Mary A. Joy, License no. SL 3169984. Violation: Respondent failed to comply with the requirements of r. 61J2-2.027(2), F.A.C. by failing to disclose a no contest plea to a misdemeanor offense in 1985 and, therefore, is in violation of s. 475.25(1)(e), F.S. Penalty: fined \$500, costs, attend one (2-day) FREC general meeting.

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<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER #</b> <b>(BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Keys, George Randolph</b>	<b>2005058793</b>	<b>2010-05188</b>	Naples, FL - George R. Keys, License no. SL 3139659. Violation: guilty of obtaining a license by means of fraud, misrepresentation, or concealment in violation of s.475.25(1)(m), F.S.; guilty of failing to comply with the requirements of r.61J2-2.027(2), F.A.C. and, therefore, is in violation of s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 6 mo. suspension, 12 month probation, attend two (2-day) FREC general meetings.
<b>Kinsey-Boza, Angela</b>	<b>2009005552</b>	<b>2011-00472</b>	Miami, FL - Angela Kinsey-Boza, License no. SL 655685. Violation: filed a report or record which the licensee knows to be false in violation of s.475.25(1)(l), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
<b>Kohler, Paul E.</b>	<b>2008029597</b>	<b>2010-05903</b>	Miami Beach, FL - Paul E. Kohler, License no. SL 3193252. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S., and therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to immediately deposit trust funds in a bank, savings and loan association, trust company, credit union or title company having trust powers, in an insured escrow or trust account in violation of r.61J2-14.010, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: Revoked effective 6/29/2010, fined \$1,000, costs.
<b>Krause, Hugo</b>	<b>2008032358</b>	<b>2010-11160</b>	Miami, FL - Hugo Krause, License no. SL 3080294. Violation: s.475.42(1)(b), F.S.; s.475.25(1)(e), F.S.; s.475.25(1)(e), F.S.; s.475.42(1)(d), F.S. Penalty: revoked effective 11/29/2010, costs.
<b>Lafuze, Richard Allen</b>	<b>2008047753</b>	<b>2010-05897</b>	Navarre, FL - Richard Allen Lafuze, License no. BK 657676. Violation: guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F. S. in violation of s.475.42(1)(i), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S. and in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/29/10, costs.
<b>Latronica, Josephine S.</b>	<b>2009044456</b>	<b>2010-08981</b>	Royal Palm Beach, FL - Josephine Latronica, License no. SL 0664786. Violation: guilty of violating s.475.25(1)(a), F.S. Penalty: fined \$500, costs, 18 mth probation, attend one (2-day) FREC general meeting.
<b>Lee, Anthony</b>	<b>2008033180</b>	<b>2011-00855</b>	Tallahassee, FL - Anthony Lee, License no. BK 3179698. Violation: respondent violated s.475.25(1)(e), by violating s.475.42(1)(d), F.S. Penalty: fined \$250, costs, 1 yr probation, 28 hr reactivation course, attend one (2-day) FREC general meeting.

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<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER #</b> <b>(BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Little, Andre</b>	<b>2009022175</b> <b>2009022150</b>	<b>2010-07540</b>	Orlando, FL - Andre Little, License no. BK 3226992. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S. Penalty: revoked effective 8/16/2010, costs.
<b>Lopez, Jacqueline</b>	<b>2008041150</b>	<b>2010-08982</b>	Miramar, FL - Jacqueline C. Lopez, License no. SL 659261. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, is in violation of s.475.25(1)(e), F. S. Penalty: revoked effective 9/27/2010, costs.
<b>Lumb, Kevin</b>	<b>2007057143</b>	<b>2010-06893</b>	Davenport, FL - Kevin Lumb, License no. BK 686345. Violation: guilty of failure to account or deliver funds in violation of s. 45.25(1)(d)1, F.S. Penalty: revoked effective 7/28/10, costs.
<b>Luz, Vicente</b>	<b>2008011417</b>	<b>2010-05182</b>	Miami, FL - Vicente Luz, License no. BK 3083600. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/10/10, costs.
<b>Lyons, Mathew David</b>	<b>2009064637</b>	<b>2010-11161</b>	Orlando, FL - Mathew D. Lyons, License no. BK 3055790. Violation: s.475.25, F.S.; 475.25(1)(f), F.S.; s.475.25, F.S.; s.475.25(1)(p), F.S. Penalty: fined \$2500, costs, 6 mth suspension, 12 mth probation, attend two (2-day) FREC general meeting.
<b>Mann Pellicer Inc.</b>	<b>2008058649</b>	<b>2010-10135</b>	Jacksonville, FL - Mann Pellicer, Inc., License no. CQ 133905. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to provide written notification to the Commission within fifteen business days of the last party's demand and failure to institute one of the settlement procedures as set forth in s. 475.25(1)(d)1, F.S., within thirty business days after the last demand in violation of r.61J2-10.032(1)(a), F.A.C and therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to provide written notification to the Commission within fifteen business days of the good faith doubt of the procedure instituted to resolve the escrow fund dispute and must institute one of the settlement procedures as set forth in s.475.25(1)(d)1, F.S., within thirty days after having such doubt, all in violation of r.61J2-10.032(1)(b), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.  s.475.25(1)(e), F. S. Penalty: respondent is reprimanded.



NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Manning, Renee Dawn</b>	<b>2009064392</b> <b>2010005037</b> <b>2009060570</b> <b>2010008644</b> <b>2010002246</b> <b>2010000454</b> <b>2010005887</b> <b>2009064553</b> <b>2010002911</b> <b>2009063596</b> <b>2009063514</b>	<b>2010-06892</b>	Odessa, FL - Renee Dawn Mannin, License no. SL 0687734. Violation: voluntary surrender of license for permanent revocation effective 7/28/2010.
<b>Marin, David</b>	<b>2009017467</b>	<b>2010-00689</b>	Miami, FL - David Marin, License no. SL3201974. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S.; respondent is guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S.; respondent is guilty of fraud, misrepresentation, concealment false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F. S. Penalty: revoked effective 1/29/2010, costs.
<b>Martin, Steffany</b>	<b>2009043036</b>	<b>2010-07539</b>	Destin, FL - Steffany Martin, License no. SL 3207402. Violation: guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of r.61J2-14.009, F.A.C. and s.475.25(1)(k), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$250.00, costs, 6 mos. suspension, attend one (2-day) FREC general meeting.
<b>Martinez, Jason Anthony</b>	<b>2009064384</b>	<b>2010-04029</b>	Tampa, FL - Jason Anthony Martinez, License no. SL3078758. Violation: voluntary surrender of license for permanent revocation effective 5/13/2010.
<b>McLaughlin, Melisa M.</b>	<b>2008024817</b>	<b>2010-06846</b>	Fernandina, FL - Melissa M. McLaughlin, License no. BK 633766. Violation: guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$500, costs, 12 mth probation, attend two (2-day) FREC general meetings.
<b>McMenamy, John J.</b>	<b>2008009638</b> <b>2008009622</b> <b>2008009667</b> <b>2008009651</b>	<b>2010-00684</b>	Jacksonville, FL - John J. McMenamy, License nos. BK3158125, BK3028678, BK3079305, BK136629, BK3053746, BK3208000, BK3210299, BK3079305, and BK 3185048. Violation: guilty failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S., guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012(2) and (3), F.A.C. and is, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mth probation, attend two (2-day) FREC general meetings.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>McMenamy Realty, Inc.</b>	<b>2008009671</b>	<b>2010-00684</b>	Jacksonville, FL - McMenamy Realty, Inc., License no. CQ 1012185. Violation: guilty of failing to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. guilty of failing to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.012 (2) and (3), F.A.C. and is therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$346.50 in costs.
<b>Meadows, Claire Amy</b>	<b>2009031551</b>	<b>2010-08993</b>	Miami, FL - Claire A. Meadows, License no. SL3149645. Violation: guilty of having operated as a broker while licensed as a sales associate in violation of s.475.42(1)(b), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, attend one (2-day) FREC general meeting.
<b>Mees, Clifford S.</b>	<b>2008040142</b>	<b>2010-00688</b>	Palmetto Bay, FL - Clifford S. Mees, License no. SL 625626. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(14)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: reprimand.
<b>Mejia, Marlon Bryant</b>	<b>2009017472</b>	<b>2010-06852</b>	Miami, FL - Marlon Bryant Mejia, License no. SL 3110113. Violation: guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to c.455, 475 or the rules of the Petitioner in violation of s.455.227(1)(j), F.S.; guilty of sharing a commission with, or paid a fee or to her compensation to, a person not properly licensed as a broker, broker associate, or sales associate under the law of this state, for the referral of teal estate business, clients, prospects, or customers, or for any one or more of the services set forth in s.475.01(1)(a), F.S. and, therefore, in violation of s.475.25(1)(h), F.S. Penalty: revoked effective 7/27/2010, costs.
<b>Melville, Andrew B</b>	<b>2009023809</b> <b>2009042504</b>	<b>2011-00858</b>	Lake Worth, FL - Andrew Melville, License no. BK 3035355. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; 2 counts of guilty of having obstructed or hindered in any manner the enforcement of c.475, F.S. or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.25(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; 2 counts of guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; 5 counts of guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, violation of s.475.25(1)(e), F.S. Penalty: revoked effective, 2/4/2011, costs.
<b>Mercado, Xavier</b>	<b>2008068023</b>	<b>2010-11162</b>	Sunrise, FL - Xavier Mercado, License no. SL 3120993. Violation: s.475.25(1)(f), F.S. Penalty: revoked effective 11/29/2010, costs.
<b>Metivier, Shelley Anne</b>	<b>2007048767</b>	<b>2010-05899</b>	Wellington, FL - Shelley Anne Metivier, License no. Bk 158932. Violation: guilty of two (2) counts of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1000, costs, 6 mo. suspension, 6 mth probation, attend two (2-day) FREC general meetings.

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<b>Miedzianowski, Terrence Jerome</b>	<b>2008022337</b>	<b>2010-06845</b>	Sarasota, FL - Terrence Jerome Miedzianowski, License no. SL 638010. Violation: guilty of having obstructed or hindered in any manner the enforcement of c. 475, F.S. or the performance of any lawful duty by any person acting under the authority of c. 475, F.S. in violation of s. 475.42(1)(i), F.S. and s. 475.25(1)(e), F.S. Penalty: fined \$1,000, costs, 1 yr probation, attend two (2-day) FREC general meetings.
<b>Minger, John</b>	<b>2009034913</b>	<b>2010-07539</b>	Niceville, FL - John Minger, License no. BK 3219650, BK 60605. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; guilty of failure to immediately deposit trust funds in violation of r.61J2-14.010, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs.
<b>Miranda, Alfonso</b>	<b>2007002051</b>	<b>2010-10159</b>	Weston, FL - Alfonso Miranda, License no. SL 3101946. Violation: s.475.25(1)(e), F. S.; s.475.42(1)(b), F.S.; s.475.25(1)(e), F.S.; s.475.42(1)(a), F. S. (2006); s.475.25(1)(e), F.S.; s.475.42(1)(b), F.S. Penalty: fined \$1500, costs, 6 mth probation, attend one (2-day) FREC general meeting.
<b>Miranda, Maria</b>	<b>2007045928</b>	<b>2010-05900</b>	Miami, FL - Maria Miranda, License no. SL 3111580. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of failure to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease or other document or thing of value, including a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has been obtained against the licensee and said judgment has not been satisfied in accordance with the terms of the judgment within a reasonable time, or any secret or illegal profit, or any divisible share or portion thereof, which has come in the licensee's hand and which is not the licensee's property or which the licensee is not in law or equity entitled to retain under the circumstances, in violation of s.475.25(1)(d)1, F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s.475.42(1)(d)1, F.S.; guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of r.61J2-14.009, F.A.C. and s.475.25(1)(k), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: Revoked effective 6/29/10, costs.
<b>Miranda, Maria</b>	<b>2008021918</b>	<b>2010-08979</b>	Miami, FL - Maria Miranda, License no. SL 3111580. Violation: guilty of failure to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of r.61J2-10.038, F.A.C. and s.475.25(1)(e), F.S. Penalty: fined \$250, costs, 12 mth probation, attend two (2-day) FREC general meetings.

NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Moncla, Gail A.</b>	<b>2009004385</b>	<b>2010-11157</b>	Winter Springs, FL - Gail A. Moncla, License no. BK 3218488. Violation: violated s. 475.25(1)(v), F.S., in that she failed to review the brokerage's trust accounting procedures for All American School of Real Estate, Inc.; violated r.51J2-14.012, F.A.C., in that she failed to make monthly reconciliations for All American School of Real Estate, Inc., and therefore in violation of s.475.25(1)(e), F.S. Penalty: costs, 30 hrs of education, attendance at one (2-day) FREC general meeting.
<b>Monreal, Teresita</b>	<b>2007002193</b>	<b>2010-05924</b>	Miami, FL - Teresita Monreal, License no. BK 363477. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S. and therefore, in violation of s. 475.25(1)(e), F.S.; guilty of having operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of failure to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address, within ten days after the change, in violation of r. 61J2-10.039, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 6/29/10, costs.
<b>Moyer, Alex III</b>	<b>2008060557</b>	<b>2010-01587</b>	Miami Lakes, FL - Alex Moyer III, License no. BK 489123. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation s. 475.25(1)(e), F.S. Penalty: Respondent shall pay costs of \$500 for case number 2008060557, fine of \$250 and costs of \$318.45 for case number 2006001735, 6 months suspension.
<b>Negm, Sean</b>	<b>2008024247</b>	<b>2010-01591</b>	Boca Raton, FL - Sean Negm, License no. SL 3086735. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S., guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of r. 61J2-14.009, F.A.C. and s. 475.25(1)(k), F.S. and, therefore in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, costs, 12 mth probation, attend three (2-day) FREC general meetings.
<b>Orlando, Brenda Gayle</b>	<b>2010023574</b>	<b>2010-10151</b>	New Port Richey, FL - Brenda G. Orlando, License no. SL 630639. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
<b>Orosa, Derrick</b>	<b>2008015196</b>	<b>2010-00994</b>	Coral Gables, FL - Derrick Orosa, License no. SL 3088374. Violation: voluntary surrender of license for permanent revocation effective 2/17/2010.
<b>Parker, Teresa Cheryl</b>	<b>2008015562</b>	<b>2010-09239</b>	Georgia: Teresa Cheryl Parker, License no. BK572371. Violation: s.475.25(1)(b), F.S. (2005), subjects a real estate licensee to discipline for committing fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealings by trick, scheme or devise, culpable negligence, or breach of trust in any business transaction. Penalty: fined \$500, costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Pelican Reef Real Estate Services, Inc.</b>	<b>2007051880</b>	<b>2010-01588</b>	Key West, FL - Pelican Reef Real Estate Services, LLC, License no. CQ 1021247. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other property depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S.; guilty of failure to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.0012(2) and (3) of the F.A.C. and is, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of failure to immediately deposit trust funds in violation of r.61J2-14.010, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: costs.
<b>Pellicer, Donald J.</b>	<b>2008052572</b>	<b>2010-10135</b>	Donald J. Pellicer, License no. BK 0158581. Violation: guilty failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to provide written notification to the commission within fifteen business days of the last party's demand and failure to institute one of the settlement procedures as set forth in s.475.25(1)(d)1, F.S., within thirty business days after the last demand in violation of r.61J2-10.032(1)(a), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to provide written notification to the Commission within fifteen business days of the good faith doubt of the procedure instituted to resolve the escrow fund dispute and must institute one of the settlement procedures as set forth in s.475.25(1)(d)1, F.S. within thirty days after having such doubt, all in violation of r.61J2-10.032(1)(b), F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S.  Penalty: fined \$2000, costs, respondent must attend one (1) FREC general meeting; respondent must attend 4
<b>Phelps, Marcella Elisabeth</b>	<b>2010001608</b>	<b>2010-11177</b>	Niceville, FL - Marcella Elisabeth Phelps, License no. SL3173295. Violation: a person licensed as a sales associate may not operate as a broker or operate as a sales associate for any person not registered as her or his employer in violation of s.475.42(1)(b), F.S. and s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 30 day suspension, 12 mo. probation, attendance to two (2-day) FREC general meetings.
<b>Penny, Jon Richard</b>	<b>2008031179</b>	<b>2010-05191</b>	Clermont, FL - Jon Richard Penny, License no. BK 3055942. Violation: guilty of misrepresentation in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: fined \$500, costs, 6 mo. Probation, attend two (2-day) FREC general meetings.
<b>Pfeiffer, Daniel M.</b>	<b>2008060532</b>	<b>2010-10150</b>	Palm Coast, FL - Daniel M. Pfeiffer, License no. SL 561199. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 6 mth probation.
<b>Pierce, William Russell</b>	<b>2008031359</b>	<b>2010-00993</b>	Winter Springs, FL - William Russell Pierce, License no. SL646618. Violation: guilty of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having pled guilty or having been convicted of a felony and, therefore, in violation of s. 475.25(1)(p), F.S.; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S. Penalty: fined \$1000, costs, 12 mth probation, 60 day suspension, attend four (2-day) FREC general meetings.

BK: Broker

CQ: Corporation

SA: Sales Associate

ZH: CE School

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Pierce, William Russell</b>	<b>2008031359</b>	<b>2010-00993</b>	Winter Springs, FL - William Russell Pierce, License no. SL646618. Violation: guilty of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having pled guilty or having been convicted of a felony and, therefore, in violation of s.475.25(1)(p), F.S.; guilty of having been conviction or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F.S. Penalty: fined \$1000, costs, 60 day suspension, 12 mth probation, attend four (2-day) FREC general meetings.
<b>Pierre, Wilfred</b>	<b>2008049930</b>	<b>2010-10141</b>	Miami, FL - Wilfred W. Pierre, License no. SL 3105337. Violation: s.475.25(1)(k), F.S.; s.475.25(1)(b), F.S.; s.475.42(1)(e). Penalty: revoked effective 10/29/2010, costs.
<b>Pierre-Paul, Jean Robert</b>	<b>2008041136</b>	<b>2010-08989</b>	Miami, FL - Jean Robert Pierre-Paul, License no. BK 3073105. Violation: failure to preserve and make available to the Petitioner, all books, records and supporting documents and failed to keep an accurate account of all trust fund transaction in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S. and s.475.25(1)(e), F.S.; failed to obtain and secure written verification of a deposit upon delivery of the funds to the title company or attorney in violation of r.61J2-14.008(b), F.A.C. and s.475.25(1)(e), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
<b>Pira, Carmen</b>	<b>2010007703</b>	<b>2010-10149</b>	Las Vegas, NV - Carmen Pina, License no. SL 3054371. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
<b>Piwko, Michael Jacob</b>	<b>2008049766</b>	<b>2010-09240</b>	Miami, FL - Michael Jacob Piwko, License no. SL 707518. Violation: guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer in violation of s.475.42(1)(d), F.S. and s.475.25(1)(e), F.S.; guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to him as agent to the registered employer in violation of r.61J2-14.009, F.A.C. and ss. 475.25(1)(k) and 475.25(1)(e), F.S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: revoked effective 9/30/10.
<b>Pouvalifazel, Hamid</b>	<b>2007038548</b>	<b>2010-01619</b>	Jacksonville, FL - Hamid E. Pouvalifazel, License no. SL3162679. Alleged Violation: failure to immediately place with the registered employer any money, funds, deposit, check or draft entrusted to her as agent of the registered employer in violation of r.61J2-14.009, F.A.C. and s.475.25(1)(k), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S., alleged violation of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S. Penalty: fined \$1000, costs, attend two (2-day) FREC general meetings.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Price, Peter Nathan	2010030984	2010-10148	Aventura, FL - Peter N. Price, License no. SL 3225683. Violation: voluntary surrender of license for permanent revocation effective 10/29/2010.
Quraishi, Marcelle L.	2009033081	2010-05898	Seffner, FL - Marcelle L. Quraishi, License no. SL 3139796. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S. and s. 475.25(1)(e), F.S.; guilty of aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to Chapter 455, 475 or the rules of the Petitioner in violation of s. 455.227(1)(j), F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), F. S. and s. 475.25(1)(e), F.S. Penalty: revoked effective 6/29/10, costs.
Ratray, Taylor L.	2008028605	2010-06876	Clearwater, FL - Taylor L. Ratray, License no. SL 3154536. Violation: guilty of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having pled guilty or having been convicted of a felony and therefore, is in violation of s.475.25(1)(p), F.S. Penalty: fined \$500, costs, 90 day suspension.
Realty One Services, Inc.	2008056647	2010-05897	Navarre, FL - Realty One Services, Inc., License no. CQ 226372. Violation: guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. in violation of s.475.42(1)(i), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S. and in violation of s.475.25(1)(e), F. S. Penalty: revoked effective 6/29/2010, costs.
Realty Spread, Inc.	2009023817 2009042510	2011-00858	Lake Worth, FL - Realty Spread, Inc., License no. CQ 1029981. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; 2 counts of guilty of having obstructed or hindered in any manner the enforcement of c.475, F.S. or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.42(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; 2 counts of guilty of fraud, misrepresentation, concealment false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; 6 counts of guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 2/4/2011, costs.
Reynolds, Horace G., Jr.	2010007283 2010004285	2010-04028	Tampa, FL - Horace G. Reynolds, Jr., License nos. BK 553595, BK 3203143. Violation: voluntary surrender of license for permanent revocation effective 5/13/2010.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Reynolds Realty Company</b>	<b>2010004284</b>	<b>2010-07536</b>	Brandon, FL - Reynolds Realty Company, License no. CQ 1004231. Violation: guilty of having had a broker or sales associate license revoked, suspended, or otherwise acted against in violation of s.475.25(1)(b), F.S., and therefore, in violation of s.475.25(1)(e), F.S.; 475.25(1)(k), F.S., and therefore, in violation of s.475.25(1)(e), F.S.; and r.61J2-14.011, F.A.C., and therefore, in violation of s.475.25(1)(e), F. S. Penalty: fined \$1500, reprimanded.
<b>Ribble, Dean D.</b>	<b>2008066944</b>	<b>2010-05893</b>	Clearwater, FL - Dean D. Ribble, License no. SL 617133. Violation: guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to her as agent of the registered employer in violation of r.61J2-14.009, F.A.C. and s.475.25(1)(k), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$750.00, costs, 4 hrs of Quadrennial Ethics, 3 hrs. of Cole Law, 3 hrs of ethics, 12 mth probation.
<b>Rodriguez, Manuel Oscar</b>	<b>2009005614</b>	<b>2011-00466</b>	Hialeah, FL - Manuel Oscar Rodriguez, License no. BK 74766 and ZH 35297. Violation: filed a report or record which the licensee knows to be false in violation of s.475.25(1)(l), F.S. Penalty: fined \$1000, costs, 6 mth probation, attend two (2-day) FREC general meetings.
<b>Rosell, Carol Jean</b>	<b>2008023784</b>	<b>2010-04041</b>	Defuniak, FL - Carol Jean Rosell, License no. SL 3104628. Violation: guilty of concealment in any business transaction in violation of s.475.25(1)(b), F.S. Penalty, costs, 1 yr. probation, attend two (2-day) FREC general meetings.
<b>Ross, Tom W.</b>	<b>2008065506</b>	<b>2010-07533</b>	Miami, FL - Tom W. Ross, License no. SL 3061295. Violation: s.475.25(1)(e), F. S. Penalty: revoked effective 8/16/2010, costs.
<b>Rossmann, David Allen</b>	<b>2007051878</b>	<b>2010-01588</b>	Key West, FL - David Allen Rossmann, License no. BK 3078655. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other property depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S.; guilty of failure to properly prepare the required written monthly escrow statement-reconciliations in violation of r.61J2-14.0012(2) and (3) of the F.A.C. and is, therefore, in violation of s. 475.25(1)(e), F.S.; guilty of failure to immediately deposit trust funds in violation of r.61J2-14.010, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$2000, costs, 12 mth probation, attend two (2-day) FREC general meetings.
<b>Rowe, Joy</b>	<b>2008046257</b>	<b>2010-06850</b>	New Port Richey, FL - Joy Rowe, License no. BK 201389. Violation: s.475.25(1)(d)1; s.475.25(1)(d)1(2006). Penalty: respondent is ordered to pay \$660 in costs.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Salaam, Mohamed B.</b>	<b>2008066728</b>	<b>2010-01592</b>	Bunnell, FL - Mohamed B. Salaam, License no. BK 3108353. Violation: guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s. 475.25(1)(k), F.S., guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.S., and therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$1000, costs, 12 mth probation, attend two (2-day) FREC general meetings.
<b>Salas, Mauricio</b>	<b>2010003420</b>	<b>2011-00593</b>	Pensacola, FL - Mauricio Salas, License no. BK 522738. violation: respondent violated s.475.25(1)(f), F.S.; respondent violated s.475.25(1)(n), F.S. Penalty: revoked effective 1/21/2011, costs.
<b>Sanchez, Juan Carlos</b>	<b>2008051592</b>	<b>2010-06880</b>	Orlando, FL - Juan Carlos Sanchez, License no. BK 3087282. Violation: guilty of having committed culpable negligence in violation of s.475.25(1)(b), F.S.; guilty of having failed to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract of title, mortgage, conveyance, lease, or other document or thing of value, including a share of a real estate commission if a civil judgment relating to the practice of the licensee's profession has been obtained against the licensee and said judgment has not been satisfied in accordance with the terms of the judgment within a reasonable time, or any secret or illegal profit, or any divisible share or portion thereof, which has come into the licensee's hands and which is not the licensee's property or which the licensee is not in law or equity entitled to retain under the circumstances in violation of s.475.25(1)(d)1, F.S.; guilty of having  any money, fund, deposit, check, or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company, banking institution, credit union, or savings and loan association located and doing business in this state, or to deposit such funds in a trust or escrow account maintained by her or him with some bank, credit union, or savings and loan association located and doing business in this state, wherein the funds shall be kept until disbursement thereof is properly authorized in violation of s.475.25(1)(k), F.S. Penalty: revoked effective 7/28/2010, fined \$5000, costs.
<b>Sanctum Stay Corp.</b>	<b>2009025918</b>	<b>2010-11893</b>	Ft. Lauderdale, FL - Sanctum Stay Corp., License no. CQ 1032989. Violation: guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and s.475.5015, F.S., and therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$2000, 5 yr suspension.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Scarpelli, Justin</b>	<b>2007048632</b>	<b>2010-06848</b>	Boca Raton, FL - Justin Scarpelli, License no. SL 610371. Violation: guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of having collected any money in connection with any real estate brokerage transaction except in the name of the employer and with the express consent of the employer and is guilty of commencing or maintaining any action for a commission or compensation against any person except his registered employer in violation of s. 475.42(1)(d), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 7/27/2010, costs.
<b>Schlueb, Daniel Robert</b>	<b>2009032434</b>	<b>2010-05904</b>	Sarasota, FL - Daniel Robert Schlueb, License no. SL 0635540. Violation: voluntary surrender of license for permanent revocation effective 6/29/10.
<b>Schmidt, Jerry</b>	<b>2006053014</b>	<b>2010-05903</b>	Ocala, FL - Jerry Schmidt, License no. SL 3193252. Violation: guilty of misrepresentation, concealment, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of failure to maintain trust funds in the real estate brokerage escrow bank account or some other proper depository until disbursement thereof was properly authorized in violation of s.475.25(1)(k), F.S.; failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to him as agent of the registered employer in violation of r.61J2-14.009, F.A.C. and s.475.25(1)(k), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: Revoked effective 6/19/10, fine, costs.
<b>Showalter, Heather L.</b>	<b>2008051719</b>	<b>2010-05925</b>	Tierra Verde, FL - Heather L. Showalter, License no. SL 3037558. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S. Penalty: Revoked effective 6/30/10, fined \$5,000, costs.
<b>Siewert, Patricia Maria</b>	<b>2009041317</b> <b>2009041234</b>	<b>2010-05187</b>	Ft. Lauderdale, FL - Patricia Maria Siewert, License no. BK675443. Violation: voluntary surrender of license for permanent revocation effective 6/10/10.
<b>Skipper, William Joseph</b>	<b>2008060565</b>	<b>2010-04039</b>	West Melbourne, FL - William Joseph Skipper, License no. SL 3032776. Violation: guilty of having violated a lawful order of the FREC in violation of s.475.42(1)(e), F.S. and, therefore in violation of s.475.25(1)(e), F.S. Penalty: costs, 6 mo. suspension, 6 mo. probation, attend two (2-day) FREC general meetings.
<b>Skolnik, Debra</b>	<b>2009010955</b>	<b>2010-03024</b>	Cooper City, FL - Debra L. Skolnik, License no. SL 566555. Violation: guilty of not having informed the FREC in writing within thirty (30) days of having pled guilty or having been convicted of a felony and, therefore, is in violation of s.475.25(1)(p), F.S.; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F.S. Penalty: costs, 2 yr suspension, 6 mo. probation, attend one (2-day) FREC general meetings.

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NAMES	CASE NO.	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
<b>Smith, Quinton E.</b>	<b>2009044946</b>	<b>2010-11176</b>	Albany, GA - Quinton E. Smith, License no. SL 548570. Violation: guilty of having placed or caused to be placed a lien, upon 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 records, 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, in violation of s.475.25(1)(j), F.S. Penalty: fined \$500, costs, attend one (2-day) FREC general meeting.
<b>Soto, Josue</b>	<b>2010018651</b>	<b>2010-11900</b>	Orlando, FL - Josue Soto, License no. SL 3160021. Violation: Respondent violated s.475.25(1)(f), F. S. Penalty: reprimanded, costs, 6 mth probation, attend one (2-day) FREC general meeting.
<b>Spellmeyer, Christel A.</b>	<b>2009014254</b>	<b>2010-10147</b>	Friendswood, FL - Christel A. Spellmeyer, License no. SL 3211214. Violation: voluntary surrender of license for permanent revocation effective 10/29/10.
<b>Stallions, Charles E.</b>	<b>2008003282</b>	<b>2010-04022</b>	Pensacola, FL - Charles E. Stallions, License no. BK 610125. Violation: guilty of failure to preserve and make available to the Petitioner, all books, records and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C. and, therefore, in violation of s.475.25(1)(e), F. S.; guilty of failure to prepare the required written monthly escrow statement-reconciliation in violation of r.61J2-14.012(2) and (3), F.A.C. and is , therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$1800, costs, 1 yr probation, four (4) hr. escrow course, attend two (2-day) FREC general meetings.
<b>The Hughes Group Real Estate Services, Inc.</b>	<b>2009025922</b>	<b>2010-05186</b>	Ft. Lauderdale, FL - The Hughes Group Real Estate Services, Inc., License no. CQ1021763. Violation: guilty of four counts of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of three counts of failure to account or deliver funds in violation of s.475.25(1)(d)1,F.S.; guilty of failure to present all offers and counteroffers in a timely manner in violation of s.475.278(2)(a)5, F.S., and, therefore, is in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 6/10/10, costs.
<b>Thicklin, Alla</b>	<b>2009041614</b>	<b>2010-11165</b>	Panama City, FL - Alla Thicklin, License no. SL 312293. Violation: s.475.25(1)(e), F.S.; s.475.42(1)(a), F.S. Penalty: costs, 12 mth probation, attend one (2-day) FREC general meeting.
<b>Thomas, J. Carlos</b>	<b>2009058034</b>	<b>2010-09261</b>	Hollywood, FL - J. Carlos Thomas, License no. SL3014109. Violation: voluntary surrender of license for permanent revocation effective 9/30/2010.

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<b>NAMES</b>	<b>CASE NO.</b>	<b>FINAL ORDER #</b> <b>(BPR-)</b>	<b>VIOLATION AND DISCIPLINARY ACTION</b>
<b>Thomas, Shana D.</b>	<b>2008049362</b>	<b>2010-00687</b>	Tampa, FL - Shana D. Thomas, License no. SL 3082683. Violation: guilty of having violated a lawful order of the FREC in violation of s. 475.42(1)(e), F.S. and, therefore, in violation of s. 475.25(1)(e), F. S. Penalty: costs, pay fine \$1000 and costs for previous case #2005059187, probation.
<b>Thompson, Sammy L.</b>	<b>2005033827</b>	<b>2010-10138</b>	Apalachicola, FL - Sammy Thompson, License no. SL 673683. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F.S.; guilty of having been confined in a state or federal prison thereby being in violation of s.475.25(1)(n), F.S. Penalty: revoked effective 10/29/2010, costs.
<b>Torres, Lynn C.</b>	<b>2010009544</b>	<b>2010-10142</b>	Cape Coral, FL - Lynn C. Torres, License no. SL 3193429. Violation: s.475.25(1)(f), F.S.; s. 475.25(1)(p), F.S. Penalty: revoked effective 10/29/2010, costs.
<b>Torres, Victor Alexis</b>	<b>2007063208</b> <b>2007063235</b> <b>2007063213</b>	<b>2010-04075</b>	Miami, FL - Victor Alexis Torres, License no. BK 653448. Violation: guilty of failure to direct, control or manage an associate employed by him in violation of s.475.25(1)(u), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C., and s.475.5015, F.S., and therefore, in violation of s.475.25(1)(e), F.S. Penalty: 12 mth suspension, costs.
<b>Torres, Victor Alexis</b>	<b>2007063328</b>	<b>2010-04027</b>	Miami, FL - Victor Alexis Torres, License no. BK 653448. Violation: guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C., and s.475.5015, F.S., and therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$3000, costs, 1 yr. suspension.
<b>Torres, Victor Alexis</b>	<b>2007063243</b> <b>2007063142</b> <b>2007063276</b> <b>2007063339</b> <b>2007063347</b> <b>2007063367</b>	<b>2010-04074</b>	Miami, FL - Victor Alexis Torres, License no. BK 653448. Violation: guilty of failure to direct, control or manage an associate employed by him in violation of s.475.25(1)(u), F.S.; guilty of failure to preserve and make available to the Petitioner, all books, records, and supporting documents and failed to keep an accurate account of all trust fund transactions in violation of r.61J2-14.012(1), F.A.C., and s.475.5015, F.S., and therefore in violation of s.475.25(1)(e), F.S. Penalty: costs, 12 mth suspension to run concurrent with other cases, 1 yr probation, 65 hrs of continuing education, eight (2-day) FREC general meetings.
<b>Town &amp; Country Realty of SW FL, Inc.</b>	<b>2008036067</b>	<b>2010-00685</b>	Ft. Myers, FL - Town & Country Realty of SW FL, Inc., License no. CQ 1022581. Violation: guilty of having operated as a broker without being the holder of a valid and current license as a broker in violation of s. 475.42(1)(a), F.S. and, therefore, in violation of s. 475.42(1)(e), F.S. Penalty: reprimand, costs.
<b>Trage, Dennis</b>	<b>2009036147</b>	<b>2010-10136</b>	Vero Beach, FL - Dennis Trage, License no. BK575099. Violation: guilty of dishonest dealing by trick, scheme or device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of failure to account or deliver funds in violation of s.475.25(1)(d)1, F.S. Penalty: revoked effective 10/29/2010, fined \$1000, costs.

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<b>Tsiorba, Paul</b>	<b>2008012448</b>	<b>2010-10137</b>	Tampa, FL - Paul Tsiorba, License no. SL 3170195. Violation: s.475.25(1)(b), F.S.; s. 475.25(1)(k), F.S.; s.475.25(1)(d)2, F.S.; s.475.25(1)(e), F.S.; r.61J2-14.008(2)(b), F.A.C. (2007). Penalty: fined \$1000, costs, 60 day suspension, 12 month probation, two (2-day) FREC general meetings.
<b>Varas, Manny A.</b>	<b>2008021746</b>	<b>2010-00992</b>	Pinecrest, FL - Manny A. Varas, License no. SL 3164866. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s. 475.25(1)(f), F.S.; guilty of not having informed the Florida Real Estate Commission in writing within thirty (30) days of having been convicted of a felony and, therefore, is in violation of s. 475.25(1)(p), F.S. Penalty: fined \$1000, costs, 12 month probation, 12 mth suspension, retake broker's course during probation
<b>Veksler, Roman A.</b>	<b>2009037753</b>	<b>2010-05906</b>	Palm Coast, FL - Roman A. Veksler, License no. Bk 3007237. Violation: guilty of having had a sales associate's license revoked, suspended, or otherwise acted against, by the real estate licensing agency of another state, territory, or country in violation of s. 475.25(1)(g), F.S. Penalty: revoked effective 6/29/10, costs.
<b>Verdi, Andrew</b>	<b>2008006810</b>	<b>2010-00996</b>	Pompano Beach, FL - Andrew Verdi, License no. SL 572569. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of not having informed the Florida Real Estate Commission in writing within 30 days of having pled guilty or having been convicted of a felony in violation of s.475.25(1)(p), F.S.; guilty of having been convicted or found guilty or, or entered a plea of nolo contendere to, regardless of adjudication, a crime which directly relates to the activities of a licensed real estate sales associate or that involves moral turpitude or fraudulent or dishonest dealing in violation of s.475.25(1)(f), F.S. Penalty: fined \$750, costs, probation, attend one (2-day) FREC general meeting.
<b>Warman, Alan Scott</b>	<b>2008054561</b>	<b>2010-04081</b>	Pompano Beach, FL - Alan Scott Warman, License no. SL 612174. Violation: guilty of having failed to immediately place deposit with the registered broker in violation of r.61J2-14.009, F.A.C. and s.475.25(1)(k), F.S., and therefore in violation of s.475.25(1)(e), F.S.; operated as a broker while licensed as a sales associate in violation of s. 475.42(1)(b), F.S., and therefore in violation of s.475.25(1)(e), F.S.; collected money in connection with a real estate brokerage transaction except in the name of the employer in violation of 475.42(1)(d), F.S., and therefore in violation of s. 475.25(1)(e), F.S. Penalty: costs, 1 yr probation, 60 day suspension, 30 hrs of continuing education.
<b>Watson, Deborah Ann</b>	<b>2009042632</b>	<b>2010-10146</b>	Valrico, FL - Deborah Ann Watson, License no. SL 3131550. Violation: s.475.25(1)(m), F.S. Penalty: fined \$500, costs, 6 mth probation, attend one (2-day) FREC general meeting.

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<b>Weltz, Scott J.</b>	<b>2008043560</b>	<b>2010-06847</b>	Sebring, FL - Scott J. Weltz, License no. SL3196093. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme, or device, culpable negligence, or breach of trust in any business transaction in violation of s. 475.25(1)(b), F.S.; guilty of failure to account or deliver funds in violation of s. 475.25(1)(d)1, F.S.; guilty of failure to immediately place with the registered employer any money, fund, deposit, check or draft entrusted to him as agent of the registered employer in violation of r. 61J2-14.009, F.A.C. and s. 475.25(1)(k), F.S. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: revoked effective 7/27/10, costs.
<b>Williams, Stephen B.</b>	<b>2007054223</b>	<b>2010-06879</b>	Ocala, FL - Stephen B. Williams, License no. BK 3001675. Violation: failing to include an expiration date and price in a listing agreement pursuant to s. 475.25(1)(r), F.S. Penalty: fined \$250, costs, attend one (2-day) FREC general meeting.
<b>Wolfson, Dennis</b>	<b>2009049222</b>	<b>2010-08991</b>	Jacksonville, FL - Dennis Wolfson, License no. BK 97882. Violation: failing to direct, control or manage a sales associate employee. Penalty: fined \$7500, costs, 24 mo. Probation, attend two (2-day) FREC general meetings.
<b>Wolfson, Donald</b>	<b>2009029854</b>	<b>2010-08984</b>	Atlantic Beach, FL - Donald Wolfson, License no. SL691268. Violation: voluntarily surrendered his license for permanent revocation effective 9/27/2010.
<b>World Property Centre, Inc.</b>	<b>2008069255</b>	<b>2011-00857</b>	Kissimmee, FL - World Property Centre, Inc., License no. CQ 1017174. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest dealing by trick, scheme of device, culpable negligence, or breach of trust in any business transaction in violation of s.475.25(1)(b), F.S.; guilty of having obstructed or hindered in any manner the enforcement of c.475,F.S. or the performance of any lawful duty by any person acting under the authority of c.475, F.S. in violation of s.475.25(1)(i), F.S. and, therefore, in violation of s.475.25(1)(e), F.S.; guilty of failing to maintain the required office in violation of r.61J2-10.022, F.A.C. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: revoked effective 2/4/2011.
<b>Yrigollen, Ronald</b>	<b>2008031190</b>	<b>2010-05902</b>	DeBary, FL - Ronald Yrigollen, License no. SL 701853. Violation: guilty of failure to notify the Petitioner, in writing, of the current mailing address and any change in the current email address, within 10 days after the change, in violation of r. 61J2-10.038, F.A.C. and, therefore, in violation of s. 475.25(1)(e), F.S. Penalty: fined \$250, costs.
<b>Zingg, Hermann</b>	<b>2008040147</b>	<b>2010-08987</b>	Miami, FL - Hermann A. Zingg, License no. BK 3041458. Violation: guilty of having violated a lawful order of the Florida Real Estate Commission in violation of s.475.42(1)(e), F.S. and, therefore, in violation of s.475.25(1)(e), F.S. Penalty: fined \$500, costs, 12 mth probation, attend two (2-day) FREC general meetings.

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