



**Florida Real Estate Commission
Disciplinary Activity Report
2013**

NAME	CASE NUMBER	License #	VIOLATION AND DISCIPLINARY ACTION
Adams, R. Craig PA	2012-010489	SL 605190	Lakeland, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 03/14/2013.
Advantage International Realty, Inc.	2013-004422	CQ1040302	Sunrise, FL: Revocation, \$3,500 fine, \$214.50 investigative costs. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to deliver an escrow deposit upon demand; violated Section 475.25(1)(b), Florida Statutes, by receiving an escrow deposit and failing to return the escrow deposit as demanded. Effective 07/18/2013.
Allabastro, Brian Robert	2012-034813	SL 3212284	Palm City, FL: \$1,000.00 fine; \$240.90 investigative costs; 60 days suspension; 6 months probation. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading nolo contendere to aggravated stalking, which is a crime of moral turpitude. Effective: 06/14/2013.
Allison, Craig Andrew	2012-045080	SL 3053860	North Port, FL: \$500.00 fine; \$268.95 investigative costs; 1 year probation; three 2-day FREC meetings. Violation(s): Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading no contest to Racing on the Highway, DUI- unlawful blood alcohol .15 or higher first offense, and Driving while License Suspended 1st offense. Effective: 6/14/2013.
Almestica, Mavis	2011-056113	BK 3028553	Orlando, FL: Revocation, \$288.75 investigative costs. Violation(s): Section 475.42(1)(i), Florida Statutes, by placing a lien on a property which purports to affect the title of, or encumber, any real property, without authorization from the property owner or by contractual agreement, Section 475.42(1)(h), Florida Statutes, by obstructing or hindering an investigation by failing to provide the Department with documentation after repeated attempts to speak with the Respondent; Section 475.42(1)(a), Florida Statutes, when she operated as a sales associate while her license was suspended by the Department for failing to comply with a final order. Effective 07/19/2013.
Amodea, Tammy Lee	2011-004342	SL 3039191	Nokomis, FL: \$500.00 fine; \$288.75 investigative costs; attend one 2-day FREC meeting; probationary status until meeting attendance requirement is met. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to failure to remit taxes, which is a crime that involved fraudulent or dishonest dealings. Effective: 03/14/2013.
Aparicio, Luis M.	2010-059974	SL 691271	Miami, FL: \$2,000.00 fine; \$255.75 investigative costs; attend one 2-day FREC meeting; probationary status for 1 year. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(f), Florida Statutes, by entering a guilty plea to multiple counts of the following charges: Money Laundering/Unlawful Proceeds/>20k, under 100k; Grand Theft 2nd degree/\$20,000 or more, under \$100,000, Mortgage/Obtain by false representation; and Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty. Effective: 3/14/2013.
Arce, Rosa	2012-041447	SL 3157189	Miami, FL: Revocation; \$651.75 investigative costs. Violation(s): Section 475.25(1)e, Florida Statutes and Rule 61J2-14.009, Florida Administrative Code, by failing to immediately deliver an escrow check to her broker. Effective: 11/22/2013.

Arevalo, Luis R.	2011-048760	SL 3196456	Kissimmee, FL: Revocation; \$1,402.60 investigative costs. Violation(s): Sections 475.42(1)(b) and 475.25(1)(e), Florida Statutes, by operating as a broker while licensed as a sales associate; Section 475.25(1)(d), Florida Statutes, when Respondent failed to deliver escrow funds upon demand; and Section 475.25(1)(b), Florida Statutes, for breach of trust and engaging in dishonest dealings by having an escrow deposit check made out to a company that Respondent owns. Effective: 03/13/2013.
Arone, Anthony L.	2009-031497	SL 505204	Kissimmee, FL: Revocation. Violation(s): Section 475.25(1)(e), Florida Statutes, by violating a lawful order issued under the provisions of Chapter 455 or 475, Florida Statutes. Effective 02/07/2013.
Baldwin, Elizabeth	2012-012848	SL 544431	Vero Beach, FL: \$500.00 fine; \$590.70 investigative costs; attend two 2-day FREC meetings; probationary status until meeting attendance requirement is met. Violation(s): Section 475.25(1)(m), Florida Statutes, by misrepresenting on her application for licensure that question fourteen (14) was "Not Applicable" when her New Jersey insurance producer license had been suspended for a period of five (5) years by the New Jersey Department of Banking and Insurance; Section 475.25(1)(p), Florida Statutes, by entering a guilty plea and being adjudicated guilty of a crime that involves fraudulent or dishonest dealings. Effective: 03/13/2013.
Bauer, Jeffrey Richard	2011-040660	BK 3065716	North Port, FL: \$1,000.00 fine; \$155.10 investigative costs; attend one 2-day FREC meeting; probationary status until the meeting requirement is met. Violation(s): Section 455.227(1)(t), Florida Statutes, when Respondent failed to notify the Commission of his nolo contendere plea in writing within 30 days. Effective 04/03/2013.
Baxter, Estes George	2011-014075	BK 323606	Tampa, FL: \$700.00 fine; \$277.20 and \$594.33 investigative costs; license revoked if Respondent fails to pay in full. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to follow a lawful order issued under the provisions of Chapters 455 or 475. Effective: 07/26/2013.
Beck, Martin Robert Jr.	2012-032201	BK 3071793	Fort Myers: \$500.00 fine; \$122.10 investigative costs; probationary status for 1 year. Violation(s): Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after the Respondent entered a plea of nolo contendere to DUI Alcohol or Drugs and was adjudicated guilty of the same. Effective: 04/15/2013.
Berghorn, Jefferey Todd	2011-014348	SL 3210437	Sarasota, FL: Revocation; \$858.00 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to making material false statements, a felony. Effective: 11/22/2013.
Besner, Gaetan	2011-003896	BK 659633 BK 3218722	Pompano Beach, FL: Revocation; \$561.00 investigative cost. Violation(s): Section 475.25(1)(b), 475.25(1)(d)1, 475.25(1)(k), Florida Statutes, by diverting funds into his personal account, by misrepresenting the funds would be held in escrow, by failing to account and deliver the funds, and by failing to immediately place escrow funds in a proper account. Effective: 8/15/2013
Besner, Gaetan	2011-007905	BK 659633	Pompano Beach, FL: Revocation; \$425.70 investigative costs. Violation(s): Section 475.25(1)(b), 475.25(1)(d)1, and 475.25(1)(k), Florida Statutes, by failing to immediately place escrow funds in the proper account, by failing to account and deliver the funds, by diverting funds into his personal accounts and misrepresenting the required amount of the security deposit. Effective: 8/15/2013.
Betances, Natanael	2012-035587	SL 3245221	Winter Garden, FL: Revocation; \$310.20 investigative costs. Violation(s): Section 455.227(1)(t), Florida Statutes, by failing to notify the Commission within 30 days of being adjudicated guilty of a crime; Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of conspiracy to commit wire fraud, money laundering, securities fraud, and sales of unregistered securities. Effective: 02-06-2014.
Bhatti, Jaswant S.	2012-033494	BK 381015	Pembroke Pines, FL: 30 days suspension; \$272.25 investigative costs; 4-hour escrow management course; 6 months probation. Violation(s): Sections 475.25(1)(e), 475.25(1)(d)1, 455.227(1)(q), Florida Statutes and Rule 61J2-14.010(1), Florida Administrative Code, by depositing buyer funds into an operating account, by failing to immediately place buyer funds into a trust account, failing to return buyer's deposit in accordance with the terms of an escrow disbursement order, and returning a lesser amount than was ordered. Effective: 11/22/2013.

Boatman, Terrence Lamont	2012-040247 2012-028863	SL 3131371	Jacksonville, FL: Voluntary Surrender of License for Permanent Revocation. Effective: 02/07/2013.
Bonadio, Michael	2013-001393	BK 509670	Fort Lauderdale, FL: Voluntary Surrender of License for Permanent Revocation. Effective: 07/19/2013.
Bone, Jerry Norris II	2012-005325	SL 651880	Port Charlotte, FL: \$1,000.00 fine; \$132.00 investigative costs; attend one 2-day FREC meeting; 3-hour ethics course; 18 months probation. Violation(s): Sections 475.25 (1) (e) and 455.227 (1)(t), Florida Statutes, by being adjudicated guilty of violation of injunction for protection, and was adjudicated guilty of breach of the peace or disorderly conduct. Respondent failed to self report to the department. Effective: 10/15/2013.
Breton, Laurie E.	2012-032204	BK 472257	Sanibel, FL: Revocation. Violation(s): Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to timely provide written notification to the Florida Real Estate Commission; Section 475.25(1)(f), Florida Statutes, by being found guilty of crimes involving moral turpitude. Effective 07/19/2013.
Briceno, Jennifer	2012-033446	BK 3211443	Ft. Lauderdale, FL: Revocation, \$3,000 fine, \$264 investigative costs. Violation(s): Section 475.25(1)(d)1, Florida Statutes, when Respondent 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; Section 475.25(1)(e), Florida Statutes, when he failed to immediately deposit Buyer's check into an escrow or trust account; Section 475.5015, Florida Statutes, by failing to provide her brokerage business records to the Department for inspection. Effective 07/18/2013.
Briceno, Jennifer Rebecca	2013-004420	BK 3211443	Fort Lauderdale, FL: Revocation; \$6,500.00 fine; \$247.50 investigative cost. Violation(s): Sections 475.25(1)(d)1, 475.25(1)(b), 475.25(1)(e), 475.42(1)(h), Florida Statutes, and Rule 61J2-14.010, Florida Administrative Code, by depositing escrow money into a non-escrow account, by failing to return the escrow deposit, by making payments to vendors from a bank account that holds escrow funds, and by failing to make available business records. Effective: 8/14/2013.
Brown, D. Keith	2013-006035	BK 588360	Tamarac, FL: Voluntary Relinquish license for permanent revocation. Effective: 02-04-2014.
Bruce, Jaime Lyn	2012-021349	SL 3051412	Davie, FL: \$1,000.00 fine; \$66.00 investigative costs; license suspended until September 5, 2017. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent pled nolo contendere to Insurance Fraud by False Claim and Criminal Use of Personal ID Info. Effective: 07/19/2013.
Bullard-May, Cheryl E.	2012-014208	SL 3121690	Delray Beach, FL: 5 years suspension; \$594.00 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading nolo contendere to grand theft, a felony. Effective: 10/16/2013.
Busuman, Mudingwa Tendai	2012-044248	SL 3247817	Pompano Beach, FL: \$500.00 fine; \$445.50 investigative costs; license suspended for 60 days. Violation(s): Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty to conspiracy to defraud the government with respect to claims and by being convicted or found guilty of conspiracy to defraud the government with respect to claims. Effective 07/19/2013.
Calvo, Jorge Andres	2012-041040	BK 3069819	Miami, FL: \$115.50 investigative costs; attend one 2-day FREC meeting; complete an escrow management course; 6 months probation. Violation(s): Sections 475.25(1)(b), 475.25(1)(e), Florida Statutes and Rule 61J2-14.010, Florida Administrative Code, by misrepresenting that escrow funds were being held when they had not yet been received and by not immediately depositing funds in escrow before returning said fund. Effective: 11/22/2013.
Campbell, David O'Myles	2011-057403	SL 534209	Bonita Springs, FL: \$500.00 Fine; \$231.00 investigative costs. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading nolo contendere to DUI Alcohol or Drugs and therefore violating Section 475.25(1)(a), Florida Statutes. Effective: 05/09/2013.

Carleton, Michael P.	2011-049896	SL 3068971	Anna Maria, FL: \$1,500.00 fine; \$1,082.40 investigative costs; license suspended for 1 year; attend two 2-day FREC meetings; probationary status until meeting requirement is met. Violation(s): Section 475.25(1)(k), Florida Statutes, by failing to place an escrow deposit with his registered employer; Section 475.25(1)(b), Florida Statutes, by failing to place an escrow deposit with his registered employer, by failing to return the escrow deposit upon demand, and by failing without legal justification to return the escrow deposit in a timely manner; Section 475.42(1)(h), Florida Statutes, by obstructing or hindering an investigation by failing to provide the Department with documentation confirming if and when owned escrow monies were returned to the person entitled to escrow deposit. Effective 02/07/2013.
Carrera, Cynthia L.	2011-056536	BK 3087737	Clearwater Beach, FL: \$1000.00 fine; \$287.10 investigative costs. Violation(s): Respondent neither admits nor denies that she allegedly violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to grand theft, a crime involving fraudulent or dishonest dealing. Effective: 11/22/2013.
Causey, Michael Fred	2012-020585	BK 488962	St. Augustine, FL: \$1,000.00 fine; \$676.50 investigative costs; 6 months suspension; one year probation; attend two 2-day FREC meeting Violation(s): Section 475.25(1)(n), Florida Statutes, by being incarcerated at a correctional institution. Effective: 07/10/2013.
Cazas, Jose Pepe P.A	2011-016863	SL 651092	Pincrest, FL: \$1,000.00 fine; \$404.25 investigative costs; license suspended for 3 years; license on probation for 3 years. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to conspiracy to commit wire fraud; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty to a felony; and Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty to a crime in any jurisdiction. Effective: 05/09/2013.
Center, Joyce Patrice	2012-035678	SL 429598	Jacksonville, FL: 3-hour ethics course; \$1,000.00 fine; \$511.50 investigative costs; attend two 2-day FREC meetings; 2 years probation. Violation(s): Section. 475.25(1)(b), Florida Statutes, by advising her clients to mis-date a check so that the mis-dated check facially appeared to fall within the timeframe required under a clause in the sales contract. Effective: 02/05/14.
Chapa, Oscar	2012-039883	BK 3233246	Miami, FL: \$500.00 fine; \$379.50 investigative costs; \$540.00 restitution, 30-hour broker post management course. Violation(s): Respondent neither admits nor denies that he allegedly violated Sections 475.25(1)(d)1, 475.25(1)(b), 475.25(1)(e), Florida Statutes and Rules 61J2-14.010(1), 61J2-5.019 (1), Florida Administrative Code, by failing to account and deliver deposit funds within specified time frame, by depositing escrow funds into an operating account, by failing to immediately place funds into an account holding trust powers, by failing to ensure insure the corporation had a current active license and by acting as a broker in a real estate transaction for a real estate corporation without a current active license. Effective: 11/26/2013.
Charles, Carl H.	2011-025302	BK 3136903	Pompano Beach, FL: \$1,000.00 fine; \$684.75 investigative costs, attend one 2-day FREC meeting, 3 hour ethics course. Violation(s): Respondent neither admits nor denies that he allegedly violated Sections 475.25(1)(k), 475.25(1)(e), Florida Statutes and Rule 61J2-14.010(1), Florida Administrative Code, by depositing escrow funds into an operating account. Effective: 11/22/2013.
Clemmer, Lisa	2012-045905	BK 3243965	Sarasota, FL: Revocation; \$122.10 investigative cost. Violation(s): Section 475.25(1)(e), Florida Statutes, by having a brokers license be revoked. Effective: 10/14/2013.
Clifton, Ronald Dillard Jr.	2011-037174	BK 646167	Daytona Beach, FL: 10 months suspension; \$1000.00 fine; \$264.00 investigative costs; attend three 2-day FREC meetings. Violation(s): Respondent neither admits nor denies that he allegedly violated Sections 475.25(1)(f) and 475.25(1)(n), Florida Statutes, by being adjudicated guilty of bribery and false statement and being confined in a county jail. Effective: 10/16/2013.

Columna, Luis F.	2012-036575	BK 3243954	Miami Beach, FL: Revocation; \$99.00 investigative costs. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by receiving and failing to remit the full amount of an escrow deposit to the person entitled to the escrow deposit upon demand; Section 475.25(1)(b); Florida Statutes, by failing to remit the full amount of an escrow deposit to the person entitled to the escrow deposit upon demand, by misrepresenting that an escrow deposit was placed into escrow account, and by using an escrow deposit for expenses unrelated to real estate; Section 475.5015, Florida Statutes, by failing to provide the Department with brokerage business records upon request; Section 475.25(1)(k), Florida Statutes, by failing to deposit an escrow deposit into escrow account. Effective: 02/06/2014.
Corbin, Daniel A.	2011-032967	BK 699562	Miami, FL: 5 years suspension. Violation(s): Section 475.25(1)(f), Florida Statutes, by being found guilty of securities fraud and conspiracy to commit wire fraud; Section 475.25(1)(p), Florida Statutes, by failing to timely self report to the department. Effective: 11/22/2013.
Cortes, Gilbert	2010-058878	SL 660165	North Miami, FL: Revocation; \$297.00 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty and being adjudicated guilty of Theft of public money and fraudulently issued United State Post Office money orders; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty and being adjudicated guilty of Theft of public money and Fraudulently issued United States Post Office money orders; Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty and being adjudicated guilty of Theft of public money and Fraudulently issued United States Post Office money orders. Effective: 03/13/2013.
Cummings, Joshua S.	2012-049331	SL 3086765	Tallahassee, FL: Voluntary Surrender of License for Permanent Revocation. Effective: 05/09/2013.
D A Pruet Properties, Inc.	2012-017807	CQ 1041251	Leesburg, FL: Revocation; \$247.50 investigative costs. Violation(s): Section 475.25(1)(d)1., Florida Statutes, when the Respondent failed to account or deliver escrow funds when required. Effective 07/18/2013.
Davalos, Sara Del Rocio	2011-005450	SL 3052470	Miami, FL: \$1,000.00 fine; \$700.00 investigative costs; attend a 45-hour post-licensure course; attend an ethics course; license suspended for a period of 60 days. Violation(s): Respondent neither admits nor denies that she allegedly violated Section 475.25(1)(b), Florida Statutes, by fraudulently signing a Contract for Sale in the name of Buyers or concealing from Buyers that Respondent signed the Contract for Sale in the name of Buyers. Effective: 02/07/2013.
Dawson, Timothy Edward	2011-056513	SL 682817	Port St. Lucie, FL: Revocation; \$239.25 investigative costs. Violation(s): Section 475.25(1)(f), 475.25(1)(p), and 475.25(1)(n), Florida Statutes by pleading guilty to attempting to import five kilograms or more of cocaine and a mixture containing marijuana and attempting to import 500 grams or more of cocaine and failing to report the plea. Effective: 10/15/2013.
Diaz, Richard	2012-007705	SL 3134051	Miami Beach, FL: \$1,000.00 fine; \$219.45 investigative costs; complete an ethics course; attend one 2-day FREC meeting. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(f), Florida Statutes, by entering a guilty plea and being adjudicated guilty of conspiracy to commit health care fraud, a crime that involves fraudulent or dishonest dealings; and Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty to conspiracy to commit health care fraud. Effective: 03/13/2013.
Diaz-Ferrer, Anna	2010-049055	SL 3202727	Kissimmee, FL: Revocation. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent pled nolo contendere to accessory after the fact to leaving the scene of an accident and being adjudicated guilty of the same. Effective 07/18/2013.
Dieter, Marco A.	2010-055999	SL 3204580	Sarasota, FL: Revocation. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent pled guilty to larceny - grand theft greater than \$300 but less than \$5,000; Section 475.25(1)(p), Florida Statutes, when Respondent informed the Petitioner in writing of the felony plea but failed to do so within 30 days of the plea. Effective 07/19/2013.

Drake, Paul	2011-006956 2011-060357	BK 3073258	Naples, FL: Voluntary Relinquishment of License for Permanent Revocation. Effective: 10/14/2013.
Duckworth, Elizabeth A.	2012-016628	BK 606302	Fernandina Beach, FL: 6 month suspension; \$500.00 fine; \$412.50 investigative costs; one 2-day FREC meeting; 6 months probation. Violation(s): Sections 475.25(1)(f) and 475.42(1)(p), Florida Statutes, by being adjudicated guilty of Conspiracy to Distribute 100 Kilograms or more of Marijuana. Effective: 10/15/2013.
Duplessis, Jacques	2013-000548	SL 3131462	Boynton Beach, FL: \$250.00 fine; \$247.50 investigative costs; license suspended for 6 months. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to and adjudicated guilty of introducing into interstate misbranded medical devices and entry of goods into the United States by means of false statement. Effective 07/18/2013.
Earle, Malvia O.	2013-003594	BK 3081278	West Palm Beach, FL: Revocation; \$3,000.00 fine; \$1,155.00 investigative costs. Violation(s): Sections 475.25(1)(d)1, 475.25(1)(e), 475.25(1)(b), Florida Statutes and Rule 61J2-10.038(2), Florida Administrative Code, by failing to return a buyer's deposit and by failing to notify the department of a current mailing address. Effective: 11/22/2013.
Effort Realty, Inc.	2010-042875	CQ 245833	Nokomis, FL: \$165.00 fine; license suspended for 45 days. Violation(s): Respondent neither admits nor denies that it allegedly violated Section 475.25(1)(k), Florida Statutes, by disbursing deposits to the seller without authorization from the depositor; Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.011, Florida Administrative Code, by prematurely disbursing deposits without authorization from the depositor, arbitration, mediation, or court proceedings; and Section 475.25(1)(b), Florida Statutes, by breaching the trust of a depositor by disbursing funds without authorization. Effective 07/19/2013.
El Beyrouty, Mounir Albert	2012-009106	BK 596936	St. Petersburg, FL: 1 year suspension; \$2,000.00 fine; attendance at two 2-day FREC meetings; 30 hours of education; 3 years probation. Violation(s): Sections 475.25(1)(d), 475.25(1)(b), 475.25(1)(k), 475.25(1)(e), Florida Statutes and Rule 61J2-14.012(2), Florida Administrative Code, by leasing a property by an amount that exceeded the amount disclosed to property owner and failing to remit additional proceeds to the owner, by misrepresenting rental amounts and making false statements to property owner, by depositing security funds into an operating account, and by failing to prepare monthly reconciliation. Effective: 11/22/2013.
Equitable Company Realtors	2012-041042	CQ 1027610	Miami, FL: \$148.50 investigative costs. Violation(s): Sections 475.25(1)(b), 475.25(1)(e), Florida Statutes and Rule 61J2-14.010 Florida Administrative Code, by misrepresenting that escrow funds were being held when they had not yet been received, and by not immediately depositing funds in escrow before returning said fund. Effective: 11/22/2013.
Fashano, Shirley Ann	2009-006401	SL 643653	Melbourne, FL: \$250.00 fine; \$900.00 investigative costs; complete 46 hours of post-licensure courses; attend two 2-day FREC meetings. Violation(s): Respondent neither admits nor denies that she allegedly violated Section 475.25(1)(d)1., Florida Statutes, by failing to account and deliver a rental deposit; and Section 475.25(1)(b), Florida Statutes, by failing to account for renter's funds. Effective: 04/12/2013.
Fernandez, Galia	2011-048318	SL 3156695	Miami, FL: Revocation; \$282.15 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent plead guilty to conspiracy to commit bank fraud; Section 475.25(1)(p), Florida Statutes, when Respondent failed to inform the Commission in writing within 30 days after pleading guilty; and Section 475.25(1)(n), Florida Statutes, by being confined in a federal correctional institution. Effective: 03/14/2013.
Fernandez, Peter R.	2010-027545	SL 543677	Boca Raton, FL: Revocation; \$349.80 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to exploitation of an elderly person, criminal conspiracy and grand theft, crimes which directly relate to the activities of a licensed sales associate or involve moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after the Respondent pled guilty to exploitation of an elderly person, criminal conspiracy and grand theft; Section 475.25(1)(s), Florida Statutes, when Respondent's mortgage broker license was revoked by the Florida Office of Financial Regulation. Effective: 03/14/2013.

Fischler, Louis Martin	2011-004042	SL 540121	Delray Beach, FL: Revocation; \$825.00 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes by entering a plea of guilty to Conspiracy to Commit Securities Fraud. Effective: 6/14/2013.
Fleak, Kimberly Ann	2011-038615	SL 691841	Ft. Lauderdale, FL: Revocation. Violation(s): Section 475.25(1)(e), Florida Statutes, by violating a lawful order issued under the provisions of Chapter 455 or 475, Florida Statutes. Effective: 02/07/2013.
Foster, Peter Anthony Jr.	2013-000868	SL 3241040	West Palm Beach, FL: \$1,000.00 fine; \$528.00 investigative costs; 90 days probation, attend one 2-day FREC meeting. Violation(s): Section 455.227(1)(t), Florida Statutes, by pleading nolo contendere to unauthorized possession of an identification card and failing to notify the department within 30 days. Effective: 11/22/2013.
Friedel, Carrie Lynne	2011-049414	SL 3231866	Fort Myers, FL: \$97.35 investigative costs; 6 month probation; one 2-day FREC meeting; 28 hour reactivation course. Violation(s): Section 455.227(1)(t) and 475.25(1)(a) by pleading guilty to DUI with property damage and failing to report the plea. Effective: 10/14/2013.
Garcia, Camilo	2011-048311	SL 3163040	Miami, FL: Revocation; \$214.50 investigative costs. Violation(s): Sections 475.25(1)(f) and 475.25(1)(p), Florida Statutes, by pleading guilty to Conspiracy to Commit Bank Fraud. Effective: 10/15/2013
Garcia, Marla P.	2011-018111	BK 3101824	West Palm Beach, FL: \$1,000.00 fine; \$363.00 investigative costs; attend one 2-day FREC meeting; probationary status until attendance requirements are met. Violation(s): Section 455.227(1)(j), Florida Statutes, by assisting an unlicensed individual engaging in the practice of real estate. Effective: 02/07/2013.
Godfrey, Joseph E.	2011-000793	SL 664616	Boca Raton, FL: \$1,000.00 Fine; \$297.00 investigative costs; complete a 4-hour escrow management course; attend one 2-day FREC meeting. Violation(s): Section 475.42(1)(a), Florida Statutes, by depositing an escrow deposit without the direction or supervision of a broker while licensed as a sales associate; Section 475.42(1)(b), Florida Statutes, by depositing an escrow deposit into an account for Vision Realty when he was employed as a sales associate for Boynton Realty, Inc. Effective: 05/14/2013.
Gomez, Jorge E.	2012-019724 2012-020433	SL 3238409	Weston, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective 07/19/2013.
Goss, Denise Marie	2012-039530	SL 3036900	Fort Myers, FL: \$750.00 fine; \$424.05 investigative costs; attend one 2-day FREC meeting; 28 hour reactivation course; 6 months probation. Violation(s): Section 475.42(1)(b), Florida Statutes, by operating as a broker while licensed as sales associate; Section 475.42(1)(d), Florida Statutes, by collecting real estate funds from a tenant for the lease of a property without the express consent of their employer; Rule 61J2-14.009, Florida Administrative Code, by collecting real estate funds and failing to deliver them to employer by the end of the next business day. Effective: 02-06-2014.
Grable, Terrance Lee	2012-044761	BL 509775	Cape Coral, FL: \$500.00 fine; \$270.60 investigative costs; 6 months probation, attend one 2-day FREC meeting. Violation(s): Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to timely provide written notification to the Florida Real Estate Commission of his convictions for resisting arrest without violence, assault on a police officer, resisting and obstructing an officer without violence, and battery; and Section 475.25(1)(f), Florida Statutes, by being found guilty of a crime which involves moral turpitude or fraudulent of dishonest dealing. Effective 07/19/2013.
Griffin, Ben Holland	2011-039147	SL 682886	Minneola, FL: Revocation. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to comply with a lawful order issued under the provisions of Chapters 475 and 455, Florida Statutes; Section 455.227(1)(q), Florida Statutes, by failing to comply with the discipline in a Final Order issued by the FREC. Effective 07/19/2013.
Gruszecki, Mark F.	2013013179	SL 3145013	Jacksonville, FL: Voluntary Relinquishment of License for Permanent Revocation. Effective: 10/15/2013.

Guaracino, Joseph Andrew	2012-007749	SL 3101282	Sunrise, FL: Revocation; \$561.00 investigative costs. Violation(s): Sections 475.25(1)(f), Florida Statutes by pleading guilty to conspiracy to commit mail fraud and wire fraud and 475.25(1)(n), Florida Statutes, by being confined to a federal prison. Effective: 10/18/2013.
Hawley, Yvonne M.	2008-049800	BK 658388	Houston, TX: \$250.00 fine; \$864.60 investigative costs; license suspended for a period of 1 year. Violation(s): Respondent neither admits nor denies that she allegedly violated the following: Section 455.275, Florida Statutes, and Rule 61J2-10.038, Florida Administrative Code, when Respondent failed to notify the DBPR of her current mailing address within 10 days after the change of address; Section 475.180(2)(b), Florida Statutes, when she failed to notify the Commission within 60 days of her change in residency; Section 475.42(1)(i), Florida Statutes, when Respondent failed to preserve the business records of her brokerage for a time period of five years from the date of receipt of any money or the execution by any party of any listing agreement. Effective 02/06/2013.
Haynes, Anthony Lefonso	2013-002695	BK 396499	Seffner, FL: Revocation; \$214.50 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes by pleading guilty of wire fraud affecting a financial institution. Effective: 11/22/2013.
Henry, Kimberly Tara	2012-048189	BK 3036222	Miami Beach, FL: Revocation, \$5,500.00 fine, \$279.50 investigative costs. Violation(s): Respondent violated Section 472.25(1)(d)1, Florida Statutes, by failing to deliver Prillaman's \$15,000 escrow deposit for the deposit for the Subject Property when he had a valid claim to the deposit; violated Section 475.25(1)(b), Florida Statutes, by receiving an escrow deposit of \$15,000 and failing to return the deposit to Prillaman, who had a valid claim to the deposit; by falsely indicating to Schooley that the transaction for the Subject Property had closed and she had earned a \$5,000 commission for the transaction which was to disbursed; by forging the signatures of Prillaman and an agent for Roca Gonzalez, P. A. on the HUD statement; violated Section 475.5015, Florida Statutes, by failing to make available her brokerage business records for the Department for inspection; and violated Section 475.42(1)(h), Florida Statutes, by preventing the Department from conducting a reasonable statutorily permitted audit, by failing to make brokerage business records and escrow account records available to the Department. Effective 07/22/2013.
Hidalgo, Ernesto A.	2012-000766	SL 3210332	Fort Lauderdale, FL: \$750.00 fine; \$544.50 investigative costs; attend one 2-day FREC meeting; 60 hours of post license continuing education. Violation(s): Respondent admits that he violated Sections 475.25(1)(a) and 455.227(1)(j), Florida Statutes by aiding and assisting an unlicensed company in property management services and/or broker activities. Effective: 10/16/2013.
Hill, Joseph W.	2011-057404	SL 3128899	Cape Coral, FL: \$500.00 fine; \$290.40 investigative costs; attend one 2-day FREC meeting; probationary status until the attendance requirements are met. Violation(s): Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to timely provide written notification to FREC of his plea of nolo contendere to DUI and Damage to Person or Property; and Section 455.227(1)(t), Florida Statutes, by failing to timely provide written notification to FREC of his plea of nolo contendere to marijuana and drug equipment possession. Effective: 03/14/2013.
Hobbs, David Anthony	2012-025068	SL 3122610	Saint Cloud, FL: Revocation; \$1072.50 investigative costs. Violation(s): Section 475.42(1)(b), Florida Statutes, by operating as a broker while licensed as sales associate; Section 455.227(1)(j), Florida Statutes, by assisting an unlicensed entity in the practice of real estate. Effective: 02/06/2014.
Hollingsworth, Cristine Marie	2011-051102	SL 3185082	Orlando, FL: Revocation; \$287.10 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent plead nolo contendere to grand theft; Section 455.227(1)(t), Florida Statutes, when Respondent failed to provide written notification to the Commission of her plea of nolo contendere to grand theft, a felony, within thirty days. Effective: 05/01/2013.

Hubschman, Michael	2012-022390 2012-036783 2012-036785 2012-036787 2012-041896 2012-041899 2012-042319 2012-044857 2013-000500	BL 3042488	Daytona Beach, FL: \$6,750.00 fine; \$5,332.80; attend at 12 complete FREC general meeting(s); 25 hours continuing education; 60 months probation. Violation(s): Section 475.25(1)(u), Florida Statutes, by failing to supervise employees; Section 475.25(1)(v), Florida Statutes, by failing to review the brokerage's accounting procedures; Section 475.25(1)(d)1, Florida Statutes, by the misconduct of his employee; Section 475.25(1)(k), Florida Statutes, by misdirecting rental escrows into an operating account; Section 475.25(1)(d), Florida Statutes, by failing to deliver money to any person as required by law; Section 475.25(1)(b), Florida Statutes, by misappropriating escrow funds and misrepresenting that funds would be properly disbursed; Rule 61J2-14.010, Florida Administrative Code, by failing to maintain an escrow or trust account; Rule 61J2-14.011, Florida Administrative Code, by using rental deposits to pay vendor invoices and Rule 61J2-14.012, Florida Administrative Code, by failing to provide monthly reconciliation. Effective: 02-05-2014.
Hudson-Smelser, Teresa A.	2011-045458	SL 693947	Wellington, FL: Revocation. Violation(s): Sections 475.25(1)(f) and 475.25(1)(p), Florida Statutes, by being adjudicated guilty of Organized Scheme to Defraud. Effective: 10/15/2013
Humphreys, Glenn M.	2013-023621	SL 670912	Clearwater, FL: Voluntary Relinquishment of License for Permanent Revocation. Effective: 11/22/2013.
Isenberg, Dean Alan PA	2010-000852	SL 705446	Miami, FL: \$500.00 fine; \$66.00 investigative costs. Violation(s): Respondent neither admits nor denies violating Section 475.25(1)(f), Florida Statutes, when he entered a plea of nolo contendere to four counts of misdemeanor Stalking. Effective 02/06/2013.
Isley, Deborah L.	2013-034770	SL 3220948	Ft. Meyers, FL: Voluntary Relinquishment of License for Permanent Revocation. Effective: 12/27/2013.
Jacobs, Michael Scott	2013-001436	SL 651321	Florida City, FL: Revocation; \$214.00 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of contributing to the delinquency of a minor, et al., a crime of moral turpitude, and 475.25(1)(n), Florida Statutes by being confined in Dade Correctional Institute. Effective: 11/22/2013.
Jarjisian, Robert G.	2011-010547	SL 3224335	Oxford, PA: Voluntary Relinquishment of License for Permanent Revocation. Effective: 6/14/2013.
John, Clayton	2009-063846	SL 3186951	Ft. Myers, FL: Revocation; \$671.75 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when he plead guilty to one felony count of Loan and Application Fraud in US District Court. Effective: 05/09/2013.
Johnson, C. Andre'	2012-008601	BK 3002614	Boca Raton, FL: Revocation; \$577.50 investigative costs. Violation(s): Section 475.25(1)(k), Florida Statutes, when the Respondent deposited an escrow deposit into his office operating account; Section 475.25(1)(e), Florida Statutes, when he failed to comply with Section 475.5015, Florida Statutes, when he failed to "keep and make available such books, accounts, and records as will enable the department to determine whether such broker is in compliance of this chapter." Effective: 05/09/2013.
Jones, Donald Richard	2011-060700	BL 3239720	Dallas, TX: \$250.00 fine; \$247.50 investigative costs. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(g), Florida Statutes, when the Oklahoma Real Estate Commission acted against Respondent's Oklahoma broker license. Effective: 8/14/2013.
Kapp, Teofil Neal	2012-021396	SL 629826	Dania, FL: One year suspension; \$1,500.00 fine; \$453.75 investigative costs; attend two 2-day FREC meetings; 15 months probation. Violation(s): Sections 475.25(1)(a) and 475.42(1)(b), Florida Statutes, by operating as a broker for any person not registered and his employer; Section 475.42(1)(d), Florida Statutes, by collecting money in his own name and not in the name of his employer and with the express consent of his employer. Effective: 10/16/2013.
Keene, Brandon Christian	2012-005314	SL 3245829	Naples, FL: \$750.00 fine; \$171.60 investigative costs; 6 months probation; attend two 2-day FREC meetings. Violation(s): Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading no contest to possession of less than 20 gram of Marijuana, thereby violating Section 475.25(1)(a), Florida Statute. Effective 07/18/2013.

Kimberly & Associates Real Estate, LLC	20124048192	CQ1032418	Miami Beach, FL: Revocation; \$115.50 investigative costs. Violation(s): Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to deliver Prillaman's \$15,000 escrow deposit for the Subject Property when he had a valid claim to the deposit. Effective 07/22/2013.
King, Sandra E.	2010-063060	SL 3021043	St. Petersburg, FL: Revocation; \$207.90 investigative costs. Violation(s): Respondent violated Section 475.42(1)(b), Florida Statutes, by acting as a broker by collection a total of \$9,000.00 during a real estate transaction which was not under the direction or supervision of her broker; and violated Section 475.42(1)(d), Florida Statutes, by receiving four deposits in the amount \$9,000.00 and failing to deliver those checks to her broker; by failing to notify her broker of the transaction; by collecting money made out to her personally. Effective 07/18/2013.
Koskey, Richard C.	2010-055888	SL 3154794	Atlanta, GA: \$1,000.00 fine; \$132.00 investigative costs; suspension of license for 5 years; probationary status for 5 years; attend two 2-day FREC meetings; and complete a 28 hour reactivation course; Probation will end upon completion of meeting and course requirements. Violation(s): Sections 475.25(1)(s) and 455.227(1)(f), Florida Statutes, when Respondent was disbarred as an attorney in the State of Florida. Effective: 02/07/2013.
Lara, Luis J.	2013-011629	SL 3168945	Homestead, FL: Revocation; \$907.00 investigative costs. Violation(s): Sections 475.25(1)(b), 475.25(1)(k), 475.25(1)(e), 475.25(1)(a), 475.42(1)(d), Florida Statutes and Rule 61J2-14.009, Florida Administrative Code, by misappropriating escrow funds, collecting money orders as a sales associate without reporting funds to brokerage, failing to immediately place escrow funds into an escrow account with broker, and by cashing multiple money orders in own name. Effective: 11/5/2013.
LaRoche, Chad Collin	2012-010286	SL 3245726	Ocala, FL: Revocation; \$288.50 investigative costs. Violation(s): Section 475.25(1)(s), Florida Statutes, when the Construction Industry Licensing Board revoked Respondent's license number CPC 1457399. Effective: 05/09/2013.
Lee, Anthony F.	2012-018778	SL 3179698	Tallahassee, FL: \$250.00 fine; \$755.70 investigative costs; attend one 2-day FREC meeting; probation until June 17, 2014. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to comply with a Final Order. Effective: 02/18/2014.
Leite, Gabriel	2012-040662	BK 3182112	Deerfield Beach, FL: Revocation; \$4,500.00 fine; \$453.75 investigative costs. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by receiving a \$30,000.00 deposit and failing to return the remaining portion which he failed to remit at closing (\$20,000.00); Section 475.25(1)(b), Florida Statutes, when he engaged in dishonest dealings when he used the escrow fund to issue a check for \$28,000 to a different individual; and Section 475.5015, Florida Statutes, by failing to provide brokerage business records as requested by the Department. Effective: 06/14/2013.
Limekiller, Judy P. A.	2012-018222	SL 3131887	Sarasota, FL: 30 day suspension; \$2,500.00 fine. Violation(s): Section 475.25(1)(b), Florida Statutes, by signing documents with signatures other than her own. Effective: 8/14/2013.
Luiz, Judy	2013-005394	BK 3264513	Oviedo, FL: Voluntary Surrender of License for Permanent Revocation. Effective: 4/12/2013.
Maloney, Lawrence M.	2011-018012	SL 619969	Orlando, FL: Revocation; \$85.80 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent pled guilty to Communications Fraud. Effective 07/19/2013.
Mannarino, Anthony	2011-044014	BK 3077065	Boca Raton, FL: Revocation; \$313.50 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to and being adjudicated guilty of conspiracy to commit bank fraud and mail fraud; and Section 475.25(1)(n), Florida Statutes, when he was incarcerated at the Federal Prison Camp. Effective: 3/14/2013.

Manso, Julio Davier	2011-022195	SL 3226557	Tampa, FL: \$500.00 fine; \$363.00 investigative costs; attend one 2-day FREC meeting. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading nolo contendere to unlawful real-estate appraiser violation, thereby violating Section 475.25(1)(e), Florida Statutes. Effective: 05/09/2013.
Mardy, Guirlande	2011-023486	BK 3048239	Wellington, FL: Revocation. Violation(s): Section 475.25(1)(b) Florida Statutes, by placing real estate transaction funds into personal bank account, and by failing to account and deliver rent to owner and bank records to the Department; Section 475.42(1)(n) Florida Statutes, by obstructing or hindering the enforcement of Chapter 475, Florida Statutes; Section 475.42(1)(n), Florida Statutes, by failing to account and deliver, upon demand, escrow funds; Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.012(1), Florida Administrative Code, by failing to keep an accurate account of rent delivered; Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.010(1), Florida Administrative Code, by failing to maintain an insured escrow account or trust account for deposits received by clients in connection with real estate transactions. Effective: 7/18/2013.
Martinez, Jose	2012-048228	BK 3086987	Hallandale Beach, FL: Revocation; \$618.75 investigative costs. Violation(s): Sections 475.25(1)(d) and 475.25(1)(k), Florida Statutes, by failing to place a security deposit in the proper account and failing to return the deposit about request. Effective: 10/15/2013.
Marwick, Kenneth Mackenzie	2012-007401	SL 3230297	Bonita Springs, FL: Revocation; \$462.00 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading nolo contendere and being adjudicated guilty of grand theft; Section 457.25(1)(n), Florida Statutes, by being incarcerated. Effective: 05/09/2013.
Mazzoli, Michael Richard	2012-032200	SL 3227275	Cape Coral, FL: \$500.00 fine; \$155.10 investigative costs; complete a 3 hour ethics course; probationary status until course is completed. Violation(s): Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after the Respondent entered a plea of nolo contendere to DUI Alcohol or Drugs 1st Offense and was adjudicated guilty of the same. Effective: 04/15/2013.
McDowell, Tami M.	2010-030813	SL 3192466	Tallahassee, FL: \$485.76 investigative costs; complete an ethics course; attend two 2-day FREC meetings; license suspended for a period of 90 days. Violation(s): Respondent neither admits nor denies that she allegedly violated Section 475.25(1)(f), Florida Statutes, by entering a plea of nolo contendere and being adjudicated guilty of Grand Theft, Depositing Items with the Intent to Defraud, and Petit Theft; and Sections 475.25(1)(p) and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days of pleading nolo contendere and being adjudicated guilty of Grand Theft, Depositing Items with the Intent to Defraud, and Petit Theft. Effective: 02/07/2013.
Mendez, Andy	2012-037848	SL 3180244	Miami Lakes, FL: \$1,000.00 fine; \$354.64 investigative costs; license suspended for 10 years, probationary status for 10 years; attend four 2-day FREC meetings; complete an ethics course. Violation(s): Section 475.25(1)(f), Florida Statutes, by being found guilty of conspiracy to commit mail fraud, a crime of moral turpitude or fraudulent or dishonest dealing, in the United States District Court, Southern District of Florida. Effective: 05/08/2013.
Mesa, Oscar L. P.A.	2013-025541	SL 3144665	Miami, FL: Revocation; \$371.25 investigative cost. Violation(s): Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of trafficking more than ten grams but less than two hundred grams of Phenethylamine/Ecstasy. Effective: 02/04/2014.
Messer, Sarah P.	2012-004125	SL 3138208	Naples, FL: \$500.00 fine; \$285.45 investigative costs; probationary status for 1 year. Violation(s): Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after the Respondent entered a plea of nolo contendere to Driving While License Suspended and was adjudicated guilty of the same. Effective: 04/15/2013.

Mora Llanos, Cesar A.	2011-045475	SL 3148119	Miami, FL: Revocation; \$321.75 investigative costs. Violation(s): Sections 475.25(1)(b), 475.42(1)(b), 475.42(1)(d), 475.25(1)(e), 475.01(1)(a), Florida Statutes and Rule 61J2-14.009, Florida Administrative Code, by failing to account and deliver a security deposit, failing to notify broker of representing tenants in lease of subject property, collecting security deposit in own name, and failing to timely remit security deposit to broker. Effective: 10/18/2013.
Mora, Sherry A.	2012-018776	SL 3196991	Dunnellon, FL: Revocation; \$396.00 investigative costs. Violation(s): Section 475.25(1)(e), Florida Statutes, for failing to comply with a final order. Effective: 10/15/2013
Moraga, Diriangen	2012-034636	SL 681793	Miami, FL: Revocation; \$612.15 investigative costs. Violation(s): Section 475.42(1)(a), Florida Statutes, by preparing contracts and submitting offers for a client while his license was in inactive status. Effective: 02/04/2014.
Mulreany, Patricia A.	2011-005988	BK 3140106	Palm Bay, FL: \$1,000.00 fine; \$610.50 investigative costs; 4-hour escrow management course; attend one 2-day FREC meeting; 6 months probation. Violation(s): Rule 61J2-14.012, Florida Administrative Code by failing to reconcile her escrow account monthly. Effective 07/18/2013.
Murray, Michael E.	2012-038980	BK 302980	Longwood, FL: \$160.05 investigative costs; 28-hour broker reactivation course; 90 days probation. Violation(s): Section 475.25(1)(f), Florida Statutes, by being found guilty of felony tax evasion. Effective: 11/22/2013.
Nazarenko, Oleg	2012-035578	SL 3235515	Hollywood, FL: \$1,000.00 fine; \$49.50 investigative costs; license suspended for 90 days. Violation(s): Section 475.25(1)(b) Florida Statutes, by diverting remaining remittance into his personal account instead of the escrow account of his employer and misappropriating the funds for personal use, by misrepresenting that the funds would be properly disbursed in accordance with the lease contract terms, by engaging in dishonest dealings by trick, scheme or device by misappropriating the funds and failing to repay them upon demand, by breaching the trust of his employer, the landlord, and the tenants by commingling the funds, misappropriating them, and failing to return them upon demand, and by acting with culpable negligence by allowing the funds to be dissipated and not timely returned; Section 475.42(1)(d) Florida Statutes, by collecting money in connection with a real estate transaction, as a sales associate, that was not in the name of Respondent's employer; Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.009, Florida Administrative Code, by failing to immediately deliver the remaining remittance to his employer; Section 475.25(1)(k), Florida Statutes, by failing to immediately place money with Respondent's registered employer; and Section 475.42(1)(d) Florida Statutes, by collecting money in connection with a real estate transaction, as a sales associate, that was not in the name of Respondent's employer. Effective 07/26/2013.
Newell, Warren H.	2008-033896	SL 347150	Palm Beach Gardens, FL: Revocation. Violation(s): Section 475.25(1)(f), Florida Statutes, by being found guilty of Conspiracy to Commit Honest Services Fraud. Effective 07/19/2013.
Niizato, Rieko	2012-035443	BK 567456	Clearwater, FL: Revocation; \$607.20 investigative costs. Violation(s): Section 475.25(1)(d)1, Florida Statutes, by failing to account and deliver monies owed pursuant to a civil judgment. Effective: 11/22/2013.
O'Donnell, Barbara Palmer	2012-021562	BK 3182598	Fort Myers, FL: Revocation. Violation(s): Sections 475.25(1)(d)1, 475.5015, 475.25(1)(e), 475.25(1)(a), 455.227(1)(j) and 475.25(1)(b), Florida Statutes, by failing to account and deliver security deposit to landlord, failing to make available to the department books, accounts and records, assisting an unlicensed person in the practice of real estate, and engaging in fraudulent dealings. Effective: 11/22/2013.
Ospina, Santiago	2012-036178	SL 3037050	Red Oak, TX: Revocation; \$1,518 investigative costs. Violation(s): Section 475.25(1)(b), Florida Statutes, by concealing the execution of lease agreements from his broker; Section 475.42(1)(d), Florida Statutes, by collecting money in connection with lease agreements without the express consent of his employer and Section 475.42(1)(b), Florida Statutes, by representing that he worked for an entity not registered as his employer. Effective: 02/04/2014.

Owens, Bryan Frazier	2013-007409	SL 3251397	Ft. Worth, TX: Revocation; \$437.25 investigative costs. Violation(s): Section 455.227 (1) (a), Florida Statutes, by misrepresenting that a corporation was licensed and funds were available; Section 455.227(1)(j), Florida Statutes, by aiding and abetting an unlicensed entity; Sections 455.227(1)(m) and 475.25 (1) (b), Florida Statutes, by representing to the listing agent he had received the deposit inducing the listing agent to grant possession to the tenant; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver escrow deposit to his employer; Section 475.42 (1)(b), Florida Statutes, by acting as a broker; Section 475.42 (1)(d), Florida Statutes, by not collecting money in the name of his employer and with the express consent of the employer; Sections 475.25(1)(k), 475.25(1)(e), Florida Statutes and Rule 61J2-14.009, Florida Administrative Code, by failing to immediately deliver escrow deposit money to his employer. Effective: 11/22/2013.
Owens, Bryan Frazier	2012-046960	SL 3251397	Ft. Worth, TX: Revocation; \$379.50 investigative costs. Violation(s): Section 455.227 (1) (a), Florida Statutes by misrepresenting that a corporation was licensed and funds were available; Section 455.227(1)(j), Florida Statutes, by aiding and abetting an unlicensed entity; Sections 455.227(1)(m) and 475.25 (1) (b), Florida Statutes, by representing to the listing agent he had received the deposit inducing the listing agent to grant possession to the tenant; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver escrow deposit to his employer; Section 475.42 (1)(b), Florida Statutes, by acting as a broker; Section 475.42 (1)(d), Florida Statutes, by not collecting money in the name of his employer and with the express consent of the employer; Section 475.25(1)(k), Florida Statutes and Rule 61J2-14.009, Florida Administrative Code, by failing to immediately deliver escrow deposit money to his employer. Effective: 11/22/2013.
Owens, Bryan Frazier	2013-005209	SL 3251397	Ft. Worth, TX: Revocation; \$346.50 investigative costs. Violation(s): Section 455.227 (1) (a), Florida Statutes, by misrepresenting that a corporation was licensed and funds were available; Section 455.227(1)(j), Florida Statutes, by aiding and abetting an unlicensed entity; Sections 455.227(1)(m) and 475.25 (1) (b), Florida Statutes, by representing to the listing agent he had received the deposit inducing the listing agent to grant possession to the tenant; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver escrow deposit to his employer; Section 475.42 (1)(b), Florida Statutes by acting as a broker; Section 475.42 (1)(d), Florida Statutes, by not collecting money in the name of his employer and with the express consent of the employer; Sections 475.25(1)(k), 475.25(1)(e), Florida Statutes and Rule 61J2-14.009, Florida Administrative Code, by failing to immediately deliver escrow deposit money to his employer. Effective: 11/22/2013.
Owens, Elizabeth Section	2012-045076	SL 3156832	Englewood, FL: One year suspension; \$1,000.00 fine; \$430.65 investigative costs; 12 months probation. Violation(s): Section 475.25(1)(e), Florida Statutes and Rule 61J2-2.027(2)(a), Florida Administrative Code, by pleading no contest to driving under the influence, which she failed to disclose on her application for licensure; Section 455.227(1)(t), Florida Statutes, for failing to timely report subsequent conviction of driving under the influence to the department. Effective: 10/18/2013.
Oxford, Clifford Allen	2011-000160	BK 3230017	Mandeville, LA: \$500.00 fine; \$181.50 investigative costs; attend one 2-day FREC meeting; probationary status until attendance requirement is met. Violation(s): Section 475.25(1)(g), Florida Statutes, when the Georgia Real Estate Commission suspended Respondent's Georgia Broker license. Effective: 3/13/2013.
Pagan, Joshua T.	2011-053543	SL 3185831	Maitland, FL: Revocation; \$287.00 investigative costs. Violation(s): Section 475.42(1)(b), Florida Statutes, by operating as a broker while licensed as sales associate; Section 475.42(1)(d), Florida Statutes, by collecting money in connection with a brokerage transaction for a rental without the express consent of his employer; Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.009, Florida Administrative Code, by collecting a payment connected to a real estate transaction and failing to deliver the payment to his employer by the next business day following receipt of the payment. Effective: 02/06/2014.

Paul, Elliot M.	2012-026798	BK 586244	Stuart, FL: \$1,000.00 fine; \$326.50 investigative costs; attend two 2-day FREC meetings; 3 hour ethics course. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(m), Florida Statutes, by failing to disclose on his application for licensure that he had been disbarred from the practice of law in the state of Illinois. Effective: 11/22/2013.
Pavone, Julio A.	2012-046570	BK 3004716	Boca Raton, FL: \$500.00 fine; \$660.00 investigative costs; 3-hour escrow management course. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(e), Florida Statutes and Rules 61J2-14.010(1) and 61J2-14.012(2), Florida Administrative Code, by failing to immediately deposit a buyer's check into an escrow or trust account and by failing to reconcile his trust accounts monthly. Effective: 10/16/2013.
Payton, John Patrick	2012-038155	BK 3209950	Denver, CO: Revocation; \$277.20 investigative costs. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to comply with a final order. Effective: 10/15/2013.
Pendleton, Paula Marie	2013-007773	SL 3252924	Augusta, GA: Revocation; \$343.50 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to conspiracy to commit fraud against the United States. Effective: 12/30/2013.
Pennington, Charles Ray	2011-000378	BK 3010751	Orlando, FL: Revocation; \$240.40 investigative costs. Violation(s): Section 475.25(1)(e), Florida Statutes, when Respondent failed to comply with the terms of a previous Final Order issued by the Commission. Effective: 05/09/2013.
Persaud, Samantha F.	2011-035526	SL 3111214	Miami Beach, FL: Revocation; \$453.75 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent pled nolo contendere to one count of grand theft in the second degree; Section 475.25(1)(p), Florida Statutes, when Respondent failed to timely notify the Commission of her plea of nolo contendere to a felony. Effective: 02/07/2013.
Peterson, Ilene Sue	2013-009292	BL 3057813	Loughman, FL: \$1000.00 fine; \$206.25 investigative costs; attend one 2-day FREC meeting; 6 months probation. Violation(s): Section 475.25(1)(b), Florida Statutes, by illegally notarizing a quit claim deed. Effective: 10/18/2013.
Poe, Virginia A.	2012-034755	SL 677825	Delray Beach, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective 07/19/2013.
Powell, Michael	2012-026170	SL 3228666	Lady Lake, FL: \$877.80 investigative costs. Violation(s): Respondent violated Section 475.25(1)(b), Florida Statutes, by failing to forward funds when required, in breach of trust. Effective 07-18-2013.
Pruett, David A.	2012-017805	BK 3097568	Leesburg, FL: Revocation; \$182 investigative costs. Violation(s): Section 475.25(1)(d)1, Florida Statutes, for failing to account or deliver to any person including a licensee under this chapter, at the time agree upon or is required by law, or upon demand of the person entitled to such accounting and deliver any personal property, or other document or thing of value; Section 475.25(1)(b), Florida Statutes, when the licensee was 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. Effective 07/18/2013.
Quiceno, Daiana P.A.	2012-044926	SL 3087977	Miami, FL: \$500.00 fine; \$264.00 investigative costs; 90-day suspension; 1 year probation; attend one 2-day FREC meeting; 28 hour reactivation course. Violation(s): Respondent violated Section 475.25(1)(b), 455.227(1)(a), and 455.227(1)(m), Florida Statutes, by forging Mr. Ruiz's signature on a disbursement letter and misrepresenting that the letter had been signed by Mr. Ruiz. Effective: 06/14/2013.
Rahn, Patricia Ann	2011-008699	SL 3210028	Jupiter, FL: Revocation; \$452.10 investigative costs. Violation(s): Section 475.25(1)(s), Florida Statutes, by having her mortgage broker license suspended by the Florida Office of Financial Services. Effective: 6/14/2013.

Ralby, Darryl Jay	2011-057406	BL 360442	Hollywood, FL: 90 days suspension; \$1,000.00 fine; \$289.00 investigative costs; attend one 2-day FREC meeting; 6 months probation. Violation(s): Sections 475.25(1)(f) and 475.42(1)(p), Florida Statutes, by entering a plea of no contest to possession with intent to distribute marijuana and failing to notify the commission within 30 days. Effective: 11/20/2013.
Ramrup, Ramchand	2011-058130	SL 3241306	Boynton Beach, FL: Voluntary Relinquish license for permanent revocation. Effective: 03-13-2014.
Rankin, Jock Vernon	2011-000370	BK 604424	Live Oak, FL: Revocation. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to comply with previously issued final orders. Effective: 8/14/2013.
Reguera, Sorama	2012-051002	SL 3188301	Miami Beach, FL: Revocation; \$597.30 investigative costs. Violation(s): Section 475.25(1)(k), 475.25(1)(e), 475.42(1)(d), Florida Statutes; Rule 61J2-14.009, Florida Administrative Code, by failing to immediately deliver escrow funds to registered broker. Effective: 10/16/2013.
Rent Works LLC	2013-005395	CQ 1042389	Orlando, FL: Voluntary Surrender of License for Permanent Revocation. Effective: 4/12/2013.
Rhoden, Frank	2013-006209	SL 557575	Coconut Creek, FL: Revocation; \$281.00 investigative costs. Violation(s): Sections 475.25(1)(e) and 455.227(1)(q), Florida Statutes, by failing to comply with a lawful order issued under the provisions of Chapters 475 and 455, Florida Statutes. Effective: 02/06/2014.
Richmond, Mark David	2011-036211	BK 654194	Orlando, FL: \$1,000.00 fine; \$420.75 investigative costs; attend two 2-day FREC meetings; probationary status until meeting attendance requirement is met. Violation(s): Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after being adjudged guilty of DUI, thereby violating Section 475.25(1)(e), Florida Statutes. Effective: 02/07/2013.
Robinson, Matthew J.	2012-030648	SL 3134287	Lehigh Acres, FL: Revocation; \$181.50 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent pled no contest to unarmed burglary of an unoccupied structure, a felony, larceny-grand theft greater than \$300.00 but less than \$5,000.00, a felony, and possession of burglary tools with intent to use, a felony. Effective: 02/07/2013.
Rodriguez, Yetta Yvonne	2011-031276	SL 3118019	Navarre, FL: Revocation. Violation(s): Section 475.42(1)(a), Florida Statutes, by executing a lease agreement, collecting rental payments made out to Respondent, and collecting a commission, all while holding an inactive sales associate license; Section 475.42(1)(b), Florida Statutes, by failing to notify her broker of the lease agreement, by collecting rental payments personally made out to Respondent, and by collecting a commission for real estate services while holding an inactive sales associate license; and Section 475.42(1)(d), Florida Statutes, by receiving two checks made out to Respondent for rental payments and by receiving a commission for real estate services without the express consent of her employer. Effective: 3/13/2013.
Rossmann, David Allen	2011-014093	BK 3078655	Key West, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective 07/19/2013.
Rubi, Alina	2011-048307	SL 3245991	Miami, FL: Revocation; \$247.50 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by being found guilty of one count of conspiracy to commit bank fraud, seventeen counts of bank fraud and one count of providing gifts for procuring loans. Effective 07/18/2013.
Rubin, Neal	2011-041186	SL 3161845	Jacksonville, FL: Revocation; \$347.50 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when Respondent entered a plea of nolo contendere to and was adjudicated guilty of traveling to meet a minor for illegal sexual conduct, use of internet to lure a child, attempted lewd/lascivious battery of a child over 12, but less than 16 years of age, and resisting a law enforcement officer without violence; and Section 475.25(1)(n), Florida Statutes, when the licensee was confined to the Suwanee Correctional Institution. Effective 07/18/2013.
Rush, Ava Diana	2012-004267	SL 573741	Davie, FL: Revocation; \$231.00 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statute., by pleading nolo contendere to Second Degree Grand Theft. Effective 07/18/2014.

Russanov, Boris	2013-002200	SL 3205003	Davie, FL: \$1000.00 fine; \$587.40 investigative costs; 3-hour ethics course; attend two 2-day FREC meetings. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(e), Florida Statutes and Rule 61J2-10.025(1), Florida Administrative Code by failing to list the licensed name of Respondent's current broker in an advertisement, by advertising property for which Respondent was not the listing agent, by advertising a listing which prompted prospective buyers to believe the content of the advertisement for subject property, and by corresponding with prospective buyers about specific sale information for subject property. Effective: 11/5/2013.
Ruth, Eric	2012-002641	SL 3230067	Boca Raton, FL: Revocation; \$448.80 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to and being found guilty of Conflict of Interest and Conspiracy by a Pennsylvania court. Effective: 03/14/2013.
Saint Eloi, Rony Ludner	2010-049014	BK 557762	Lake Worth, FL: Revocation, \$363.00 investigative costs. Violation(s): Section 475.25(1)(b), Florida Statutes, by failing to timely return a security deposit upon demand; Section 475.25(1)(d)1., Florida Statutes, by failing to account for and deliver the security deposit; and Rule 61J2-14.012(2), Florida Administrative Code, and Section 475.05(1)(e), Florida Statutes, by failing to prepare monthly reconciliation statements. Effective 07/19/2013.
Salaam, Mohamed B.	2010-060870	BK 3220963 BK 3108353	Palm Coast, FL: Revocation; \$1,521.30 investigative costs. Violation(s): Sections 475.25(1)(b) and 475.25(1)(e), Florida Statutes, by failing to comply with a final order and engaging in dishonest dealings by unlawfully changing the locks of a property. Effective: 11/05/2013.
Sandrie, R. M.	2012-023721	BK 609358	Jacksonville, FL: Voluntary Surrender of License for Permanent Revocation. Effective: 05/08/2013.
Schmidt, John David	2010-051179	BK 3055460	Indialantic, FL: Voluntary Surrender of License for Permanent Revocation. Effective: 02/07/2013.
Schuhriemen, Scott	2012-048664	SL 3215078	Sarasota, FL: 60 days suspension; \$288.75 investigative costs; speak at 10 real estate pre-licensing classes; 2 years probation. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to and being adjudicated guilty of conspiracy to commit mortgage fraud. Effective: 11/22/2013.
Schulz, Eric Josef	2011-052323	SL 522666	Hawthorne, FL: Revocation; \$551.10 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by being found guilty of Conspiracy to Manufacture and Possess with Intent to Manufacture and Distribute More than 100 Marijuana Plants. Effective: 02/07/2014.
Scileny, Gregory Zane	2012-041961	SL 3102522	Treasure Island, FL: Revocation; \$247.50 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, when he pled no contest to three counts of violating Section 827.071, Florida Statutes. Effective 07/18/2014.
Sclar, Corey Mark	2011-060062	BK 3000986 BK 3093084	Cooper City, FL: \$1,000.00 fine; \$915.75 investigative costs; attend one 2-day FREC meeting; 4 hour escrow management course. Violation(s): Respondent neither admits nor denies that he allegedly violated Sections 475.25(1)(e), 475.25(1)(b), Florida Statutes and Rule 61J2-14.010(1), Florida Administrative Code, by depositing a tenant's deposit check into a primary business checking account and by signing the Complainant's name on a lease agreement without permission or authorization. Effective: 11/22/2013.
Seecharan, Gergawattie H.	2012-023587	BK 3055483 BK 324279	Orlando, FL: Revocation; \$871.20 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes by being adjudicated guilty of conspiracy to commit mail fraud and wire fraud. Effective: 10/15/2013.
Sellers, Deborah Ann	2011-053314	SL 3042708	Panama City Beach, FL: 60 days suspension; \$500.00 fine; \$250.00 investigative costs; attend two 2-day FREC meetings; 6 months probation. Violation(s): Section 455.227(1)(t), Florida Statutes by pleading no contest and failing to report her pleas to the Department within 30 days. Effective: 10/16/2013.

Shahid, Jere L.	2011-036664	BK 583537	Tampa, FL: Revocation; \$1,118.70 investigative costs. Violation(s): Section 475.25(1)(d)1., Florida Statutes, when upon expiration of the tenancy, Respondent failed to release Landlord and Tenant's deposits; Section 475.25(1)(k), Florida Statutes, when Respondent deposited funds into a non-escrow account; Section 475.25(1)(b), Florida Statutes, in one or more of the following ways: misrepresenting that funds would be deposited into an escrow account; commingling funds in a non-escrow account; failing to release funds to the Landlord and tenant; and engaging in dishonest dealings. Effective: 05/09/2013.
Shuman, Gregory B.	2010-023570	SL 3075816	Jacksonville, FL: Revocation; \$379.50 investigative costs. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to comply with a Final Order. Effective: 05/09/2013.
Skolnik, Debra L.	2012-046787	SL 566555	Cooper City, FL: Revocation. Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to comply with a final order. Effective: 10/18/2013.
Slawik, Melvin A.	2010-056993	SL 601080	Naples, FL: \$1,000.00 fine, \$709.50 investigative costs; license suspended for 60 days. Violation(s): Section 475.25(1)(g), Florida Statutes, when Respondent's North Carolina broker license was revoked. Effective 07/18/2013.
Sloan, Linda R. P.A.	2012-000680	SL 3110125	Sarasota, FL: Revocation; \$244.20 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by being found guilty of conspiracy to make false statements to FDIC-insured banks for the purpose of influencing those banks in connection with mortgage loans, conspiracy to commit wire fraud affecting FDIC-insured banks and mortgage lending businesses, and making material false statements to FDIC-insured banks for the purpose of influencing those banks in connection with a mortgage loan. Effective: 3/18/2013.
Snisky, Edward J., P. A.	2012-009547	SL 443167	Hollywood, FL: \$500.00 fine; \$379.50 investigative costs. Violation(s): Section 475.25(1)(e), 475.25(1)(k), Florida Statutes, and Rule 61J2-14.009, Florida Administrative Code, by failing to immediately place a check with his employer and by failing to deliver a check to his broker or employer by the end of the next business day. Effective: 8/15/2013
Stamm, Barbara Jane	2012-020812	BK 3131702	Leesburg, FL: One year suspension; \$363.00 investigative costs; 2 years probation. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading nolo contendere to exploitation of the elderly, a third degree felony, and grand theft from a person 65 years or older - more than \$300, a third degree felony. Effective: 10/18/2013.
Stevens, Christina Nichole LLC	2012-000265	SL 3223029	Ponte Vedra Beach, FL: \$500.00 fine; \$214.50 investigative costs; attend one 2-day FREC meeting; complete a 3-hour ethics course; probationary status until class and meeting attendance requirements are met. Violation(s): Section 475.25(1)(f), Florida Statutes, when she plead guilty to fraudulent use of a credit card, a third degree felony; Section 475.25(1)(p), Florida Statutes, when she failed to inform the Commission in writing within 30 days after pleading guilty or nolo contendere to a felony. Effective: 02/07/2013.
Terranova, Joann	2010-063121	SL 3045834	Davidson, NC: \$1,000.00 fine; \$379.50 investigative costs; 1 year suspension; 1 year probationary status; two 2-day FREC meetings; 28-hour reactivation course and broker escrow management course. Violation(s): Sections 475.42(1)(d) and 475.25(1)(a), Florida Statutes, by collecting a commission in her name and not that of her broker; and Sections 475.42(1)(b) and 475.25(1)(a), Florida Statutes, by operating as a broker or as a sales associate for any person not registered as her employer. Effective: 3/13/2013.
The Wilson Group, LLC	2012-042320	CQ 1037022	Deltona, FL: Revocation; \$330 investigative costs. Violation(s): Sections 475.25(1)(b), 475.25(1)(d)1, 475.25(1)(e), 475.25(1)(k), 475.42(1)(b), Florida Statutes and Rule 61J2-14.010, Florida Administrative Code, by failing to maintain an escrow account, comingling funds, misrepresenting disbursement of escrow funds, failing to account and deliver escrow funds, allowing a sales associate to be a signatory on an account used for escrow, and allowing a sales associate to operate as a broker. Effective: 10/15/2013.

The Wilson Group, LLC	2012-022395	CQ 1037022	Deltona, FL: \$500.00 fine; \$495.00 investigative costs; 18 months probation. Violation(s): Respondent admits to violating Section 475.25(1)(d)1 and 475.25(1)(k), Florida Statutes, and Rule 61J2-14.010, Florida Administrative Code, by failing to maintain an escrow account, comingling funds, failing to account and deliver escrow funds, allowing a sales associate to be a signatory on an account used for escrow, and allowing a sales associate to operate as a broker. Effective: 8/15/2013.
Thresher, Angela	2011-061267	SL 3241772	Cape Coral, FL: Revocation; \$440.55 investigative costs. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty of grand theft of a vehicle, a felony. Effective: 10/15/2013.
Tinney, Stephen Micheal	2011-059856	SL 678429	Middleburg, FL: \$1,000.00 fine; \$396.00 investigative costs; attend one 2-day FREC meeting, probationary status until attendance requirement is met. Violation(s): Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of Trafficking in any morphine, opium, heroin, hydromorphone, or any salt, derivative, isomer, or salt of an isomer thereof, a crime of moral of turpitude; and Section 455.227(1)(c), Florida Statutes, by being adjudicated guilty of Trafficking in any morphine, opium, heroin, hydromorphone, or any salt, derivative, isomer, or salt of an isomer thereof, Possession of Alprazolam, Possession of Methaqualone, Possession of Hydrocodone, Possession of Morphine, Possession of MDMA (Ecstasy), and Use or Possession of Drug Paraphernalia, crimes which relate to the practice of, or the ability to practice, a licensee's profession. Effective: 3/14/2013.
Torres, Oscar	2013-021395	BK 3207539	Weston, FL: Revocation. Violation(s): Section 475.25(1)(f), Florida Statutes, by entering a plea agreement with a plea of guilty to two counts of Conspiracy to Commit Wire, Mail, and Bank Fraud. . Effective: 02-07-2014.
Treitman, Howard M.	2013-008611	BK 210984	Hollywood, FL: 30 days suspension; \$618.75 investigative costs; 3-hour escrow management course, 3-hour ethics course. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(e), 475.25(1)(u), Florida Statutes and Rules 61J2-10.038, 61J2-14.012(2), Florida Administrative Code by failing to notify the Department of an address change within 10 days, failing to perform monthly reconciliations and failing to adequately supervise his sales associate. Effective: 11/22/2013.
Tritschler, Timothy C.	2010-044797	BK 364281 BK 3120032	Nokomis, FL: \$3,000.00 fine; \$453.75 investigative costs; license suspended for 45 days; complete 60 hours of post-licensure education, including a 30 hour course entitled Broker-Investment and a 30 hour course entitled Broker-Management; attend two 2-day FREC meetings. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(k), Florida Statutes, by disbursing deposits without authorization from the depositor; Section 475.25(1)(e), Florida Statutes, and Rule 61J2-14.011, Florida Administrative Code, by prematurely disbursing deposits without authorization from the depositor, arbitration, mediation, or court proceedings; and Section 475.25(1)(b), Florida Statutes, by breaching the trust of a depositor by disbursing funds without authorization. Effective 07/19/2013.
Uhlig, Jesenia Gonzalez PA	2011-040658	SL 3232407	Cape Coral, FL: \$500.00 fine; \$287.10 investigative costs; attend one 2-day FREC meeting; probationary status until meeting attendance requirement is met. Violation(s): Section 455.227(1)(t), Florida Statutes, when Respondent failed to submit a criminal self-reporting form to Petitioner within thirty days of entering a nolo contendere plea to a second degree misdemeanor charge. Effective: 03/18/13.
Unger, Joshua S.	2012-036852	SL 3116319	Sarasota, FL: Revocation. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty and being adjudicated guilty of conspiracy to commit mail and wire fraud; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writin gwithin 30 days after pleading guilty to conspiracy to commit mail and wire fraud; Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty to conspiracy to commit mail and wire fraud. Effective 07/18/2013.

Unger, Joshua S. LLC	2012-018027	SL 3116319	Sarasota, FL: \$1,000.00 fine; \$305.25 investigative costs; attend one 2-day FREC meeting. Violation(s): Respondent neither admits nor denies allegedly violating Section 455.277(1)(t), Florida Statutes, and therefore Section 475.25(1)(a), Florida Statutes, for failing to timely self report to the Department, within 30 days, a guilty verdict in the second offense of driving under the influence, a misdemeanor. Effective: 07/05/2013.
Vega, Adolfo David	2011-038995	BK 694995	Miami, FL: Revocation, \$248.00 investigative costs. Violation(s): Section 475.5015, Florida Statutes, and therefore violated Section 475.25(1)(e), Florida Statutes, by failing to make record available for inspection by the Department; and Section 475.42(1)(h), Florida Statutes, and therefore Section 475.25(1)(a), Florida Statutes, by obstructing or hindering the enforcement of Chapter 475, Florida Statutes. Effective 07/18/2013.
Verdi, Mary Ann	2010-008480	BK 3008396	Spring Hill, FL: Revocation; \$115.50 investigative costs. Violation(s): Section 475.42(1)(a), Florida Statutes, when Respondent, without a valid license, negotiated a sale and purchase contract for the Subject Property. Effective 02/07/2013.
Wagner, Amy S.	2011-029076	BK 680959	Windermere, FL: \$409.20 investigative costs; attend eight 2-day FREC meetings. Violation(s): Respondent admits that she allegedly violated Section 475.25(1)(g), Florida Statutes, by voluntarily surrendering four licenses to practice real estate in the State of Pennsylvania. Effective: 11/22/2013.
Wales, Amy Lynn	2012-052607	SL 668640	Cantomert, FL: \$1000.00 fine; \$590.70 investigative cost; 28-hour FREC approved reactivation course. Violation(s): Respondent neither admits nor denies that she allegedly violated Section 475.42(1)(a), Florida Statutes, by advertising, negotiating, and receiving compensation for the sale of property for another while the license was in inactive status. Effective: 10/15/2013
Waller, Jeremy	2012-043771	SL 3037732	Pensacola, FL: \$500.00 fine; \$465.30 investigative costs; attend two 2-day FREC meetings; probationary status until meeting attendance requirements are met. Violation(s): Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after the Respondent pled guilty to Wholesale Promotion of Obscene Materials; Sections 475.25(1)(e) and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after the Respondent entered a plea of nolo contendere to Reckless Driving First Offense and was adjudicated guilty of same. Effective: 04/15/2013.
Walter, Betty J.	2010-034375	SL 3097873	Hudson, FL: \$500.00 fine; probation for 6 months. Violation(s): Section 475.25(1)(f), Florida Statutes, by pleading guilty to Fraudulent Use of Personal Identity, Forgery of Bank Bills, Checks, Drafts, or Promissory Notes, and Grand Theft. Effective: 04/12/2013.
Ward, Cheryl Diane	2012-023894	BK 3221743	Panama City Beach, FL: \$577.00 investigative costs. Violation(s): Respondent violated Section 475.25(1)(s), Florida Statutes, by having her Arkansas broker's license revoked. Effective: 11/22/2013.
Williams, Alicia Dawn	2012-029275	BK 3033303 BK 3230449	Mount Dora, FL: \$250.00 fine; \$234.30 investigative costs; attend one 2-day FREC meeting. Violation(s): Respondent neither admits nor denies that she allegedly violated Section 475.25(1)(u), Florida Statutes, when Respondent, as a broker, failed to direct, control, or manage a sales associate employed by Respondent. Effective: 03/14/13.
Wilson, Kelly M.	2011-025586	BL 668436	Tampa, FL: Revocation. Violation(s): Section 475.25(1)(b), Florida Statutes, by accepting funds in her own name that were required to be deposited with her broker and failing to deliver funds to Complainant; Section 475.25(1)(d)1., Florida Statutes, by failing to account and deliver, upon demand, funds that were owed to Complainant; and Section 475.25(1)(k), Florida Statutes, by failing to immediately place funds with her registered broker. Effective: 3/13/2013.

Wilson, Maurice L. Jr.	2012-041557	SL 3064021	Deltona, FL: Revocation; \$412.50 investigative costs. Violation(s): Sections 475.25(1)(b), 475.25 (1) (d)1, 475.25(1)(e), 475.25 (1) (k), 475.42(1)(b), Florida Statutes and Rule 61J2-14.010, Florida Administrative Code, by diverting escrow funds into on operating account, by misrepresenting that escrow funds would be properly disbursed, by failing to repay deposit upon demand, allowing escrow funds to be comingled with other funds, by failing to account and deliver escrow funds, allowing a sales associate to be a signatory on an account used for escrow, and a sales associate to acting as a broker. Effective: 10/15/2013.
Zingg, Hermann A.	2011-051778	BK 3041458	Miami, FL: \$250.00 fine; \$66.00 investigative costs. Violation(s): Respondent neither admits nor denies that he allegedly violated Section 475.25(1)(e), Florida Statutes, by failing to comply with a final order by failing to pay a \$500 fine, \$165 investigative costss and attend two 2-day FREC meetings within 12 months of the final order. Effective: 11/22/2013.