

**FLORIDA REAL ESTATE COMMISSION
DISCIPLINARY ACTIVITY REPORT
2017**

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
All Florida Realty Corporation	2016-032363	CQ 1043743	Port St. Lucie, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Muca payments to Owner. Penalty: Revoked, \$462.00 costs. Effective 06/30/2017.
Alonso, Amancio	2016-016561	BK 1166	Hialeah, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a guilty plea to the crime of grand theft, a crime of moral turpitude; Section 455.227(1)(t), Florida Statutes, by failing to timely report after entering a guilty plea to the crime of grand theft. By stipulation, Respondent agreed to the following penalty: \$2,000.00 fine; \$437.25 costs; attend one 2-day FREC meeting; 3-hour core law course. Effective: 03/24/2017.
Alonso, Luis Jorge	2015-040373	SL 3179068	Doral, FL: Respondent violated Sections 475.25(1)(f), Florida Statutes, by pleading guilty to trafficking cannabis. Penalty: 5 year suspension; \$231.00 costs. Effective: 03/09/2017.
Alter, Gerald	2014-023239	BK 705779	Deerfield Beach, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by soliciting a wire deposit from Complainant for purchase of real property and receiving same in an account of a company he controlled (Tanlinz) and not returning those monies despite demand from complainant; Section 475.25910(b), Florida Statutes, by not returning the Complainant's wire transfer funds after the real estate purchase did not consummate. Penalty: Revoked, \$247.50 costs. Effective: 03/06/2017.
Anderson, Stacey J.	2016-017666	SL 3273725	Jacksonville, FL: Respondent violated Section 455.227(1)(j), Florida Statutes, by aiding an unlicensed entity, SJA, in the practice of real estate; Sections 475.25(1)(e); 475.42(1)(b), Florida Statutes, by presenting the Management Agreement and Market Evaluation to clients without indicating the name of Respondent's broker or brokerage and by referencing SJA on these documents. Penalty: \$1,000.00 fine, \$915.75 costs, attend two 2-day FREC meetings, 14 hour Core Law course, 12 months probation. Effective: 12/07/2017.
Apartments Aplenty, Inc.	2017-028006	CQ 1029538	Odessa, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 12/07/2017.
Apartments Aplenty, Inc.	2017-028007 2017-029114		Odessa, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 02/06/2018.
A W Powell, LLC	2016-037189	CQ 1041421	Fruitland Park, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 04/11/17.
Bankovics Akpabie, Melissa Tonya	2016-012441	SL 670709	Saint Augustine, FL: Respondent violated Sections 475.42(1)(b), 475.25(1)(e), Florida Statutes (2015), by being license as a sales associates and operating as a broker; Sections 475.42(1)(d), 475.25(1)(e), Florida Statutes (2015), by receiving one or more money orders from McNeil made payable to IMP for rent and by receiving via personal check from Winchester made payable to IMP for rent. Penalty: Revoked, \$1,584.00 costs. Effective 07/21/2017.
Barrett-Powell, Alistair W.	2016-028444 2016-034596 2016-034890	BK 3333485 BK 3230920	Grand Island, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 04/11/17.
Beach Property Management and Sales	2017-016198	CQ 1038528	Panama City Beach, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 07/27/2017.
Bennett, Thomas Levi	2015-048112	SL 3300601	Celebration, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a guilty plea to use of a two-way communication device to facilitate a felony, a crime of moral turpitude. Penalty: \$1,000.00 fine ; \$396.00 costs; 3 year suspension. Effective: 05/16/2017.
Benoit, Michelle Rene	2016-015294	BK 3034398	Englewood, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to comply with a final order. Penalty: revoked, \$208.50 costs. Effective: 03/24/2017.
Berger, Jason Andrew	2016-003112	SL 3025738	Pompano Beach, FL: Respondent violated Section 475.25(10)(e), Florida Statutes and Rule 61j2-14.009, Florida Administrative Code, by failing to deliver payment of condominium rental to his registered brokerage at the time, no later than the end of the next business day following receipt; Section 475.42(1)(b), Florida Statutes, by acting as a broker without a valid license, by collecting compensation from rental and by retaining half of the rental payment. Penalty: \$500.00 fine, \$646.80 costs, 3 hour core law course, attend a one 2-day FREC meeting. Effective 12/07/2017.
Berger, Karen Marie	2016-011349	BK 533546	Port Richey, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after pleading nolo contendere to Reckless Driving, Driving Under the Influence, Disorderly Conduct, and Violation of Pretrial Release. Penalty: \$1,000.00 fine, \$577.50 costs, attendance at one 2-day FREC meeting. Effective: 03/06/2017.
Berthelot, Jean	2015-025940	SL 3226474	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by receiving funds for the rental of real property by failing to remit the full amount of these funds to the potential tenants upon their request after the rental failed; Section 475.25(1)(d), Florida Statutes, by receiving funds for the rental of real property but failing to remit the full amount of these funds to the potential tenants upon their request after the rental failed. Penalty: \$1,089.00 costs; 6 months suspension; attend one 2-day FREC meeting; 45 hours of education. Effective: 03/24/2017
Berthelot, Jean	2016-009713	SL 3226474	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by receiving Subject Funds from the rental of Subject Property but failing to remit the full amount of Subject Funds to Viton following the rental's failure; Section 475.25(1)(b), by failing to remit Subject Funds. Penalty: Revoked, \$1,452.00 costs. Effective: 12/06/2017.
Berthelot, Jean	2016-025652	SL 3226474	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by 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, or deposit; Section 475.25(1)(b), Florida Statutes, by failing to properly remit Subject Funds. Penalty: Revoked, \$1,377.75 costs. Effective: 12/06/2017.

Berthelot, Jean	2016-046834	SL 3226474	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by 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, or deposit; Section 475.25(1)(b), Florida Statutes, by failing to properly remit Subject Funds. Penalty: Revoked, \$1,072.50. Effective 12/06/2017.
Berthelot, Jean	2016-046844	SL 3226474	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by 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, or deposit; Section 475.25(1)(b), Florida Statutes, by failing to properly remit Subject Funds. Penalty: Revoked, \$1,006.50. Effective 12/06/2017.
Berthelot, Jean	2016-053670	SL 3226474	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by 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, or deposit; Section 475.25(1)(b), Florida Statutes, by failing to properly remit Subject Funds. Penalty: Revoked, \$734.25. Effective 12/06/2017.
Berthelot, Jean	2016-056115	SL 3226474	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by 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, or deposit; Section 475.25(1)(b), Florida Statutes, by failing to properly remit Subject Funds. Penalty: Revoked, \$866.25. Effective 12/06/2017.
Bielicki, Blake	2016-018522	SL 3332759	St. Petersburg, FL: Respondent violated Sections 475.25(1)(t), and 475.25(1)(e), Florida Statutes, by Trespassing in Unoccupied Structure or Conveyance and Resisting Officer Without Violence. Penalty: \$750.00 fine, \$651.75 costs, 6 months probation, attend one 2-day FREC meeting, 3 hour core law. Effective: 03/24/17.
Blake, Remone	2016-018743	SL3259026	Lauderdale Lakes, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted of a crime of moral turpitude (shoplifting with a second person). Penalty: 12 months probation, \$250.00 fine, \$387.75 costs, attend three 2-day FREC meetings. Effective: 06/27/2017.
Blanco, Yvette	2016-004699	SL 3290024	Miami, FL: Respondent violated Section 475.25(1)(c), Florida Statutes, by advertising property in false, deceptive, or misleading manner. Penalty: \$750.00 fine, \$23.10 costs. Effective: 04/06/2017.
Blankenship, Gary	2016-023643	SL 3150374	St. Petersburg, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being found guilty of Conspiracy to Commit Bank, Wire, and Mail Fraud. Penalty: Revoked. Effective: 06/27/2017.
Blue Label Realty, LLC	2016-036953	CQ 1048126	North Bay Village, FL: Respondent violated Sections 475.25(1)(d), Florida Statutes, by failing to account and deliver a deposit upon demand. Penalty: Revoked, \$115.50 costs. Effective: 06/26/2017.
Brown, Antonio B.	2015-032952	SL 3244357	Naples, FL: Respondent violated Sections 475.25(1)(a), 475.227(1)(j), Florida Statutes, by aiding and assisting NFC in property management activities without a valid real estate corporation license; Sections 475.25 (1)(a), 475.42(1)(b), Florida Statutes, by operating as a real estate broker while only having a real estate sales associates license. Respondent acted as a broker by managing the Subject Property, for compensation, without being under the employee of a registered real estate broker. By stipulation, Respondent agreed to the following penalty: \$750.00 fine, \$577.50 costs, 5 hour property management course, 6 months probation. Effective: 05/16/2017.
Brown, Kerrian	2016-002906	BK 3092025	Miami, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to timely return the buyer's deposit upon demand; Section 475.25(1)(b), Florida Statutes, by breaching Buyer's trust, committed dishonest dealings, and made false promises by failing to timely return Complainant's deposit; Section 475.25(e), Florida Statutes, by failing to make books, accounts, and records available to Petitioner's investigator after reasonable request. Penalty: Revoked, \$1,163.25 costs. Effective: 12/01/2017.
Brown, Robert James	2016-050213	BK 635065	Clermont, FL: Respondent violated Section 475.15(1)(e), Florida Statutes and Rule 61J2-14.012, Florida Administrative Code, by failing to make one or more required monthly statement-reconciliation. Penalty: \$250.00 fine, \$379.50 costs, 6 months probation, 4 hour escrow management course. Effective: 06/27/2017.
Butterfield, Raymond Lee	2015-039399	BK 3273175	Lake Mary, FL: Respondent's request for a 90 day extension to comply with the Final Order was granted. Effective: 09/14/2017.
Carless, Daniel Glenn Jr.	2017-000510	SL 3241720	Tampa, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 12/04/2017.
Carless, Daniel Glenn Sr.	2016-051567	BK 3252733	El Lago, TX: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 14/04/2017.
Casanas Ongania, Maria Natalia	2016-002296	SL 3285346	Palmetto Bay, FL: Respondent violated Section 475.25(1)(c), Florida Statutes, by advertising property in a fraudulent, false, deceptive, or misleading manner. Penalty: \$600.00 fine, \$304.75 costs, attend one 2-day FREC meeting. Effective: 04/10/17.
Castle, Christopher A.	2016-017165	SL 3036319	St. Augustine, FL: Respondent violated Section 475.227(1)(t), Florida Statutes, by failing to timely report after entering a guilty plea to the crime of leaving the scene of an accident with property damage. Penalty: \$250.00 fine, \$544.50 costs, attend one 2-day FREC meeting. Effective: 03/06/2017.
Caussade, Edward	2016-047085	BK 572333	Port St. Lucie, FL: Respondent violated Sections 475.25(1)(e), and 475.227(1)(t), Florida Statutes, by failing to report to the Department within 30 days of pleading no contest to, and being adjudicated guilty of, one count of Leaving the Scene of an Accident with Property Damage. Penalty: \$500.00 fine, \$643.50 costs, 6 months probation, attend one 2-day FREC meeting. Effective: 09/07/2017.
Chais, Stacey A.	2016-009883	BK 3146508	Tampa, FL: Respondent violated Section 475.25(1)(a), Florida Statutes, by violating Section 475.227(1)(j), Florida Statutes, by aiding an unlicensed entity in the performance of brokerage activities. By stipulation, Respondent agreed to the following penalty: \$500.00 fine, \$858.00 costs. Effective: 04/06/2017.

Chais, Stacey A.	2016-003912	BK 3146508	Tampa, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by violating Rule 61J2-14.012, Florida Administrative Code, by failing to make monthly reconciliation statements; Section 475.42(1)(j), Florida Statutes, by operating under a trade name not registered with the Commission. By stipulation, Respondent agreed to the following penalty: \$1,000.00 fine, \$1,650.00 costs, 4 hour escrow management course, attend one 2-day FREC meeting. Effective: 04/06/2017.
Cooper, Clinton M.	2015-016894	SL 665361	Pembroke, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, by misrepresenting that he received an escrow deposit for a sales transaction. By stipulation, the Respondent agreed to the following penalty: \$1,000.00, \$500.00 Costs, 3 hour core law course. Effective: 05/16/2017.
Cossio, Joaquin	2016-032756	BK3096687	North Bay Village: Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted of Conspiracy to Commit Bank Fraud. Penalty: Revoked. Effective: 08/04/2017.
Cramer, Lisa Anne	2016-054275 2016-055223 2016-056467	BK 3020034	Ft. Myers, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 05/16/2017.
Daceus, Michaelle	2016-042604	BK 3108709	Boca Raton, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to return Promaphile's deposit; Sections 475.25(1)(e), 475.5101, Florida Statutes, by failing to make books, accounts, and records available to Petitioner's investigator after reasonable request; Sections 475.25(1)(e), 455.275(1), Florida Statutes, by failing to provide the department with a current mailing address, defined as a residential address in Rule 61J2-10.038(1), Florida Administrative Code. Penalty: Revoked, \$168.30 costs. Effective 05/16/2017.
Daily, Lauren	2016-054303	SL 3345796	Jupiter, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after pleading nolo contendere to and being adjudicated guilty of the charges of Driving Under the Influence and Refusal to Submit to Testing. Penalty: \$250.00 fine, \$528.00 costs, 6 months probation, attend two 2-day FREC meetings. Effective: 09/15/2017.
Dailey, Lauren	2017-022145	SL 3345796	Jupiter, FL: Respondent violated Section 475.25(1)(m), Florida Statutes, by concealing her plea of guilty to the crime of Knowingly Driving While License Suspended with Prior Conviction for Suspension. Penalty: \$224.40 costs, 12 months probation, 3 hour core law course. Effective: 12/07/2017.
Davis, Phyllis B.	2017-023636	BK 647590	Odessa, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 12/07/2017.
Davis, Phyllis B.	2017-023635 2017-024018	BK 647590	Odessa, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 02/06/2018.
Donald, Mohamed Shamshudeen	2017-024018	SL 3245461	Miami Springs, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to timely return deposit 1 and/or Deposit 2 to Complainant upon demand; Section 475.42(1)(b), Florida Statutes (2014-2015), when he operated as a broker; Section 475.42(1)(d), Florida Statutes (2014-2015), when he collected deposits without the express consent of an employer. Penalty: Revoked, \$135.30. Effective: 07/26/2017.
Donald, Mohamed Shamshudeen	2016-031967	SL 3245461	Miami Springs, FL: Respondent violated Section 475.42(1)(a), Florida Statutes (2015), by negotiating the rental of Subject Property and accepting a deposit for the rental of Subject Property while his license was in an inactive status; Section 475.42(1)(b), Florida Statutes (2015), when he operated as a broker; Section 475.42(1)(d), Florida Statutes (2015), when he collected a deposit without the express consent of an employer. Penalty: Revoked, \$155.10 costs. Effective: 07/26/2017.
Donald, Mohamed Shamshudeen	2016-033091	SL 3245461	Miami Springs, FL: Respondent violated Section 475.42(1)(b), Florida Statutes (2015), when he operated as a broker; Section 475.42(1)(d), Florida Statutes (2015), when he collected a deposit without the express consent of an employer. Penalty: Revoked, \$133.65 costs. Effective: 07/26/2017.
Donald, Mohamed Shamshudeen	2016-033765	SL 3245461	Miami Springs, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes (2015-2016), by failing to timely deliver Deposit 1 and/or Deposit 2 to Complainant upon demand; Section 475.42(1)(b), Florida Statutes (2015-2016), when he operated as a broker; Section 475.42(1)(d), Florida Statutes (2015), when he collected a deposit without the express consent of an employer. Penalty: Revoked, \$99.00 costs. Effective: 07/26/2017.
Donald, Mohamed Shamshudeen	2016-041239	SL 3245	Miami Springs, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes (2015-2016), by failing to timely deliver Deposit 1 and/or Deposit 2 to Complainant upon demand; Section 475.42(1)(k), Florida Statutes (2015), by failing to immediately place Deposit 1 and/or Deposit 2 with his registered employer; Section 475.42(1)(d), Florida Statutes (2015), when he collected Deposit and Deposit 2 without his employer's express consent. Penalty: Revoked, \$478.50 costs. Effective: 07/26/2017.
Duran, Rafael Afrif	2016-030100 2016-031967 2016-033091 2016-033765 2016-041239	SL 3245461	Miami Springs, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, for failure to timely return deposits to clients; Section 475.42(1)(b), Florida Statutes, for operating as a broker without a valid license; Section 475.42(1)(d), Florida Statutes, for collecting client deposits without the express consent of his employer. Penalty: Revoked. Effective Date: 06/26/2017.
Duran, Rafael Afrif	2016-038321	SL 3165648	Miami, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 05/02/2018.
Eaton, William Jr.	2013-051874	SL 653742	Tallahassee, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being 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. Penalty: \$2,000.00 fine, 5 years suspension. Effective: 07/15/2014. Reconsideration of Final Order: Respondent has served approximately 3 years of a 5 year suspension and he has satisfied all other provisions of the Final Order. The Commission agreed to terminate Respondent's suspension. Effective 09/07/2017.

Edgecombe, Shavonne Marie	2016-027654	BK3253850	Lake Worth, FL: Respondent violated Section 475.25(1), Florida Statutes and Rule 61J2-10.025, Florida Administrative Code for producing an advertisement that did not have her name in the way it was registered with the Commission. Penalty: 6 months probation, \$250.00 fine, \$108.90 costs, 3 hour core law class. Effective: 06/27/2017.
Ehrlich, Jeffrey	2016-050402	SL 3238413	Hallandale, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to timely deliver \$2,400 to Dolinsky upon demand; Section 475.25(1)(b), Florida Statutes, when he breached Dolinsky's trust by failing to timely remit the Deposit to Dolinsky upon demand; Section 475.25(1)(k), Florida Statutes by failing to immediately place the Deposit with his registered employer; Section 475.42(1)(b), Florida Statutes, when Respondent operated as a broker and not under the direction, control or management of his broker. Penalty: revoked, \$132.00 costs. Effective: 12/06/2017.
Elliott, Larry G.	2016-041551 2016-044403 2016-044409 2016-044411 2016-046967 2017-002784 2016-048451 2016-055593 2016-057398 2017-002784	BK 3008788 BK 3008058	Tallahassee, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective Date: 06/28/2017.
Espinosa III, Evelio Octavio	2016-031947	SL 3159048	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes (2013), by being convicted of Conspiracy to Possess with the Intent to Distribute a Detectable Amount of THJ-2201 and AB-CHMINACA, in violation of Title 21, U.S.C 846, a crime which directly relates to the activities of a licensed sales associates, or involves moral turpitude or fraudulent or dishonest dealing. Penalty: \$1,000.00 fine, \$453.75 costs, 60 days suspension, 1 year probation, attend two 2-day FREC meetings. Effective: 07/21/2017.
Etienne, David	2016-048627	BK 3276490	Margate, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Gregoire Funds to Buyer; Rule 61J2-5.016, Florida Administrative Code and Section 475.25(1)(e), Florida Statutes, by having Rojas, a sales associate, registered as an officer of the Brokerage. Penalty: Revoked, \$52.80 costs. Effective: 02/06/2018.
Estrada, Ceasar	2015-041082	SL 3196151	Orlando, FL: Respondent violated Section 475.42(1)(b), Florida Statutes, by operating as a sales associate or broker for EMG when he was registered under KW; Section 455.227(1)(j), Florida Statutes, by aiding, assisting, procuring, employing, or advising any unlicensed person or entity to practice a profession contrary to this chapter, the chapter regulating the profession, or the rules of the department or the board. By stipulation, Respondent agreed to the following penalty: \$1,000.00 fine, \$313.50 costs, attend one 2-day FREC meeting, 3 hour core law course. Effective: 04/10/2017.
Exit Realty Group and Investment, Inc.	2016-048570	CQ 1044038	Lake Worth, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Gregoire Funds to Buyer; Rule 61J2-5.016, Florida Administrative Code and Section 475.25(1)(e), Florida Statutes, by having Rojas, a sales associate, registered as an officer of the Brokerage. Penalty: Revoked, \$52.80 costs. Effective: 02/06/2018.
Farquharson, Deborah M.	2016-036338	SL 588674	Green Acres, FL: Respondent violated Section 475.1(e), Florida Statutes, by failing to comply with the Final Order by failing to successfully pay \$500.00 fine and \$297.00 in costs and attend one 2-day FREC meeting within 12 months. Penalty: Revoked, \$92.40 costs. Effective: 03/24/2017.
Fernandez, Robert W.	2016-012394	BK3083115 BK3210148	Riverview, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after pleading guilty best interest to one count of Possession of Drug Paraphernalia and pleading guilty to a lesser offense and being adjudged guilty of one count of Reckless Driving. Penalty: \$1000.00 fine, \$181.50 costs, attend at one 2-day FREC meeting, 6 months probation. Effective: 04/10/2017.
Florida Timeshare Pro. LLC	2016-051781	CQ 1045222	Lehigh Acres, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to remit proceeds of a sale. Penalty: Revoked, \$288.75 costs, Effective: 06/30/2017.
Flynn, Michael Leonard	2016-032902	SL 681956	Celebration, FL: Respondent violated Sections 475.25(1)(f), and 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after pleading nolo contendere to and being adjudicated guilty of the crime of Possession of More than 20 Grams of Cannabis and the crime of Importation of a Controlled Substance, a crime of moral turpitude. Penalty: Revoked, \$165.00 costs. Effective: 07/26/2017.
Fox, Michelle Rene	2016-039496	SL 3155123	Tallahassee, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver the rental proceeds and security deposits to Complainant upon demand; Section 475.25(1)(k), Florida Statutes (2015-2016), by failing to immediately place the security deposits, rental payments, or property reserves with her registered employer; Section 475.42(1)(b), Florida Statutes (2015-2016), when she operated as a broker; Section 475.42(1)(d), Florida Statutes (2015-2016), when she collected rental payments and security deposits without the express consent of her employer. Penalty: Revoked, \$2,243.10 costs. Effective: 12/04/2017.
Fox, Michelle Rene	2016-040713	SL 3155123	Tallahassee, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver the rental proceeds and security deposits and/or property reserves to Complainant upon demand; Section 475.25(1)(k), Florida Statutes (2015-2016), by failing to immediately place the security deposits, rental payments, or property reserves with her registered employer; Section 475.42(1)(b), Florida Statutes (2015-2016), when she operated as a broker; Section 475.42(1)(d), Florida Statutes (2015-2016), when she collected rental payments and security deposits without the express consent of her employer. Penalty: Revoked, \$557.70 costs. Effective: 12/04/2017.

Fox, Michelle Rene	2016-041212	SL 3155123	Tallahassee, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver tenant's security deposit and August and September 2016 rental payment upon demand; Section 475.25(1)(k), Florida Statutes (2015-2016), by failing to immediately place the security deposits, rental payments, or property reserves with her registered employer; Section 475.42(1)(b), Florida Statutes (2015-2016), when she operated as a broker; Section 475.42(1)(d), Florida Statutes (2015-2016), when she collected rental payments without the express consent of her employer. Penalty: Revoked, \$458.70 costs. Effective: 12/04/2017.
Fox, Michelle Rene	2016-041230	SL 3155123	Tallahassee, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver tenant's security deposit and August and September 2016 rental payment upon demand; Section 475.25(1)(k), Florida Statutes (2015-2016), by failing to immediately place the security deposits and/or rental payments with her registered employer; Section 475.42(1)(b), Florida Statutes (2015-2016), when she operated as a broker; Section 475.42(1)(d), Florida Statutes (2015-2016), when she collected rental payments without the express consent of her employer. Penalty: Revoked, \$287.10 costs. Effective: 12/04/2017.
Fox, Michelle Rene	2016-041237	SL 3155123	Tallahassee, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver each tenant's security deposit and tenant 2's July 2016 rental payment to Complainant upon demand; Section 475.25(1)(k), Florida Statutes (2015-2016), by failing to immediately place the security deposits and/or rental payments with her registered employer; Section 475.42(1)(b), Florida Statutes (2015-2016), when she operated as a broker; Section 475.42(1)(d), Florida Statutes (2015-2016), when she collected rental payments without the express consent of her employer. Penalty: Revoked, \$316.80 costs. Effective: 12/04/2017.
Fox, Michelle Rene	2016-043605	SL 3155123	Tallahassee, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver the security deposits to Complainant upon demand; Section 475.25(1)(k), Florida Statutes (2015-2016), by failing to immediately place the security deposit or rental payment with her registered employer; Section 475.42(1)(b), Florida Statutes (2015-2016), when she operated as a broker; Section 475.42(1)(d), Florida Statutes (2015-2016), when she collected rental payments without the express consent of her employer. Penalty: Revoked, \$168.30 costs. Effective: 12/04/2017.
Fox, Michelle Rene	2016-049995	SL 3155123	Tallahassee, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver Tenant's security deposit and July and August 2016 rental payment upon demand; Section 475.25(1)(k), Florida Statutes (2015-2016), by failing to immediately place the security deposits and/or rental payments with her registered employer; Section 475.42(1)(b), Florida Statutes (2015-2016), when she operated as a broker; Section 475.42(1)(d), Florida Statutes (2015-2016), when she collected rental payments and security deposits without the express consent of her employer. Penalty: Revoked, \$587.40 costs. Effective: 12/04/2017.
Fox Property Management Solutions, LLC	2016-046965 2016-057396 2017-002786	CQ 1045794	Tallahassee, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 06/28/2017.
Fuller, Bruce David	2013-002456	SL 3090967	Graceville, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, for being adjudicated guilty of a crime of moral turpitude (one count of Manslaughter with a Firearm); Section 475.25(1)(n), Florida Statutes for being confined in a Florida State Prison. Penalty: Revoked. Effective Date: 06/26/2017.
Gachette, Gerard Walner	2015-038473	BK 3152573	Oviedo, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted of two counts of Filing False Tax Returns. Penalty: \$1,000.00 Fine, \$165.00 costs, 3 hour Core Law and probation. Effective: 03/09/2017.
Garcia, Nicole Diane	2014-030678	SL 3215840	Odessa, FL: Request for reconsideration was denied. Effective: 3/09/2017.
Garrison, James	2016-017295	BK 120395	Orlando, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea of nolo contendere to one count of Driving Under the Influence. Penalty: \$250.00 Fine, \$775.50 Costs, 6 months to pay. Effective: 3/06/2017.
Gattos, Bryant	2016-055358	SL 3185500	Land O Lakes, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty to the felony offense of Exploitation of an Elderly Person. Penalty: Revoked, \$280.50 costs. Effective 01/31/2018.
Ginsberg, Erik J.	2015-046017	SL 3011288	Boca Raton, FL: Respondent violated Section 475.25(1)(c), Florida Statutes, by advertising property in a fraudulent, false, deceptive, or misleading manner. Penalty: \$500.00 fine, \$33.00 costs, 3 hour core law course, attend one 2-day FREC meeting. Effective: 04/11/2017.
Gomez, Manuel Andres	2016-041373	SL 3263190	Ft. Lauderdale, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being found guilty of Possessing an Employment Authorization Card Known to be Falsely Made and Otherwise Procured by Fraud and Unlawfully Obtained. Penalty: Revoked, \$297.00 costs. Effective: 06/27/2017.
Greenspoon, Brian Neil	2016028863	SL 3224177	Boca Raton, FL: Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea of nolo contendere to Unlawful Solicitation; Sections 455.227(1)(t), and 475.25(1)(e), Florida Statutes (2015), by failing to report to the department within 30 days after entering a plea of nolo contendere to Unlawful Solicitation. By stipulation, Respondent agreed to the following penalty: \$1,500.00 fine, \$66.00 costs, 3 hour Core Law course, attend one 2-day FREC meeting. Effective: 05/16/2017.
Gresen, Carl Albert Jr.	2016-006148	BL 3208512	Clearwater, FL: Respondent violated Section 457.25(1)(b), Florida Statutes, by altering the Contract purchase price without the knowledge or consent of the buyer; Section 475.25(1)(e), Florida Statutes through Section 455.275(1), Florida Statutes, by failing to provide the department with a current mailing address, defined as a residential address in Rule 61J2-10.038(1), Florida Administrative Code. By stipulation, Respondent agreed to the following penalty: \$500.00 find, \$404.25 costs, attend one 2-day FREC meeting, 5 hour "Avoiding Common Mistakes" continuing education course, 9 months probation. Effective: 06/28/2017.
Gutierrez, Francisco	2016-008986	SL 663080	Tampa, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver the deposits to Complainant upon demand; Section 475.42(1)(b), Florida Statutes, when he operated as a broker; Section 475.42(1)(d), Florida Statutes, when he collected a fee and/or deposits in his name and not in the name of his employer and without his employer's consent. Penalty: Revoked, \$511.50 costs. Effective: 04/11/2017.

Grimsley, Eric D.	2016-048435	BK 3037679	Port Saint Lucie, FL: Respondent violated Section 475.42(1)(a), Florida Statutes, by managing Subject Property and collecting rental proceeds therefrom on Owner's behalf from in or around September 2015 through at least in or around July 2016 while his license was in an inactive status; Section 455.227(1)(j), Florida Statutes, by aiding the unlicensed real estate corporation Tri-County Elite Property Management, LLC in the practice of real estate by using the corporation to manage Rental Property and collect rental proceeds therefrom on Owner's behalf. Penalty: \$1,500.00 fine, \$141.90 costs, 90 days suspension. Effective: 01/31/2018.
Gutierrez, Francisco	2016-028031	SL 663080	Tampa, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver the deposits to Complainant upon demand; Section 475.42(1)(b), Florida Statutes, when he operated as a broker; Section 475.42(1)(d), Florida Statutes, when he collected security and pet deposit in his name and not the name of his employer. Penalty: Revoked, \$349.80 costs. Effective: 04/11/2017.
Gutierrez, Francisco	2016-008986	SL 663080	Tampa, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver the deposits to Complainant upon demand; Section 475.42(1)(b), Florida Statutes (2015), when he operated as a broker; Section 475.42(1)(d), Florida Statutes (2015), when he collected a fee and/or deposits in his name and not in the name of his employer and without his employer's consent. Penalty: Revoked, \$511.50 costs. Effective: 04/11/2017.
Guzzo, Kelly	2016051304	BK 3210432	Port St. Lucie, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 7/27/2017.
Guzzo, Kelly	2016051434	BK 3210432	Port St. Lucie, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 7/27/2017.
Haglund, Tony	2017-000609	SL 3293178	The Villages, FL: Respondent violated Section 475.25(1)(f), Florida Statutes by entering a plea of guilty to the crime of Abuse of or Cruelty to a Minor and by being adjudicated guilty of the Crime of Abuse of or Cruelty to a Minor; Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after entering a plea of guilty and by failing to notify the Commission in writing within 30 days of being adjudicated guilty. Penalty: Revoked, \$181.50 costs. Effective 12/05/2017,
Hansen, Donna	2017-000179	SL 336618	Boca Raton, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 01/31/2018.
Harosh, Yosef LLC	2016-009513	SL 3023114	Pembroke Pine, FL: Respondent violated Section 475.42(1)(b), Florida Statutes (2015), and Section 475.25(1)(e), Florida Statutes, by being a licensed sales associate and operating as a broker, by facilitating a lease transaction without being under the direction, control, or management of his broker; Section 475.25(1)(d)1, Florida Statutes, by failing to timely remit Beachfront's portion of the Commission for the rental transaction, upon demand; Section 475.25(1)(d), Florida Statutes, by failing to place the commission with her or him as agent of the registered employer. Penalty: \$2,500.00 fine, 90 days suspension, 6 months probation, attend one 2-day FREC meeting, 14 hour core law class. Effective: 02/06/2018.
Hayes, John H.	2017-007210	BK 3081952	Champaign, IL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 07/27/2017.
Hernandez, Jose Carlos	2016-025898	SL 33132660	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to two counts of Lewd and Lascivious Exhibition on a Child Under 16 years. Penalty: Revoked, \$478.50 costs. Effective: 03/09/2017.
Hurst, Brian Albert	2017-014101	SL 591474	Okeechobee, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 01/31/2018.
Jagessar, Rodney	2016-044073	SL 3284439	Lakewood, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to one count of Organized Scheme to Defraud, \$50,000.00 or More. Penalty: \$1,000.00 fine \$330.00 costs, 3 years suspension, attend two 2-day FREC meetings, 15 hour of continuing education including 3 hours of Core Law. Effective: 09/07/2014.
Kapp, Teofil Neal	2016-015146	SL 629826	Dania Beach, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to comply with the Final Order by failing to successfully pay the \$1,500.00 fine and \$453.75 costs within 15 months. Penalty: \$115.50 costs, 6 months probation, attend one 2-day FREC meeting. Effective: 03/24/2017.
Krakowski, John J.	2016-023771	BK 3012472	Miami, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing as an active corporate officer or director to see that the corporation was a holder of a current license. Penalty: \$500.00 fine, \$643.50 costs, attend one 2-day FREC meeting. Effective: 05/16/2017.
Kidd, Laurie Lynne	2016-037440	SL 660315	Panama City, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 05/16/2017.
Koessler, Delma Feliz	2016-015292	BK 3154579	Miami, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely comply with the Final Order by failing to pay the fine \$2,500.00 and \$1,452.00 costs. Penalty: Revoked, \$330.00 costs. Effective: 12/04/2017.
Koessler, Delma Feliz	2015-042372	BK 3154579	Miami, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely comply with the Final Order by failing to pay the fine and costs. Penalty: Revoked, \$346.50 costs. Effective: 12/04/2017.
Kozlowski, Renee Calra	2016015476	BK 3174945	Tampa, FL: Respondent violated Section 475.15(1)(e), Florida Statutes, by failing to comply with a lawful order of the Florida Real Estate Commission due to her failure to attend three complete FREC meetings within 5 years of the filing date of the Final Order. Penalty: \$250.00 fine, \$165.00 costs, 12 months suspension, 12 months probation. Effective: 09/15/2017.
L. Cramer & Associates, Inc.	2016-054567 2016-056448	CQ 1019409	Ft. Myers, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 05/16/2017.
Leon, Alexander	2017-004398	BL 3053302	Hialeah, FL: Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to timely inform the Commission in writing after pleading guilty to and being adjudicated guilty of Conspiracy to Possess with Intent to Distribute 50 Grams or More of Methamphetamine; Section 475.25(1)(f), Florida Statutes, by pleading guilty to and was adjudicated guilty for the crime of Conspiracy to Possess With the Intent to Distribute 50 grams or more of Methamphetamine. Penalty: \$242.50 costs, 2 years probation, attend two 2-day FREC meetings. Effective: 12/04/2017.
Lewis Realty, Inc.	2017-037211 2017-042525 2017-043852 2017-044024 2017-044026	CQ 1039208	Jacksonville, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 02/02/2018.

Lleras, Frank E.	2016-016569	SL 3341835	Coral Springs, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to securities fraud, aiding and abetting and wire fraud. Penalty: Revoked, \$222.75 costs. Effective: 04/06/2017.
Lopez, Joseph Vidal	2017-002113	SL 3330267	Orlando, FL: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to report to the department within 30 days after pleading Nolo Contendere to Reckless Driving. Penalty: \$272.25 costs, 6 months probation, attend one 2-day FREC meeting. Effective: 12/06/2017.
Louis, Patricia	2016-036412	SL 3244297	Miami, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to provide the timely return of Complainant's deposit upon demand; Section 475.25(1)(k), Florida Statutes, by failing to place Complainant's deposit with her registered employer; Section 475.25(1)(b), Florida Statutes, by failing to timely return Complainant's deposit; Section 475.42(1)(b), Florida Statutes, by collecting money related to a real estate transaction in her own name; Section 475.42(1)(d), Florida Statutes, by collecting money related to a real estate transaction in her own name; Sections 475.15(1)(e), and 455.275(1), Florida Statutes, by failing to provide the department of a current mailing address, define as a residential address in Rule 61J2-10.038(1), Florida Administrative Code. Penalty: Revoked, \$569.25 costs. Effective: 12/07/2017.
Louis, Patricia	2016-038180	SL 3244297	Miami, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to provide the timely return of Complainant's deposit upon demand; Section 475.25(1)(b), Florida Statutes, by failing to timely return Complainant's deposit, and accepting funds in her own name; Section 475.42(1)(d), Florida Statutes, by collecting money related to a real estate transaction in her own name; Section 475.42(1)(b), Florida Statutes, by operating as a broker; Sections 475.25(1)(e), Florida Statutes by violating 455.275(1), Florida Statutes, under the definition provided in Rule 61J2-10.038(1), Florida Administrative Code, when she used a P. O. Box as her registered mailing address. Penalty: Revoked, \$858.00 costs. Effective: 12/05/2017.
Marchant, Eric Pierre and Marchand Realty, LLC	2016-048382 2017-003643	BK 3264336 CQ 1048672	Miami, FL: Respondents violated Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver the payment to Complainant upon demand. By stipulation, Respondents agreed to the following penalty: \$1,450.00 restitution, \$132.00 costs, 6 months suspension, attend two 2-day FREC meetings. Effective: 01/31/2018.
Mathisen, Dawn Marie	2016-047563	BK 3238631	Lehigh Acres, FL: Respondent violated Sections 475.25(1)(b), and 475.25(1)(d), Florida Statutes, by fraudulently facilitating the sale of timeshares and failing to remit proceeds of the sale. Penalty: Revoked, \$495.00 costs, Effective: 06/30/2017.
Mayo, Valerie K.	2016036339	SL 3241626	Pensacola, FL: Respondent violated Section 475.25(1)(e) by failing to comply with a final order issued in a preceeding case. Penalty: Revoked, \$288.75 costs. Effective: 06/27/2017.
McCray, Tramaine	2016-030604	SL 3348232	Lakeland, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading nolo contendere to Exposure of Sexual Organs and Bribery (By Public Servant). Penalty: 10 year suspension, \$470.25 costs. Effective: 07/21/2017.
McGraw, James R.	2016-059020	SL 3167562	Palm Coast, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, by directing the tenants to stop making payments to Century and commence making rental payments to Respondent or McGraw Realty; by informing the tenants that "the owners of your rental property have elected to join me in providing continued Property management services with my company", when he did not have signed property management contracts with the rental property owner's. Penalty: \$1,500.00 fine, \$371.35 costs, 14 hour Core Law course, attend one 2-day FREC meeting. Effective: 02/23/2018.
Merjian, Armen Leon	2016-035984	SL 691276	Miami, FL: Respondent violated Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after pleading nolo contendere and or being convicted or found guilty of Possession of Cocaine and Alprazolam; Section 455.227(1)(t), Florida Statutes, by failing to report to the department within 30 days after being found guilty of one count of Possession of Drug Paraphernalia. Penalty: \$500.00 fine, \$552.75 costs, 9 months probation, attend one 2-day FREC meeting. Effective: 03/30/2017.
Mitchell, Demetrius	2016-038891	SL 3255211	Miami, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 08/07/2017.
Mitchell, Demetrius	2017-001880	SL 3255211	Miami, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 08/07/2017.
Mitchell, Demetrius	2017-001897	SL 3255211	Miami, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 08/07/2017.
Mitchell, Demetrius	2017-002112	SL 3255211	Miami, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 08/07/2017.
Mizelle, Gregory Alan	2016-054098	BK 686637	Lakeland, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to report to the Department within 30 days of Pleading no contest to, and being adjudicated guilty of one count of Refusal to Submit to testing, one count of Reckless Driving, one count of Violation of injunction Domestic Violence, one count of Resisting an Officer Without Violence. Penalty: \$600.00 fine, \$407.88 costs, 12 months probation, attend two 20-day FREC meetings. Effective: 12/07/2017.
Monetti, Fulvio	2016-036743	SL 3316206	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty and by being adjudicated of the crime of Receipt of Child Pornography. Penalty: Revoked, \$990.00 costs. Effective: 12/07/2017.
Montero, Jesus M.	2016-059020	SL 3167562	Jacksonville, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being found guilty of the crime of Mortgage/Obtain by False Representation, a crime which involves moral turpitude or fraudulent or dishonest dealing; Section 455.227(1)(t), Florida Statutes, by failing to timely informthe Commission in writing after being found guilty of the crime of Mortgage/Obtain by False Representation, a crime which involves moral turpitude or fraudulent or dishonest dealing. Penalty: \$1,000.00 fine, \$417.50 costs, 5 years suspension. Effective: 02/06/2018.
Moore, Michael Latwon	2015051598	BK 3067517	Deltona, FL: Respondent violated section 475.42(1)(a), Florida Statutes, by offering Subject Properties for sale while his license was suspended and set to an inactive status. Penalty: fine of \$250.00, \$569.25 costs, attend one 2-day FREC meeting, 12 months probation. Effective: 04/06/2017.
Moreau-Morales, Betsy Ivette	2016-015182	SL 3312800	Miami, FL: Respondent violated Sections 475.42(1)(b) and 455.227(1)(j), Florida Statutes, by operating as a broker and aiding and assisting unlicensed activity. By stipulation, respondent agreed to the following penalty: \$1,000.00 fine, \$635.25 costs, attend one complete 2-day FREC meeting, 3 hour core law course. Effective: 09/15/2017.

Moreno, Lesbia Josefina	2016-053703 2016-054344 2016055213	SL 3246468	Orlando, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 09/18/17.
Murgio, Michael	2016-052521	SL 174749	West Palm Beach, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty to the felony of Conspiracy to Obstruct and Examination of a Federal Financial Institution and by being adjudicated guilty of the above offense. Penalty: Revoked. Effective: 09/07/2017.
Murillo, Juan	2015-052268	BK 3154579	Pompano, FL: Respondent violated Section 475.25(1)(e), Florida Statutes by failing to comply with a final order. Penalty: \$500.00 fine, \$112.20 costs, license suspended until the fine is paid. Effective: 01/23/2017.
Murphy, David James	2016-028659	SL 3074010	Johnstown, PA: Respondent violated Section 475.25(1)(s), Florida Statutes, when Respondent's appraisal license was suspended. Penalty: Revoked. Effective: 03/06/2017.
Murray, Paul Alan	2017-006566	SL 3021508	Naples, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to timely comply with the Final Order, by failing to pay the fina and costs and by failing to attend the two 2-day FREC meetings required by the Final Order. Penalty: \$288.75 costs, attend one 2-day FREC meeting, suspended. Effective: 12/07/2017.
Nazzaro, Jason	2016-045313	BK 3323011	Jupiter, FL: Respondent violation Section 475.25(1)(m), Florida Statutes, by failing to divulge the pending investigation of his real estate license in New Jersey. Penalty: \$250.00 fine, \$145.20 costs, 6 months probation, 3 hour Core Law class. Effective: 09/07/2017.
Newcomm, Danny James	2015-042933	SL 664139	Orlando, FL: Respondent violated Sections 455.227(1)(t), Florida Statutes, by failing to inform the Commission within 30 days that he pled guilty or no contest to no valid driver's license and petit theft. Penalty: \$1,000.00 fine; 3 hour core law course; two complete FREC meetings; \$663.63 costs. Effective: 06/26/2017.
Newell, Mark Ashley	2015-054152	BK 3189165	Miami Beach, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to provide the timely return of the Deposit to Sellers upon demand; Section 475.25(1)(e), Florida Statutes, by maintaining an office sign that failed to use the phrase "licensed real estate broker or lick. real estate broker."; Section 475.25(1)(b), Florida Statutes, by failing to disburse the Deposit to the Sellers upon demand; Section 475.25(1)(e), Florida Statutes, by failing to make one or more required monthly statement-reconciliations. Penalty: Revoked, \$92.40 costs. Effective: 12/07/2017.
Oakley, Joyce C.	2016-006150	BK 3184902	Panama City Beach, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 07/26/2017.
O'Malley, Ken	2016-027837	SL 3202533	Sunny Isles, FL: Respondent violated Sections 475.42(1)d, 475.25(1)k, and 475.25(1)b, Florida Statutes, by collecting money via checks that were not made payable to his employer and failing to immediately place with his employer that money that was entrusted to him as employer's agent. Penalty: Revoked, \$1386.00 costs Effective: 08/08/2017.
O'Malley, Ken	2016-053970	SL 3202533	Sunny Isles Beach, FL: Respondent violated Sections 475.25(1)b, and 475.25(1)(d)1, Florida Statutes, by receiving funds for the rental of a property and then failing to account for or deliver those funds upon demand when the rental failed. Penalty: Revoked,\$288.75 costs. Effective: 06/26/2017.
Orria, Johnny	2015-052523	SL 3267179	West Palm Beach, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver a deposit upon demand; Section 475.42(1)(b), Florida Statutes, for operating as a broker; Section 475.42(1)(d), for collecting a deposit in a name other than that of his employer. Penalty: Revoked, \$750.75 costs. Effective: 04/06/2017.
Owen, Robin Eugene	2015032422	BK 3022831	Palm Beach, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver the rental payments to Owner and the security deposits to Owner or the tenants upon demand; Section 475.23, Florida Statutes, by failing to timely notify the Commission of the change to his business address; Section 475.25(1)(e), Florida Statutes and Rule 61J2-14.012, Florida administrative Code by failing to make the required monthly statement-reconciliations for his accounts; Section 475.(1)(e), Florida Statutes and Rule 61J2-10.038(1), Florida Administrative Code, by registering a post office box as his mailing address with Petitioner. Penalty: \$5,000.00 fine, \$574.20 costs, 3 hour core law , 4 hour escrow management course, attend one 2-day FREC meeting, 12 months probation. Effective: 04/11/2017.
Paige, Steven	2016050214	BK 477871	Jupiter, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to and having adjudication withheld for one count of Felony Battery and/or one count of Battery on Person 65 Years of Age or Older. Penalty: \$600.00 fine, \$445.50 costs, 3 hours Core Law course. Effective: 09/07/2017.
Palemire, Donna	2016-035442	SL 703655	North Palm Beach, FL: Respondent violates Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty to the offenses of Racketeering and Money Laundering and by being adjudicated guilty by the Court of the offenses of Racketeering and Money Laundering. Penalty: Revoked, \$115.50 costs. Effective: 12/05/2017.
Pekarek, Benjamin Austin	2016-043141	BK 3255377	Sarasota, FL: Respondent violated Section 475.15(1)(d)1, Florida Statutes, by failing to promptly deliver the tenant security deposit in the amount of \$4,300.00 and the owner rental income in the amount of \$6,658.96 to Benchmark Mobile Home Investments, LLC upon request. Penalty: Revoked, \$709.50 costs. Effective: 12/07/2017.
Pekarek Holdings, LLC d/b/a R.N.R. Realty & Management	2016-046951	CQ 1048824	Sarasota, FL: Respondent violated Section 475.15(1)(d)1, Florida Statutes, by failing to promptly deliver the tenant security deposit in the amount of \$4,300.00 and the owner rental income in the amount of \$6,658.96 to Benchmark Mobile Home Investments, LLC upon request. Penalty: Revoked, \$132.00 costs. Effective: 12/07/2017.
Pellicer, Donald J.	2017-036800 2017-039010 2017-042429 2017-042431 2017-042502	BK 3245349	Jacksonville, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 02/02/2018.

Peng, Chun Li	2015-020820	BK 3162177	Winter Park, FL: Respondent violated Sections 475.278(3)(a)(5), and 475.278(3)(a)(7), Florida Statutes, by representing to DU that repairs has been made to the Subject Property when such repairs were not completed. By stipulation, Respondent agreed to the following penalty: \$250.00 fine, \$429.33 costs, attend one 2-day FREC meeting, 6 months probation. Effective: 03/10/2017.
Perfection Property Management, Inc.	2017-002273	CQ 1043121	Oviedo, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver the payment to Complainant upon demand. Penalty: Revoked, \$140.25 costs. Effective: 12/04/2017.
Perfection Property Management, Inc.	2017-002294	CQ 1043121	Oviedo, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver October's rent to Landlords. Penalty: Revoked. Effective: 12/06/2017.
Perociel, Deepak	2015-004658	SL 3269629	Apopka, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver a deposit upon demand; Section 475.42(1)(d), Florida Statutes, for collecting a deposit in a name other than that of her employer. Penalty: \$1000.00 fine, costs of \$684.75, 60-day suspension, attend one 2-day FREC meeting. Effective: 07/26/2017.
Phillips, Victoria P.	2016-015285	BK3090042	Fort Lauderdale, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to comply with a Final Order. Penalty: Previous costs of \$1,485.00, previous \$5,000.00 fine. Effective: 04/10/2017.
Piegari, Brandon	2015-049594	SL 3281809	Plantation, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to provide the timely return of Complainant's deposit upon demand; Section 475.25(1)(k), Florida Statutes, by failing to place Complainant's deposit with his registered employer; Section 475.25(1)(b), Florida Statutes, by failing to return Complainant's deposit; Section 475.42(1)(b) Florida Statutes, by collecting money related to a real estate transaction in his own name; Section 475.42(1)(d), Florida Statutes, by collecting money related to a real estate transaction in his own name. Penalty: \$1,000.00 fine, \$346.50 costs, 3 years suspension, 3 years probation, 28 hour reactivation course. Effective: 05/16/2017. Reconsideration of Final Order Commission agreed to terminate Respondent's suspension. Effective: 09/15/2017.
Pinto, Enri	2016-044565	SL 3344235	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading to one count of Possession of Cannabis with intent to sell, manufacture, or deliver. By stipulation, Respondent agreed to the following penalty: \$250.00 fine, \$168.30 costs, 3 hour Core Law course. Effective: 08/11/2017.
Post, Victor William	2016-015723	SL 3093106	Jensen Beach, FL: Respondent violated Section 475.25(1)(e), Florida Statutes (2014), by failing to timely comply with the Final Order, by failing to attend any of the 2-day commission meetings in Orlando. Penalty: 6 months probation, attend three 2-day FREC meetings. Effective: 03/24/2017.
Priority One Management Group LLC	2016-000273	CQ 1036765	Lake Mary, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver a security deposit upon demand; Section 475.25(1)(e), Florida Statutes, by failing to allow Petitioner's investigator to inspect its office and records. Penalty: Revoked, \$115.50 costs. Effective: 03/09/2017.
Priority One Management Group LLC	2016-001610	CQ 1036765	Lake Mary, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver rental proceeds upon demand; Section 475.25(1)(e), Florida Statutes, by failing to allow Petitioner's investigator to inspect its office and records. Penalty: Revoked. Effective: 03/09/2017.
Priority One Management Group LLC	2016-011503	CQ 1036765	Lake Mary, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver rental proceeds and a security deposit upon demand; Section 475.25(1)(e), Florida Statutes, by failing to allow Petitioner's investigator to inspect its office and records. Penalty: Revoked. Effective: 03/09/2017.
Quintanilla, Andres	2015-034875	SL 3117419	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being found guilty of Attempting to Affect Commerce by Extortion under Color of Official Right, 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. Penalty: Revoked, \$288.75 Costs. Effective: 04/10/2017.
Restrepo, Steven	2016-032258	BK 3252704	North Bay Village, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by receiving funds for the rental of real property but failing to remit the full amount of these funds to the potential tenant upon his request after the rental failed. Penalty: revoked, \$511.50 costs. Effective: 05/16/2017.
RMG Realty, Inc.	2016-027807	CQ 1041794	Miami, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by performing or offering to perform real estate services on behalf of another for compensation or the expectation of compensation when the license status of Respondent was not Current and Active. Penalty: \$500.00 fine, attend one 2-day FREC meeting. Effective: 05/16/2017.
Rodriguez, Alejandro	2017-002256	SL 3222291	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty and by being adjudicated to the felony offense of Discharging a Firearm From the Vehicle Within 1000 Fee of a Person; Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing within 30 days after entering a plea of guilty and of being adjudicated guilty. Penalty: Revoked, \$998.25 costs. Effective: 12/07/2017.
Rodriguez, Jacqueline	2016-015312	SL 3307408	Miami, FL: Respondent violated Section 475.25(1)(f), Florida Statutes by pleading guilty to Grand Theft First Degree and Organized/Scheme to Defraud \$50,000.00 or more. Penalty: Revoked. Effective: 03/25/17.
Rodriguez Jr., Juan Antonio	2016-001512	SL 3015181	Miami, FL: Respondent violated Sections 475.25(1)(f), and 475.25(1)(p), Florida Statutes, by pleading guilty to possession of cocaine with the intent to sell, manufacture or deliver; and pleading no contest to trafficking cocaine and conspiracy to traffic cocaine; and by failing to notify the Commission of the pleas within 30 days. Penalty: Revoked, \$303.60 costs. Effective: 03/09/2017.
Rodriguez, Raul	2016-031285	SL 3149610	Orlando, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to submit a written report to the Department within 30 days of pleading no contest to one count of Reckless Driving; Section 475.25(1)(p), Florida Statutes by pleading nolo contendere to Felony Battery and failing to report the conviction to the commission within 30 days. Penalty: \$300.00 fine, \$353.10 costs, 6 months probation, attend one 2-day FREC meeting. Effective 08/08/2017.
Rosario, Lissette	2016-050892	SL 3228411	Miami, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 08/10/2017.
Rouse, Felicia L.	2017-007217	SL 3350310	Deltona, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of nolo contendere and by being adjudicated guilty of the crime of Filing a False Fraudulent Insurance Claim. Penalty: \$297.00 costs, 90 days suspension, 6 months probation, attend two 2-day FREC meetings. Effective: 01/31/2018.

Ruiz, Armando	2016-002637	BK 677889	Miami, FL: Respondent violated Section 475.25(1)(e), Florida Statutes through a violation of Florida Statute Section 455.227(1)(t), Florida Statutes, by failing to timely self-report a criminal conviction; Section 475.25(1)(f), Florida Statutes, for being convicted of a crime involving moral turpitude. Penalty: 2 year suspension, \$1,000.00 fine, \$924.00 costs, attend one 2-day FREC Meeting. Effective Date: 04/07/2017.
Salcedo Rojas, Ricardo	2016-045896	SL 3308576	Lake Worth, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Gregoire Funds to Buyer; Rule 61J2-5.016, Florida Administrative Code and Section 475.25(1)(e), Florida Statutes, by being registered as a sales associates and an officer of the Brokerage. Penalty: Revoked, \$145.20 costs. Effective: 03/16/2018.
Sampson, Shainae	2016-056457	SL 667580	Boynton Beach, FL: Respondent violated Section 475.35(1)(f), Florida Statutes, by being convicted of Misprision of a Felony, in violation of Title 18, U.S.C. 4, a felony, a crime which directly relates to the activities of a licensed sales associate, or involves moral turpitude or fraudulent or dishonest dealing. By Stipulation Respondent agreed to the following penalty: \$1,000.00 Fine, \$214.50 costs, attend one 2-day FREC meeting, 3 hour Core Law. Effective: 08/10/2017.
Sanchez, Rafael	2016-044284	SL 630200	Orlando, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to and being adjudicated guilty of one count to Bankruptcy Fraud; Sections 475.25(1)(a), and 455.227(1)(t), Florida Statutes, by failing to submit a written report to the Petitioner within 30 days of being adjudicated guilty of one count of Bankruptcy Fraud. Penalty: Revoked. Effective: 12/01/2017,,
Savio, Tara Alyssa	2015-053672	SL 3248866	Coral Springs, FL: Respondent violated Section 475.42(1)(b), Florida Statutes, by being a licensed sales associate and operating as a broker, by facilitating a lease transaction for Subject Property for the purpose of collecting or receiving compensation or valuable consideration, without having an ownership interest in Subject Property; Section 475.42(1)(d), Florida Statutes, by receiving the Lessee's electronic funds transfer into a SunTrust Bank personal account ending in 9537, which is registered in Respondent's personal name; Section 475.25(1)(b), Florida Statutes, by facilitating a lease transaction without being under the direction, control, or management of a broker. Penalty: \$1,500.00 Fine, \$750.00 Investigative Cost, three hour Core Law course, and 2-two day Commission meetings to be completed within 12 months. Effective: 04/10/2017.
Scalabroni, Adriana	2016-005963	SL 3087296	Margate, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to and adjudicated guilty of one count of Conspiracy to Commit Wire Fraud Affecting a Financial Institution; Section 475.25(1)(n), Florida Statutes, by being confined in FCI Aliceville, a low security correctional Institution. Penalty: Revoked, \$726.00 costs. Effective: 12/07/2017.
Schillo, Isabelle Minerva	2017006864	SL 565248	Royal Palm Beach, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, by being adjudicated guilty of one count of Exploitation of an Elderly Person or Disabled Adult; Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of one count of Exploitation of an Elderly Person or Disabled Adult. Penalty: Revoked, \$23.10 costs. Effective: 09/14/2017.
Seymour, Ichael	2016-022176	SL 3229460	West Palm Beach, FL: Respondent violated Section 475.25(1)(b), Florida Statutes, by committing fraud, misrepresentation, breach of trust, and/or dishonest dealings. Penalty: Revoked, \$346.50 costs. Effective: 05/16/2017.
Shannon, Katherine	2016-057601	SL 3142785	Zephyrhills, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being found guilty of the crime of Utter Forged Bills, Checks, Drafts or Notes, a crime which involves moral turpitude or fraudulent or dishonest dealing. Penalty: \$1,000.00 fine, \$214.50 costs, 4 years suspension. Effective: 12/04/2017.
Silverman, Michael	2016-047068	SL 3103854	Miami Beach, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by violating Section 455.227(1)(t), Florida Statutes, by failing to report to the Department within 30 days of pleading no contest to one count of Unlawful Possession of Cannabis and one count of Use of Possession of Drug Paraphenilia; Section 475.25(1)(p), Florida Statutes, by failing to submit a written report to the Departmet within 30 days of pleading no contest to Possession of Cocaine. Penalty: \$500.00 fine, \$371.25 costs, 3 months probation, 3 hour core law course. Effective: 12/07/2017.
Sotnick, Eric David	2017-000516	BK 3270083	Oviedo, FL: Respondent violated Section 475.25(1)(a), Florida Statutes, by accepting a rental payment from Tenants, while his license was in inactive status; Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver October's rent to Landlords; Section 475.25(1)(b), by accepting a rental payment from Tenants, while his license was inactive status and by failing to account for or deliver October's rental payments to Landlords. Penalty: Revoked. Effective: 12/04/2017.
Sotnick, Eric David	2017-000643	BK 3270083	Oviedo, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver the payment to Complainant upon demand; Section 475.25(1)(b), Florida Statutes, by committing fraud, misrepresentation, breach of trust, or dishonest dealing in directing Complainant to give money to Respondent and applying the money to personal obligations. Penalty: Revoked, \$165.00 costs. Effective 12/04/2017.
Soto, Lawrence	2016-015480	BK 671151	Miami, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, by violating a previous final order issued by the commission requiring payment of an administrative fine and administrative costs, completion of thirty hours of FREC approved continuing education courses, and attendance at two 2-day FREC meetings. Respondent failed to pay the administrative fines and failed to complete thirty hours of FREC approved continuing education courses. Penalty: Revoked, \$198.00 costs. Effective: 07/26/2017.
Spencer, Robert Barto	2015-029516	SL 3071330	Bonita Springs, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 04/10/2017.
St. Felix, Steve	2016-028462	SL 3344252	Miami, FL: Respondent violated Section 455.227(1)t, Florida Statutes, by failing to timely inform the Commission in writing after pleading nolo contendere to the crime of Disorderly Conduct. Penalty: \$500.00 fine, \$82.50 costs, 2 FREC meetings, 6 months probation. Effective: 08/08/2017.
Stanfield, Brian	2016-006534	BK 3071074	Winter Haven, FL: Respondent's Revocation was rescinded and was resentenced. Respondent received a one year suspension of license, \$2000.00 fine, \$726.00 costs, 3 hour Core Law , attend two 2-day FREC meetings, one year probation. Effective: 08/07/2017.
Stevenson, George Robert	2016-015710	SL 492522	Orlando, FL: Respondent violated Section 475.25(1)(e), Florida Statutes, for violating any provisions of this chapter or any lawful order issued under the provision of chapter 455. Penalty: \$250.00 fine, \$1,250.00 fine and costs assessed in the previous order. Effective 03/9/2017.

Strickland, Travis Clark	2016-015226	SL 3169215	Alpharetta, GA: Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to inform the commission of his plea of nolo contendere to battery touch or strike, a misdemeanor, within 30 days of making the plea and/or by failing to inform the commission of his nolo contendere and conviction of DUI causing serious bodily injury, a felony, within 30 days of the conviction. Penalty: \$1,000.00 fine, \$1,023.00 costs, 2 years suspension, 1 year probation, attend one 2-day FREC meeting. Effective 07/26/2017.
Stropparo, Ruth E.	2015038495	BK 202060	Naples, FL: Respondent violated Section 475.42(1)(i), Florida Statutes, by placing a lien not authorized by a contractual agreement on the Subject Property to coerce payment of money to Respondent. Penalty: \$1,000.00 fine, \$679.80 costs, attend one 2-day FREC meeting, 3 hour Core Law continuing education, 6 months probation. Effective: 03/9/2017.
Takacs, Joseph A. Jr.	2016-030838	BK 3206299	Oviedo, FL: Respondent violated Section 475.25(1)(g), Florida Statutes, by having a license disciplined in another State. Respondent was issued a citation by California's Department of Consumer Affairs against his broker's license number 01479547. Penalty: \$250.00 Fine, \$272.25 costs, attend one 2-day FREC meeting, 6 Months Probation Effective: 06/30/2017.
Teke, Justin	2017-0002390	BK 477928	Fort Lauderdale, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Ozdemir Funds bo Buyer, as is required by law; Section 475.25(1)(k), Florida Statutes, when he failed to place Ozdemir Funds into an escrow account; Section 475.25(1)(b), Florida Statutes, by remitting Deeds purporting to grant ownership of Subject Properties to Buyer, that were never executed by the owner or recorded in the county office. Penalty: Revoked, \$217.80 costs. Effective: 02/06/2018.
Tesoro, Donald	2015-049041	SL 3258828	Port St. Lucie, FL: Respondent violated Sections 475.25(1)(b), Florida Statutes and Section 475.25(1)(d)1, Florida Statutes, by failing to timely return the \$1500.00 deposit. Penalty: Revoked, \$168.30 costs. Effective: 03/06/2017 .
Thompson, Stephanie L.	2015-016775	SL 3254693	Tampa, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading guilty to Retail Theft and Grand Theft. Penalty: Revoked, \$198 costs. Effective: 03/6/2017.
Turner, Daniel J.	2017-001029	SL 3227169	Cape Coral, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by being convicted of Fleeing or Attempting to Elude a Law Enforcement Officer, a crime which directly related to the activities of a licensed sales associates, or involves more turpitude or fraudulent of dishonest dealing. Penalty: \$1,000.00 fine, \$297.00 costs, 90 days suspension, attend one 2-day FREC meeting. Effective 12/06/2017.
Urquizo, Pablo Martin	2016-013405	SL 3163931	Hallandale Beach, FL: Respondent violated Section 475.25(1)(d)1, Florida Statutes, by failing to account and deliver monies related to Subject Property to Borja & Borja Associates, LLC; Section 475.25(1)(k), Florida Statutes, by failing to immediately place rental payments related to Subject Property 1, 2 and 3 with his registered broker; Section 475.25(1)(b), Florida Statutes, by failing to make required payments on Subject property 1, 2 and ; by falsely promising to make the required payments for Subject Property 3 and by violating his duties in real estate transaction to Subject Property1, 2 and 3; Section 475.42(1)(b), Florida Statutes, by managing rental without the knowledge or consent of Respondent's registered broker at the time; Section 475.42(1)(d), Florida Statutes, by collecting rental payments without the knowledge or consent of his registered broker at the time. Penalty: Revoked, \$297.00 costs. Effective: 12/07/2017.
Valencia, Carlos Felipe	2017-007225	SL 3117168	Miami Lakes, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by entering a plea of guilty to the felony of Conspiracy to Defraud the United States and Pay and Receive Healthcare Kickbacks and by being adjudicated guilty. Penalty: Revoked, \$170.00 costs. Effective: 12/07/2017.
Value Integrity Results, LLC f/k/a The VIR Group, Inc.	2016-031563 2016-036831 2016-37427	CQ 1049362	Fruitland Park, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 04/11/2017.
Virelles, Alexander Daniel	2016-029240	BK 3248175	North Bay Village, FL: Respondent violated Section 475.25(1)(d)2, Florida Statutes, by failing to place deposit money in an escrow account during a real estate purchase in which Respondent was the purchaser and the Contract required escrow money to be deposited into an escrow account. Penalty: \$1,000.00 fine, \$594.00 costs, 12 months probation, attend two 2-day FREC meeting. Effective: 09/15/2017.
Wasserman, Max	2016-007583	SL 3260823	Kissimmee, FL: Respondent violated Section 475.42(1)(a) and 475.25(1)(e), Florida Statutes (2014), by operating as a real estate sales associates without being the holder of a valid and current license; Sections 475.42(1)(b), and 475.25(1)(e), Florida Statutes (2014), by being licensed as a sales associate and operating as a broker; Sections 475.42(1)(d), and 475.25(1)(e), Florida Statutes (2014), by collecting one or more of the following funds in connection with the potential sale of Subject Property via MoneyGram electronic funds transfer payable to Respondents, in his personal name on one or more occasions; Section 475.25(1)(b), Florida Statutes (2014), by agreeing to or attempting to negotiate the sale of Subject Property for Matteson, without being the holder of a valid and current active license and by being a sales associates and agreeing to or attempting to negotiate the sale of Subject Property for Matteson, without being under the direction, control, or management of a broker. Penalty: Revoked, \$678.28 costs. Effective: 03/24/2017.
Weatherford, Tammy Lynn	2016-047635	BL 3284979	Plantation, FL: Respondent violated Section 475.42(1)(b), Florida Statutes, when she operated as a sales associates for Fierce while her license was registered with Brokerage; Section 475.42(1)(d), Florida Statutes, when she, d/b/a Fierce Co., collected money from the sale of Subject Property without the express consent of her employer; Section 455.227(1)(j), Florida Statutes, by aiding Fierce Co. in broker activities prior to its initial license date. By stipulation, Respondent agreed to the following penalty: attend a second 2-day FREC meeting, \$2,500.00 fine, \$165.00 costs, attend two 2-day FREC meetings. Effective: 01/31/2018.
White, David Leslie	2016-054771	SL 3281858	Lakeland, FL: Respondent violated Section 475.25(1)(f), Florida Statutes, by pleading nolo contendere to and being adjudicated guilty of the crime of Possession of Cannabis With Intent to Sell/Deliver. Penalty: \$1,000.00, \$264.00 costs, 12 months probation, attend two 2-day FREC meetings. Effective: 12/04/2017.
Williams Austin, Taryn Geneen	2016-012078	SL 3226249	Port Saint Lucie, FL: Respondent violated Sections 475.25(1)(a), by violating Section 455.227(1)(j), Florida Statutes, by aiding an unlicensed entity in engaging in broker activities; Section 475.25(1)(b), Florida Statutes, by engaging in dishonest dealing; Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver deposits upon demand; Section 475.42(1)(b), Florida Statutes, by operating as a broker; Section 475.42(1)(d), Florida Statutes, by collecting a deposit in a name other than that of her employer. Penalty: Revoked, \$1,518 costs. Effective: 04/06/2017.

Williams Austin, Taryn Geneen	2016-026969	SL 3226249	Lake Mary, FL: Respondent violated section 475.25(1)(b), Florida Statutes, by engaging in dishonest dealing. Penalty: Revoked, \$858.00 costs. Effective: 04/06/2017.
Williams, Chiniqua	2016-027004	SL 691424	Forest Park, GA: Respondent violated Sections 475.25(1)(e), through a violation of Section 455.227(1)(j), Florida Statutes, for aiding an unlicensed company in broker activities; Section 475.42(1)(b), Florida Statutes, for operating as a broker without a valid license; Section 475.42(1)(d), Florida Statutes, for collecting rental deposits in a name other than that of her registered employer. By Settlement Stipulation, Respondent agreed to a \$500.00 fine and 14-hour Core Law Course. Effective Date: 08/08/2017.
Willows, Jaclyn Nicole	2016-015975	SL 3239175	Niagara Falls, NY: Respondent violated Section 475.25(1)(e), Florida Statutes, by failing to comply with a final order. Penalty: Revoked, \$288.75 costs. Effective: 05/16/2017.
Wilson, Richard J.	2016-028475	BK 3236466	Port St. Lucie, FL: Respondent violated Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Muca payments to Owner; Section 475.25(1)(b), Florida Statutes, by accepting Muca Payments, without the knowledge or consent of Owner. Penalty: Revoked, \$660.00 costs. Effective 06/30/2017.
Withrow, Jerad	2016-031333	SL 3226275	Orlando, FL: Respondent violated Section 475.25(1)(a), Florida Statutes, by failing to submit a written report to the Department within 30 days of pleading no contest and adjudicated guilty of one count of Battery; one count of Resisting Offices Without Violence; one count of Resisting an Officer with Violence and one count of Battery on a Law Enforcement Officer and two counts of Battery. Penalty: \$500.00 fine, \$239.25 costs, 6 months probation, attend two 2-day FREC meetings. Effective: 08/04/2017.
Zebold, Nadia Hemlatta	2015-043788	SL 3245407	Miami, FL: Respondent violated Section 475.42(1)(d), Florida Statutes, by receiving funds via a check made out to her personally without her employer's consent; Section 475.42(1)(b), Florida Statutes, by facilitating the purchase of property on behalf of someone that was not her registered employee; Section 475.25(1)(b), Florida Statutes, by receiving funds via a check made out to her personally without her employer's consent. By stipulation, Respondent agreed to the following terms: \$1,750.00 fine, \$833.25 costs; attend three 2-day FREC meetings; 28-hour reactivation course; 3 months suspension. Effective: 03/24/2017.