

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
RECORDS ADMINISTRATION SECTION

LEGAL FILE COVER SHEET

DBPR CASE #: 2004-001020

FILE NAME: Fiore, Salvatore

BOARD NAME: Community Association Managers

CASE CLOSURE WITH DATE OF CLOSURE: 90/60 5-19-2005

PLEASE MAKE SURE THAT THE FRONT OF THE CASE FILE FOLDER, EITHER THE FINAL ORDER OR CLOSING ORDER IMMEDIATELY FOLLOWS THE LEGAL COVER SHEET.

I. FINAL ORDER:

II. CLOSING ORDER:

III. CORRESPONDENCE:

Prepared by: Gregory Maddox

Date: May 25, 2006

This Case May Contain Poor Documents

Final Order No. BPR-2005-02575 Date: **5-17-05**
FILED

Department of Business and Professional Regulation

AGENCY CLERK

Sarah Wachman, Agency Clerk

By:

Brandon M. Nichols

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

Case No. 2004-001020

v.

SALVATORE FIORE.,

Respondent.

FINAL ORDER

THIS MATTER came before John P. R. Washington, II, Esquire, designated Hearing Officer for the Department of Business and Professional Regulation ("Department"), on February 10, 2005, in Tallahassee, Florida, in accordance with the provision of section 120.57(2), Florida Statutes, for consideration of the Department's August 4, 2004, Administrative Complaint. Brian Higgins, Assistant General Counsel, represented Petitioner. Respondent appeared via telephone.

The Administrative Complaint, attached herein as Exhibit "A," alleges that Respondent violated specific provisions of Chapters 455 and 468, Florida Statutes. In response to the Complaint, Respondent elected not to dispute the facts alleged and requested an informal hearing to offer evidence of mitigation to be considered in the determination of the penalty.

STATEMENT OF FACTS

Based on competent substantial evidence in the record, including the investigation report and prosecutor's hearing testimony, the Hearing Officer recommends that the Department adopt and incorporate the undisputed allegations of fact in the Administrative Complaint as its statement of facts.

CONCLUSIONS OF LAW

The Hearing Officer finds that the violations set forth in the Administrative Complaint are supported by the statement of facts. The Hearing Officer recommends that the Department accept the undisputed violations of the Administrative Complaint as its conclusions of law.

PENALTY

The Hearing Officer finds that the violation warrant disciplinary action by the Department.

DEPARTMENT'S CONSIDERATION OF RECOMMENDATIONS

Having considered the pleadings, the Statement of Facts, the Conclusions of Law, and being otherwise fully advised in the premises, Department hereby, **ORDERS AND ADJUDGES THAT:**

1. Respondent shall pay an administrative penalty in the amount of \$2,000.00 per violation. The total administrative fine of \$2,000.00, is due and payable to the Department of Business and Professional Regulation, Northwood Centre, 1940 North Monroe Street, Tallahassee, Florida, 32399-2202, within thirty-five calendar days from the effective date of this Order.

2. Respondent shall pay the costs of the investigation and prosecution, excluding costs associated with an attorney's time, in the amount of \$308.01, due and payable to the

Department of Business and Professional Regulation, Northwood Centre, 1940 North Monroe Street, Tallahassee, Florida, 32399-2202, within thirty-five calendar days from the effective date of this Order.

3. Respondent shall cease any further unlicensed activity that violates chapters 455 or 468, Florida Statutes.

4. This Final Order shall become effective on the date of filing with the Department's Agency Clerk.

DONE AND ORDERED this 13th day of May, 2005.

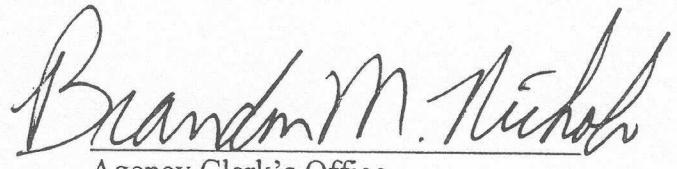
Diane Carr
Diane Carr, Secretary
Department of Business and
Professional Regulation
Northwood Centre
1940 North Monroe Street
Tallahassee, FL 32399-0750

NOTICE OF RIGHT TO APPEAL

Unless expressly waived, any party substantially affected by this final order may seek judicial review by filing an original Notice of Appeal with the Clerk of the Department of Business and Professional Regulation, and a copy of the notice, accompanied by the filing fees prescribed by law, with the clerk of the appropriate District Court of Appeal within thirty days of the rendition of this order, in accordance with Fla. R. App. P. 9.110, and section 120.68, Florida Statutes.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Final Order has been provided via United States Certified Mail to Salvatore Fiore, 11530 State Road 84, Davie, FL 33325 and Cheryl Cammarano, 16037 Fairway Circle, Weston, FL, 33326, this 17th day of May 2005.


Brandon M. Nichols
Agency Clerk's Office

cc: John Washington, II, Hearing Officer
Brian A. Higgins, Assistant General Counsel

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only - No Insurance Coverage Provided)	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Postage	\$
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Certified Fee	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Return Receipt Fee (Endorsement Required)	
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Restricted Delivery Fee (Endorsement Required)	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Total Postage	
Sent To <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Street, Apt. No.; or PO Box No.	
City, State, ZIP	

PO
2004-001020

Postmark
Here

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

CASE NO: 2004-001020

vs.

Salvatore Fiore

Respondent.

/

NOTICE OF HEARING FOR FINAL ACTION

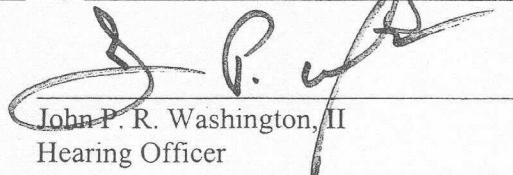
Salvatore Fiore
11530 SR 84
Davie, FL 33325

PLEASE TAKE NOTICE that the above-styled case has been scheduled for presentation and consideration of Informal Hearing and Final Order, pursuant to Section 120.57(2), *Florida Statutes*, before the designated Hearing Officer of the Department, on **Thursday, February 10, 2005, at 9:00 a.m.**, or as soon thereafter as possible. The hearing will be held at the Department of Business and Professional Regulation, 1940 North Monroe Street, Tallahassee, Florida 32399-2202.

**IF YOU WISH TO OPPOSE THIS MOTION OR TO PRESENT ORAL OR WRITTEN EVIDENCE, YOU
MUST BE PRESENT AT THE HEARING. YOU MAY ELECT TO APPEAR BY TELEPHONE; HOWEVER, YOU
MUST CONTACT THE DEPARTMENT, AT LEAST FIVE (5) BUSINESS DAYS IN ADVANCE, AT (850) 414-
8135. You may also choose to be represented by legal counsel.** *TSR, LJD, 2
3870*

If you can not attend the hearing and wish to request a continuance for good cause, you must notify the Department in writing at least seven (7) days before the scheduled hearing date.

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished to the above-addressee via U. S. Certified Mail, on this 20th day January, 2005.


John P. R. Washington, II
Hearing Officer



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Florida's Future...

**RightHere.
RightNow.**

Jeb Bush
Governor

Diane Carr
Secretary

Office of the
General Counsel

1940 North Monroe Street
Tallahassee, Florida
32399-2202

To: Beatrice Pruitt, Hearing Coordinator
From: Brian A. Higgins, Assistant General Counsel
RE: Salvatore Fiore
Case No. 2004-001020
Date: February 7, 2005

Please place the above-referenced case on the agenda as an
Informal Hearing at the next Final Agency Action meeting.

VOICE 850.488.0062	PCP MEMBERS:	Departmental Charles F. Tunnicliff
FAX 850.414.6749	PCP DATE:	July 29, 2004
INTERNET www.MyFlorida.com	LICENSE NO.:	CAM 3275
	SEND NOTICE TO:	Angela Fiore 11530 SR 84 Davie, FL 33325 (954) 472-3820
	COSTS:	\$308.01
	Priors	None

BAH/sd

Maintain Complaints (m12)

Lic Type	3801	Community Association Manager	Status	39	Stipulation or Req for Inf H	On	08/23/2004
Complaint #	2004001020	Docket #	Disposition			On	
Respondent	FIORE, SALVATORE F			Responsible	HIGGINS, BRIAN		Public Case
Complaint		Respondent	Complainant	Parties	Allegations	Costs	Time Tracking
Source	CHEM	Consumer	Security Level	1	Auto Assign		
Form	FORM	Complaint Form	Priority		Disposition		
Class'n	LIC	Licensed Activity	Incident	12/22/2003 12	<input checked="" type="checkbox"/>	Activities	
Security	STND	Standard	Received	12/29/2003 13	<input type="checkbox"/>	Violations	
Region	09	Margate Regional Office	Entered	01/09/2004	<input type="checkbox"/>	Discipline	
Reference							
Summary	<p>ALLEGED VIOLATION OF FS 468.436(1)(B)5 - GROSS INCOMPETE NY OR GROSS MISCONDUCT BY FAILING TO EXERCISE DUE PROFESSIONAL CARE IN THE PERFORMANCE OF CAM DUTIES (61G-203.503(4)(A)). COMP STATES THAT THE RESP FAILED TO INCLUDE BOTH HER AND HER HUSBANDS RESUMES IN THE PROXY BALLOT PACKAGE THAT WAS MAILED TO UNIT OWNERS FOR BOARD MEMBER SELECTION. THIS INACTION OF THE RESP COULD HAVE A DIRECT INFLUENCE ON THE ELECTION OF BOARD MEMBERS.</p>						
Updated 08/23/2004 09:12:32 By jowens		Change	Save	OK	Cancel	Exit	

Brian Please call Mr.
Fiore. @ 954 - 553 - 0752

wishes to appear @
informal by telephone

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

Postage	\$	420/05
Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		
Sent To	Salvatore Fiore	
Street or PO I	11530 SR 84	
City, St	Davie, FL 33325	

PS Form 9800, June 2002 See Reverse for Instructions

Department of Business and Professional Regulation - Production

Application License Cash Exams Inspection Enforcement Utilities Help Window

79 Dept of Business & Prof Regulation jowens1 08/23/2004

Maintain Complaints (nf12)

Lic Type: 3801	Community Association Manager	Status: 36	Administrative Complaint Fil On: 08/04/2004
Complaint #: 2004001020	Docket #:	Disposition:	On
Respondent: FIORE, SALVATORE F.	Responsible:	HIGGINS, BRIAN	Public Case

Maintain Status and Disposition (nf23)

Status: 39	Stipulation or Rector or Inf Hearing Rec:	Delete Docket
Status Date: 08/23/2004	Enter Docket	Security
Disposition:		
Disposition Date:		
Disposition Decider:		
Appeal:	Appeal Date:	
Appeal Decision:	Appeal Decision Date:	
Appeal Decider:		
Notes:		
Public Case Reason: CAM	Community Association Management Files	
Docket #:		
Updated: 08/23/2004 09:12 AM	By: jowens1	

Buttons: Change, Save, DR, Details, Exit

Checklist on the right:

- Auto Regen
- Disposition
- Activities
- Violations
- Discipline
- Compliance
- Related
- Infra
- Inspection
- Add Lang

Buttons at bottom: Save, Exit

Text at bottom: Complaint Status Code, Record: 1/1, KOSC <DBG>

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS

DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION,

Petitioner,

v.

Case No. 2004-001020

SALVATORE FIORE,

Respondent.

ADMINISTRATIVE COMPLAINT

Petitioner, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, ("Petitioner"), files this Administrative Complaint before the Regulatory Council of Community Association Managers ("Board") against SALVATORE FIORE, ("Respondent"), and alleges:

1. Petitioner is the State agency charged with regulating the practice of community association management pursuant to Section 20.165 and Chapters 455 and 468, Part VIII, Florida Statutes.
2. At all times material hereto, Respondent was licensed in the State of Florida as a community association manager, having been issued license number CAM 17883.
3. Respondent's address of record with Petitioner is 11530 SR 84, Davie, FL 33325.
4. Respondent's community association management firm, West Broward Community Management, was the management company for Villas at Bonaventure Condominium Association ("Association"). Respondent was the licensed community association manager (CAM) responsible for handling the Association's affairs and day-to-day activities. The Association's annual meeting was scheduled for January 20, 2004, with the Board of Directors elections also scheduled for the annual meeting.

5. Cheryl Cammarano ("Cammarano") and her husband, Michael L. Grant ("Grant") both submitted their names for the ballot for the Board of Directors. Cammarano and Grant also submitted resumes to Respondent to be included in the election packet being distributed to homeowners before the annual meeting. Respondent failed to include the resumes in the initial information distributed to the homeowners concerning the annual meeting, but the resumes were sent in a later correspondence.

6. Investigation revealed that several of the correspondence letters to the homeowners of Bonaventure Condominiums concerning the annual meetings and Board of Directors elections were signed by Respondent's administrative assistant, Angela Fiore, who is not a licensed CAM.

7. Section 455.227(1)(j), Florida Statutes, states in pertinent part:

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 constitutes grounds for which disciplinary actions may be taken.

8. Based on the foregoing, Respondent violated Section 455.227(1)(j), Florida Statutes, by aiding, assisting, procuring, employing, or advising an unlicensed person to practice a profession contrary to this chapter, the chapter regulating the profession, or the rules of the department or the board.

WHEREFORE, Petitioner respectfully requests the Board enter an Order imposing one or more of the penalties authorized by Sections 468.436(3) and 455.227(2), Florida Statutes, which includes, but is not limited to: revocation or suspension of Respondent's license, imposition of an administrative fine not exceeding five thousand dollars (\$5,000.00) for each count or separate offense, issuance of a reprimand, placement of Respondent on probation for a period of

time and subject to such conditions as the Board specifies, and/or the restriction of the authorized scope of practice by Respondent.

SIGNED this 29th day of July 2004.

Brian Higgins
Brian A. Higgins
Assistant General Counsel

Counsel for the Department:
Brian A. Higgins
Assistant General Counsel
Florida Bar No. 0169791
Department of Business and
Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-2202
Telephone: (850) 488-0062
Facsimile: (850) 414-6749

FILED
Department of Business and Professional Regulation
DEPUTY CLERK
CLERK Brandi M. Nichols
DATE 8-4-2004

BAH/klw
Case No. 2004-001020
7-29-04 CPT



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

EXPLANATION OF RIGHTS

In response to the allegations set forth in the Administrative Complaint issued by the Department of Business and Professional Regulation, hereinafter referred to as the Department, you should make one of the following elections within twenty-one (21) days from the day of receipt of the Administrative Complaint. Please make your election on the attached Election of Rights form and return it fully executed to the address listed on the form.

1. If you do not dispute any material fact alleged in the Administrative Complaint, you may request an informal hearing **not involving disputed issues of material fact** pursuant to Section 120.57(2), Florida Statutes. At the informal hearing, you will be given an opportunity to present both written and oral evidence in mitigation. A request for an informal hearing in this matter should be directed to the Department by checking the appropriate space, marked as 1, on the Election of Rights form within twenty-one (21) days from the date of receipt of the Administrative Complaint.

2. If you determine that the allegations set forth in the Administrative Complaint contain any disputed issue(s) of material fact, you may request a formal hearing **involving disputed issues of material fact** with the Division of Administrative Hearings of the Department of Management Services pursuant to Section 120.57(1), Florida Statutes, by checking the appropriate space, marked as 2, on the Election of Rights form and returning it to the Department within twenty-one (21) days of the date of receipt of the Administrative Complaint. If you elect a formal hearing, you must keep the Department informed as to your current mailing address. Failure to do so may be considered a waiver of your right to a formal hearing.

3. If you wish to waive your right to object or be heard in this matter, you may do so by checking the appropriate space marked as 3, on the Election of Rights form. Please understand that if you choose this option the Department can take whatever action they deem appropriate against you and your license, including, but not limited to the imposition of fines and/or revocation of your license.

(If applicable) In addition to any one of the above, you may also choose to settle this matter by executing the enclosed proposed Settlement Stipulation within 21 days in lieu of further disciplinary action, and enclosing it with your election of rights. This Stipulation is subject to the approval of the Department.

In the event that you fail to make an election in this matter within twenty-one (21) days from receipt of the Administrative Complaint, your failure may be considered as a waiver of your right to elect the forum, and the Department may proceed to hear any and all evidence that may be presented to it, in disposing of your case.

PLEASE MAIL COMPLETED ELECTION OF RIGHTS FORM TO:

Department of Business & Professional Regulation
Attn: Sarah Wachman
Northwood Center
1940 North Monroe Street
Tallahassee, Florida 32399-2202

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Re: Angela Fiore
Case No.: 2004-032354

ELECTION OF RIGHTS

I have read the attached Explanation of Rights form and understand my options. (If you do not understand these options, please consult with your attorney or contact the Florida Department of Business and Professional Regulation, (850) 488-0062, before executing this form).

1. I do not deny the allegations of fact in the Administrative Complaint and wish to be accorded a hearing in which there are no disputed material facts. Pursuant to Section 120.57(2), Florida Statutes, I understand that I will be permitted to challenge the conclusions of law or submit oral and/or written evidence in mitigation of the penalty.
2. I do dispute the following allegations of fact in the Adminisirative Complaint and request this to be considered a petition for an evidentiary hearing pursuant to Section 120.57(1), Florida Statutes, before an Administrative Law Judge appointed by the Division of Administrative Hearings. **If you select this option, please state below which specific facts you dispute** (Attach additional sheets as necessary)

-
-
3. I waive my right to object or be heard concerning this case. The Department may do as it sees fit concerning this matter.

Pursuant to Sections 120.573 and 455.2235, Florida Statutes, mediation is not available for the violation(s) alleged. This is a legally binding document. If you do not understand the terms of this document, you should seek legal advice before signing.

This form must be signed.



ANGELA FIORE

11530 State Rd. 84

Street Address

Mailing Address (if different)

City State Zip

Davie FL 33325
City State Zip

954 472-3820
Respondent's Daytime Telephone

PLEASE MAIL FORM TO: Department of Business and Professional Regulation
Attn: Sarah Wachman
1940 North Monroe Street
Tallahassee, Florida 32399-2202

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Re: Salvatore Fiore
Case No.: 2004-001020

ELECTION OF RIGHTS

I have read the attached Explanation of Rights form and understand my options. (If you do not understand these options, please consult with your attorney or contact the Florida Department of Business and Professional Regulation, (850) 488-0062, before executing this form).

1. I do not deny the allegations of fact in the Administrative Complaint and wish to be accorded a hearing in which there are no disputed material facts. Pursuant to Section 120.57(2), Florida Statutes, I understand that I will be permitted to challenge the conclusions of law or submit oral and/or written evidence in mitigation of the penalty.
2. I do dispute the following allegations of fact in the Administrative Complaint and request this to be considered a petition for an evidentiary hearing pursuant to Section 120.57(1), Florida Statutes, before an Administrative Law Judge appointed by the Division of Administrative Hearings. If you select this option, please state below which specific facts you dispute (Attach additional sheets as necessary)
-
-

3. I waive my right to object or be heard concerning this case. The Department may do as it sees fit concerning this matter.

Pursuant to Sections 120.573 and 455.2235, Florida Statutes, mediation is not available for the violation(s) alleged. This is a legally binding document. If you do not understand the terms of this document, you should seek legal advice before signing.
This form must be signed.


SALVATORE FIORE

11530 SL 84
Street Address

Mailing Address (if different)

City State Zip

Davis, FL 33325
City State Zip

954 472 3820
Respondent's Daytime Telephone

PLEASE MAIL FORM TO: Department of Business and Professional Regulation
Attn: Sarah Wachman
1940 North Monroe Street
Tallahassee, Florida 32399-2202

RECEIVED

AUG 20 2004

OFFICE OF GENERAL COUNSEL

DIVISION OF REGULATION - LEGAL
NORTHWOOD CENTRE · 1940 NORTH MONROE STREET · TALLAHASSEE, FLORIDA 32399-2202
Telephone (850) 488-0062 · Fax (850) 414-6749



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

AUG 05 2004

Florida's Future...
**Right Here.
Right Now.**

Jeb Bush
Governor

Diane Carr
Secretary

Office of the
General Counsel

1940 North Monroe Street
Tallahassee, Florida
32399-2202

VOICE
850.488.0062

FAX
850.414.6749

INTERNET
www.myflorida.com

SALVATORE FIORE
11530 SR 84
Davie, FL 33325

Subject: **SERVICE OF ADMINISTRATIVE COMPLAINT**
Case No: 2004-001020

Dear Mr. Fiore:

This letter will inform you that probable cause has been found to believe that you violated certain provisions of the Florida Statutes governing community association managers. The enclosed Administrative Complaint contains the formal charges filed against you. Receipt of these documents constitutes legal service upon you.

Three options are available to you under Florida law:

- (a) Choose not to dispute the material facts alleged, and request a hearing before the Board which will only hear evidence regarding the conclusions of law and the penalty for violations; or
- (b) Dispute the material facts alleged and request a hearing before an administrative law judge with the Division of Administrative Hearings; or
- (c) Waive your right to either type of hearing and allow the Department to exercise its discretion as to the resolution of this case.

In addition to any one of the above, you may choose to settle this matter in lieu of further disciplinary action by executing the proposed Settlement Stipulation (if one is enclosed) within 21 days and enclosing it with your completed Election of Rights Form. This Stipulation is subject to the approval of the Secretary of the Department of Business and Professional Regulation.

Please be advised that, pursuant to Section 120.573, Florida Statutes, mediation is not available for this agency action.

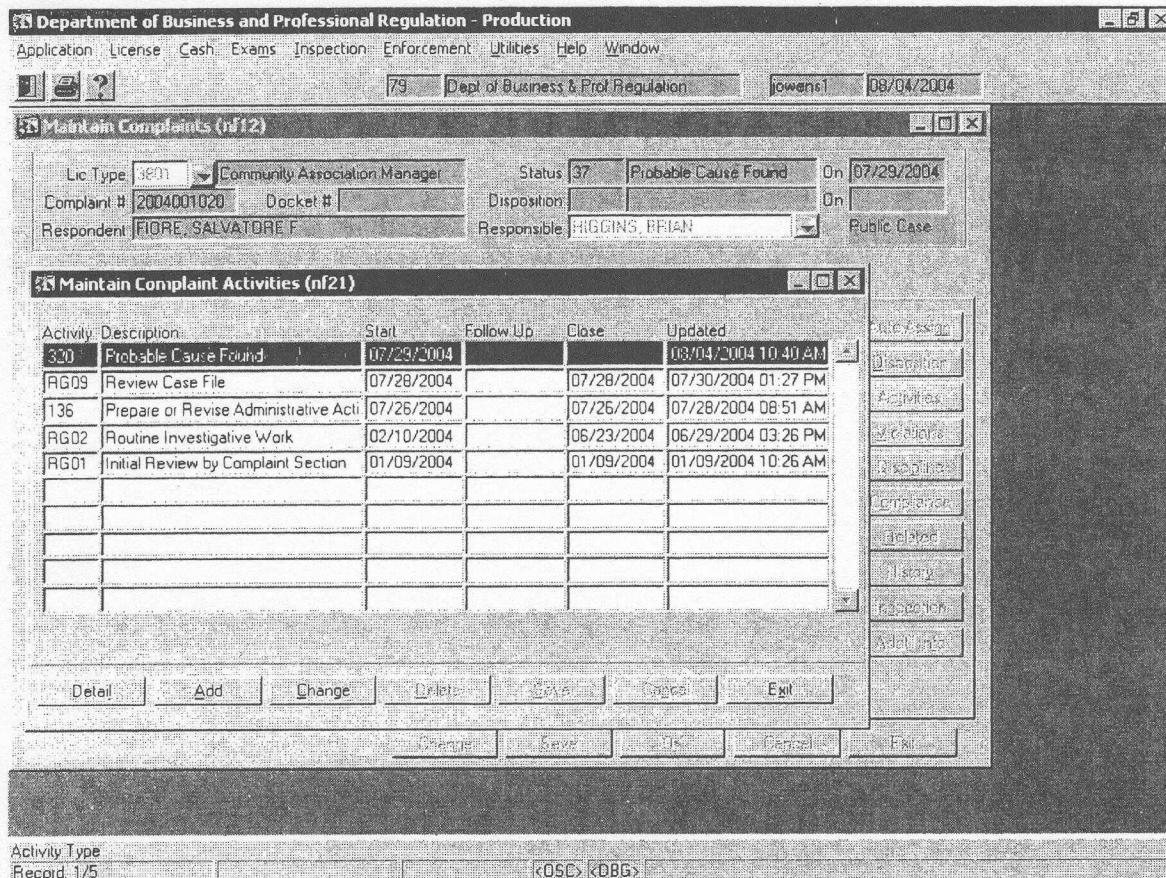
You must respond by selecting one of the three options on the enclosed Election of Rights form, and forwarding the executed Election of Rights Form to this office **within 21 days of your receipt of this letter**. Failure to respond within the 21 day period may be deemed a waiver of the rights outlined above, and the Department may proceed against you.

Sincerely,

Brian Higgins

Brian A. Higgins
Assistant General Counsel

Enclosures: Administrative Complaint
Explanation of Rights Form
Election of Rights Form



- Status/Disposition: changed
 - Already public
 - Added Activity: 320
 - Priors

JO

Department of Business and Professional Regulation - Production

Application License Cash Exams Inspection Enforcement Utilities Help Window

79 Dept of Business & Prof Regulation jowers1 08/19/2004

Maintain Complaints (nfl2)

Lic Type: 3801	Community Association Manager	Status: 36	Administrative Complaint Fil Dri: 08/04/2004
Complaint #: 2004001020	Docket #:	Disposition:	On:
Respondent: FIORE, SALVATORE F.	Responsible: HIGGINS, BRIAN	Public Case	

Maintain Complaint Activities (nfl21)

Activity: RAD	Routine Administrative Duties	Security Level: 1
Start Date: 08/13/2004	Follow Up Date: 08/13/2004	days Follow Up Group: K Agency Clerk
Close Date: 08/13/2004	6 days	Follow Up By:
Activity Notes: green card signed 8/10/04		
Activity Result:		
Updated: 08/19/2004 01:33 PM By: jowers1		

Buttons: List, Add, Change, Find, New, Help, Exit, Print, Save, OK, Cancel, Edit

Activity Type: Record: 1/8 KOSD>|<DBG>

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Salvatore Fiore
11530 SR 84
Davie, FL 33325
2004-001020CAM

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X



- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-10-04

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7001 2510 0007 2296 1850

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

OFFICIAL MAIL

Postage	\$	AUG 05 2001
Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)		AUG 05 2001
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
Sent To Salvatore Fiore 11530 SR 84		
Street, Apt or PO Box Davie, FL 33325		
City, State 2004-001020CAM		

Form 3800, January 2001. See reverse side for instructions.

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Links Division of Corporations - Florida Department of State Florida Board of Professional Engineers Purchasers' Homepage

Maintain Complaints (nf12)

Lic Type	3801	Community Association Manager	Status	25	Investigation Closed	On	06/23/2004
Complaint #	2004001020	Docket #	Disposition			On	
Respondent	FIORE, SALVATORE F. DOVER, HENRY						

Complaint	Respondent	Complainant	Parties	Allegations	Costs	Time Tracking
Date	Worked By	Activity	Hours Spent	Cost		
06/23/2004	LEE, JOHN CHRIS	Routine Investigative Work	0.2	9.44	<input type="button" value="Add"/>	
06/22/2004	GREEN, MICHAEL	Routine Investigative Work	0.5	17.80	<input type="button" value="Delete"/>	
06/17/2004	GREEN, MICHAEL	Routine Investigative Work	1.0	35.59	<input type="button" value="Detail"/>	
03/26/2004	GREEN, MICHAEL	Routine Investigative Work	1.0	35.59		
03/26/2004	GREEN, MICHAEL	Routine Investigative Work	1.0	35.59		
03/24/2004	GREEN, MICHAEL	Routine Investigative Work	1.0	35.59		
03/22/2004	GREEN, MICHAEL	Routine Investigative Work	1.0	35.59		
02/10/2004	LEE, JOHN CHRIS	Routine Investigative Work	0.2	9.44		
02/10/2004	GREEN, MICHAEL	Routine Investigative Work	2.0	71.18		
01/09/2004	MCCULLEY, RONALD	Initial Review by Complaint Section	0.8	22.22	<input type="button" value="Add"/>	
		Total	8.7	308.01	<input type="button" value="Delete"/>	

Add Delete Detail

Done Internet

Start Single License System - Mi... 3:38 PM

gjt
7/11/2004

Work with License (al12)

Lic Type [3801]	Community Association Manager	Indv/Org # [4797362]	Licensee
File # [16777]	FIORE, SALVATORE F	Expires [09/30/2004]	View
License # [17883]	CAM	Extended To	Work
Fed Tax # [REDACTED]	Current, Active	Renewed [07/18/2002]	History
Street # [11530]	Street [SR 84]		
Line 2			
Line 3			
City [DAVIE]	Prov/State [FL]	Postal/Zip [33325]	
Routing			
1st License [10/30/1997]	Rank Date [10/01/2000]	Certificate # [1107]	
Method [X]	Status Date [10/01/2000]	Certificate Date [07/18/2002]	
Fee Exempt	Birth Date	Renewal Sent	
Modifiers			
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Notes [TLRenew:0:10/30/1997 TLRenew:0:04/04/1998 TLRenew:0:06/01/1998 TLRenew:0:06/07/2000]			Exit
BEST LIC NBR [CAM17B03]			

Find Complaint (nf11)

Board

Lic Type

Respondent

Fed Tax #

File #

License #

Indv/Drg #

Expires

Complaint #

Reference

 Find Advanced New Clear**Complaint**

Status

Incident From

Incident To

Complaint #

Status

Reference

Incident

Respondent

Complainant

Client

9818508

90

06/25/1998

FIORE, SALVATORE F

ELLIOTT, LEIGHTON

3801

200006130

90

07/26/2000

FIORE, SALVATORE F

ELLIOT, LEIGHTON

3801

2003091886

10

10/30/2003

FIORE, SALVATORE F

MORRIS, EDWARD F

3801

2004001020

15

12/22/2003

FIORE, SALVATORE F

CAMMARANO, CHERY

3801

 Work View Select Exit << >>

CASE ACTIVITY LIST:

SUBJECT NAME: Salvatore F. Fiore

CASE NUMBER: 2004 - 051020

LICENSE NUMBER: CAM 17883

DATE IN LEGAL: 7-12-04

ATTORNEY: Brian Higgins

ATTY. RECOMMENDATION: 7/1/04; Reviewed file. Will write A/C for

SENT TO EXPERT: 4SS.227(1)(J)

LAW CLERK: _____

TYPE OF DRAFT: _____

PCP DATE: _____

PCP RECOMMENDATION: _____

AC FILED: _____

PRIORS: _____

COST: _____

TYPE OF ELECTION: _____

BOARD DATE: _____

DATE REFERRED TO DOAH: _____

DISCOVERY SENT: _____

DISCOVERY DUE: _____

AWAITING FINAL ORDER: _____

CLOSED: _____

FINAL ORDER: _____



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Florida's Future...
**Right Here.
Right Now.**

Cheryl Cammarano

AUG 05 2004

Case No.: 2004-001020
Subject: Salvatore F. Fiore

Jeb Bush
Governor

Diane Carr
Secretary

Office of the
General Counsel
1940 North Monroe Street
Tallahassee, Florida
32399-2202

VOICE
850.488.0062
FAX
850.414.6749
INTERNET
www.myflorida.com

Dear Ms. Cammarano:

This is in reference to the complaint you filed with this agency against the above named Subject. Upon completion of the investigation, the complaint was forwarded to the Office of the General Counsel for my review. Based on the allegations made and the evidence obtained during the investigation, probable cause was found to believe that the Subject violated applicable section(s) of Chapter 468, Part VIII, Florida Statutes, the practice act that regulates community association managers. Accordingly, formal charges in the way of an Administrative Complaint have been filed against the Subject.

This office is in the process of serving the Administrative Complaint on the Subject. Once served, if the Subject disputes the charges and requests a formal evidentiary hearing, your testimony may be required. In any event, you will be informed as the case progresses and advised of the ultimate outcome.

Sincerely,

Brian Higgins

Brian A. Higgins
Assistant General Counsel

BAH/klw



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Florida's Future...

DBPR

Right Here,
Right Now.

Jeb Bush
Governor

Diane Carr
Secretary

Office of the
General Counsel

1940 North Monroe Street
Tallahassee, Florida
32399-2202

VOICE
850.488.0062

FAX
850.414.6749

INTERNET
MyFlorida.com/dbpr

**MEMORANDUM OF DEPARTMENTAL
FINDING OF PROBABLE CAUSE**

SUBJECT: SALVATORE FIORE

CASE #: 2004-001020

LICENSE #: CAM 17883

I have reviewed the investigative report and the recommendations regarding the above-referenced matter, and find probable cause exists to believe SALVATORE FIORE is subject to disciplinary action for one violation of Chapter 468 under Section 455.227(1)(j), Florida Statutes.

DATED this 29th day of July 2004.


Charles Tunnicliff
Chief Professions Attorney



DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

INVESTIGATIVE REPORT

Office: Margate	Date of Complaint: 12/29/03	Case Number: 2004-001020		
Subject: Salvatore F. Fiore 11530 SR 84 Davie, FL 33325 (954) 270-2203	Complainant: Cheryl Cammarano [REDACTED]			
Prefix: CAM	License #: 17883	Profession: Community Association Management	Board: CAM	Report Date: 06/22/04
Period of Investigation: 02/10/04-06/22/04	Type of Report: Final			
Alleged Violation: FS 468.436(1)(b)5- Committing gross incompetency or gross misconduct by failing to exercise due professional care in the performance of CAM duties, pursuant to 61G-203.503(4)(a), FAC, and 61G-203-503(4)(b)FAC-knowingly fail to comply with the requirements of the documents by which the association is created or operated. FS 455.227(1) (j) – Aiding, assisting, procuring, employing unlicensed person. 61B-55.003(1)(2) – Failure to register an organization entity which engages in the business of community association management.				
Synopsis: This investigation was predicated upon receipt of a complaint submitted by unit owner, Cheryl CAMMARANO against Salvatore F. Fiore, who is the Community Association Manager for Villas at Bonaventure in Tract 37 North Condominium Association, Inc. CAMMARANO alleged that Fiore failed to include both her and her husband's resume in the proxy/ballot package mailed to unit owners on 12/22/03, on behalf of the association for the association's annual meeting/general elections. A related case was opened against Angela Fiore as the person who handled the election materials for the management company. Fiore was working on a NULL & VOID License. (Exhibit 1)				
Fiore, was notified of this investigation on 02/10/04. (Exhibit 2)				
<u>An inquiry into DBPR computer records revealed:</u> <ul style="list-style-type: none">• Salvatore F. Fiore was a licensed Community Association Manager, assigned CAM 17883, valid through 09/30/04. (Exhibit 3)• West Broward Property Management, Inc., was a registered CAM business assigned File #156. (Exhibit 4)• West Broward Community Management, Inc., was NOT a registered CAM business. (Exhibit 5)• Angela Fiore was a Community Association Manager, assigned CAM 3275, expired 09/30/98. The license is listed as NULL & VOID. (Exhibit 6)				
<u>Investigator Note:</u> Fiore is doing business as West Broward Community Management, Inc., <i>not</i> West Broward Property Management, Inc.				
Fiore was not known to be represented by an attorney during this investigation.				
Related Case: 2004-032354				
Investigator/Date: 	Approved By/Date: Chris Lee, Investigator Supervisor LI-59			
Michael Green, Investigator LI-82 06/22/04				
Distribution: HDQTRS/BIS				

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SYNOPSIS CONTINUATION

This investigation revealed:

Cheryl A. CAMMARANO and her husband Michael L. GRANT ran on the ballot for the Board of Directors for the election and annual meeting scheduled to be held on 01/20/04. They both submitted copies of their resumes to be included with the proxy/ballot package prior to the annual meeting. When the proxy/ballot package was mailed to unit owners on 12/20/03, the Management company failed to include the resumes of CAMMARANO and GRANT. The sixty and thirty day letters regarding the elections/annual meeting were both signed by Angel FIORE.
(Exhibit 7)

On 03/01/04, this Investigator received written response to the complaint from Salvatore FIORE. In summary, FIORE stated in his letter that the second notice dated 12/20/03 did not include any resumes submitted by candidates for the election. He was made aware of the omission by Ms. CAMMARANO in a letter dated 12/26/03. He claimed the office used a mailing service, and he was not aware at the time that the resumes were not included in the meeting package. On 01/15/04, a new meeting package was sent the owners. The annual meeting was rescheduled for 02/17/04. The resumes were included in the second meeting package. The annual meeting and election was held. CAMMARANO and GRANT were not at the meeting and were not elected to the Board of Directors. They have since contracted to sell their unit. He claimed the couple had recently been to Arbitration with the Association regarding the Association's By-Laws, which prohibit pets which weigh in excess of 22 pounds. CAMMARANO and GRANT had attempted to gain an exemption to the rules for their dog. FIORE included copies of the second set of election materials dated 01/15/04, which included the resumes of the CAMMARANO and GRANT.

(Exhibit 8)

Investigator Note: The correspondence from the management company was on West Broward Community Management, Inc., letterhead.

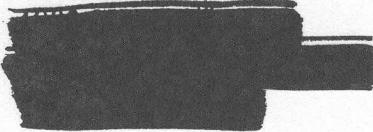
On 06/26/04, this Investigator received via facsimile from Cheryl CAMMARANO, a copy of the Association's documents regarding the Annual Meeting. Article III, Section 3, stated that the annual meeting for the purpose of electing directors and transacting other authorized business shall be held in the month of January of each year.
(Exhibit 9)

A review of the Division of Corporations on -line records on 06/14/04, revealed:

- Villas at Bonaventure in Tract 37 North Condominium Association, Inc., was an active corporation. West Broward Community Management was the Registered Agent. **(Exhibit 10)**
- West Broward Community Management, Inc., was an active corporation located at 11530 St. Road 84; Davie, FL 33325. Salvatore FIORE was the sole director. **(Exhibit 11)**
- West Broward Property Management, Inc., was an active corporation located at 11530 St. Road 84; Davie, FL 33325. Angela FIORE was the sole director. **(Exhibit 12)**

Related Case 2004-032354 was opened against Angela FIORE for working as a CAM without a license. A Cease and Desist Order was issued to Angela FIORE. **(Exhibit 13)**

This Investigator performed no further investigation.

INTERVIEWS**Cheryl CAMMARANO**A large rectangular area of the page is completely blacked out with a redaction marker, obscuring several lines of text.

On 03/26/03, this Investigator interviewed CAMMARANO telephonically about this investigation. In summary, CAMMARANA stated:

- She and GRANT'S resumes were left out of the December 20, 2003 election package.
- The management company did send out new packages in January and rescheduled the annual meeting and election for February.
- The condominium documents required the annual meeting in January of each year.
- They had since sold their unit and moved to Cooper City.
- They had a problem with the Board of Directors and Management company because when they purchased their unit they were not informed of the pet restrictions.
- Angela FIORE was the person who handled the election materials and who appears on site at the condo association.

SALVATORE FIORE

**11530 SR 84
Davie, FL 33325
(954) 270-2203**

On 03/21/04, this Investigator interviewed FIORE telephonically about this investigation. In summary, FIORE stated:

- The resumes were left out of the initial mailing in December.
- The matter was corrected with second election/annual meeting package that was mailed in January which rescheduled the annual meeting to February.
- CAMMARANO and GRANT were defeated in the election.
- The couple sold their unit because their dog's size exceeded the condo's pet restrictions.

Angela FIORE
**11530 SR 84
Davie, FL 33325
(954) 270-2203**

On 06/22/04, this Investigator Interviewed Angela FIORE telephonically about this investigation. In summary, FIORE stated Salvatore FIORE was her son. She performed clerical duties for him. She sent the election materials for him. She did not consider that she was practicing CAM duties when she handled the election materials. She claimed it was an error. Her license is Null & VOID. She is the officer for West Broward Property Management.

UNIFORM COMPLAINT FORM

January 9, 2004

11:01:03

COMPLAINT NBR
2004001020

RESPONSIBLE PARTY
MCCULLEY, RONALD

OCC
CAM

ALLEGATION

1. GROSS NEGLIGENCE/INCOMPENTENCY

DATE RECEIVED
12/29/2003

SOURCE
CNSM

INCIDENT DATE
12/22/2003

PRIORITY

>>>SOURCE<<<

>>>SUBJECT<<<

CHERYL CAMMARANO


LICENSE NBR: CAM17883
EXPIRATION: 09/30/2004 DOB:

SALVATORE F. FIORE

PHONE:

11530 SR 84
DAVIE, FL 33325

LICENSE NBR:

PHONE: (954)270-2203

ANALYSIS: ALLEGED VIOLATION OF FS 468.436(1)(B)5 - GROSS INCOMPETECNY OR GROSS MISCONDUCT BY FAILING TO EXERCISE DUE PROFESSIONAL CARE IN THE PERFORMANCE OF CAM DUTES (61G-203.503(4)(A)). COMP STATES THAT THE RESP FAILED TO INCLUDE BOTH HER AND HER HUSBANDS RESUMES IN THE PROXY BALLOT PACKAGE THAT WAS MAILED TO UNIT OWNERS FOR BOARD MEMBER SELECTION. THIS INACTION OF THE RESP COULD HAVE A DIRECT INFLUENCE ON THE ELECTION OF BOARD MEMBERS.

FW:cc
SC

600-640

**State of Florida
Department of Business and
Professional Regulation**

If you have any questions or need assistance in completing this form, please contact the Department of Business and Professional Regulation, Customer Contact Center, at (850) 487-1395.

COMPLAINANT INFORMATION

Last Name Cammarano	First Cheryl	Middle A.	Title Ms.	Suffix
------------------------	-----------------	--------------	--------------	--------

Your Company/Occupation B [REDACTED] *Document Control*

MAILING ADDRESS

Street Address or P.O. Box [REDACTED]

City [REDACTED]	State [REDACTED]	Zip Code (+4 optional) [REDACTED]
-----------------	------------------	-----------------------------------

County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number [REDACTED]	Primary E-Mail Address [REDACTED]
---------------------------------	-----------------------------------

Unlicensed Activity Complaint? Yes No Unknown

COMPLAINT DESCRIPTION

Failure to Follow Florida State Statute 718.112 (2) d 3 regarding the election of the board of directors for the Villas at Bonaventure, Tract 37 North scheduled for January 20, 2003.

West Broward Community Management is in violation of this statute for the following reasons:

1. Per a letter sent on November 20, 2003 by West Broward Property Management, my husband and I submitted our "NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS," along with our resumes on a single side of an 8 1/2" x 11" sheet of paper. The property manager (Angela Fiore) failed to include copies of these resumes with the proxy/ballot package mailed on December 22, 2003. According to Florida statute, "Any unit owner or other eligible person desiring to be a candidate for the board must give written notice to the association not less than 40 days before a scheduled election. Together with the written notice and agenda as set forth in subparagraph 2., the association shall mail, deliver, or electronically transmit a second notice of the election to all unit owners entitled to vote therein, together with a ballot which shall list all candidates. Upon request of a candidate, the association shall include an information sheet, no larger than 8 1/2 inches by 11 inches, which must be furnished by the candidate not less than 35 days before the election, to be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be borne by the association."
2. According to a letter sent on December 20, 2003 by West Broward Property Management (Angela Fiore), unit owners are required to "return the blue ballot envelope to the office (West Broward Community Management) in the enclosed envelope prior to the date of the meeting." This procedure leaves this election open to opportunities of voter fraud and is in direct violation of the Florida statute which states, "The regular election shall occur on the date of the annual meeting."
3. Enclosed in a letter sent on December 20, 2003 by West Broward Property Management was a proxy for "for the purpose of establishing a quorum." Unit owners are required to complete the proxy form and return it to the office along with the ballot envelope. According to Florida statute, "Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to have a valid election of members of the board."

CONTACT PERSON (IF OTHER THAN YOURSELF)

Last Name Cammarano	First Cheryl	Middle A.	Title Ms.	Suffix
------------------------	-----------------	--------------	--------------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State	Zip Code (+4 optional)
------	-------	------------------------

County (if Florida address) Broward (16) Country United States

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

PRIVATE ATTORNEY FOR COMPLAINANT (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address) Country United States

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

SUBJECT OF COMPLAINT

Last Name Fiore	First Angela	Middle	Title	Suffix
--------------------	-----------------	--------	-------	--------

Company/Organization West Broward Community Management

MAILING ADDRESS

Street Address or P.O. Box 11530 State Road 84

City Davie	State FL	Zip Code (+4 optional) 33325
------------	----------	------------------------------

County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number 954.472.3820	Primary E-Mail Address
--------------------------------------	------------------------

RESIDENCE ADDRESS (IF DIFFERENT THAN MAILING ADDRESS)

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address) Country United States

PRIVATE ATTORNEY FOR SUBJECT OF COMPLAINT (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

WITNESS (IF APPLICABLE)

Last Name Grant	First Michael	Middle L.	Title	Suffix
--------------------	------------------	--------------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State	Zip Code (+4 optional)
------	-------	------------------------

County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

WITNESS (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

I affirm that I have provided the above information completely and truthfully to the best of my knowledge.

State of Florida
Department of Business and Professional Regulation
1940 North Monroe Street

If you have any questions or need assistance in completing this form, please contact the Department of Business and Professional Regulation, Customer Contact Center, at

STATUTORY DEFINITION OF COMMUNITY ASSOCIATIONS	
Name of Association	Villas at Bonaventure, Tract 37 North
Address of Association	11530 State Road 84 Davie, Florida 33325
Is this a residential homeowners' association in which membership in the association is a condition of	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Is the association authorized to impose a fee which may become a lien against a unit if not paid?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
What is the total number of units within the association? 56	
PERFORMING AS A COMMUNITY ASSOCIATION MANAGER (CAM)	
Name of the Subject	Angela Fiore
Is the Subject employed by one or more associations or by a company that provides services to one or	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, how many associations are involved?	
Name of association(s) and/or company: West Broward Community Management	
Total number of units in all associations:	
Does the Subject receive compensation (for instance, a salary, reduction in rent or fees, free rent, or any	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
What is the total dollar amount of the association's annual budget(s)? \$169,612.00	

SPECIFIC DUTIES

Does the Subject have the authority to control or disburse association funds, for instance:

- | | | | |
|----|--|--------------------------------------|-------------------------------------|
| a. | Does the Subject receive funds from unit owners, either by check or cash? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| b. | What does the Subject do with the funds: write receipts, make bank deposits? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| c. | Does the Subject post funds to the accounts? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| d. | Does the Subject have the authority to sign checks and does the Subject | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| e. | Does the association maintain a petty cash fund and is the Subject authorized to | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| f. | Does the Subject have the authority to make changes in the association accounts? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| g. | Does the Subject work directly for a licensed CAM or is he/she a licensed CAM? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

If you answered yes, what is the name
and license number of the CAM?

Salvatore F. Fiore

CAM17883

Can the Subject incur charges on association accounts? Yes No

Who approves invoices for payment (work completed, supplies delivered)? (Name and Address)

Does the Subject have input regarding the monthly or yearly financial statements? Yes No

Explain:

Does the Subject have input in preparing the annual budget? Yes No

Explain:

Does the Subject determine when or how to provide notice of association meetings? Yes No

Does the Subject conduct the association meetings? Yes No

Does the Subject coordinate the overall operation of the association? Yes No

Does the Subject supervise other association employees? Yes No

Who do unit owners notify with maintenance problems? Angela Fiore

Is the Subject a registered agent for the association? Yes No

Does the Subject perform clerical functions under the direct supervision and Yes No

If you answered yes, what is the name Salvatore F. Fiore

and license number of the CAM?

CAM17883

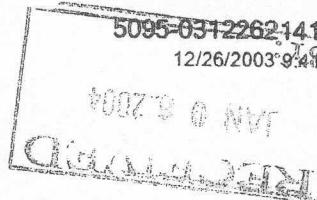
Does the Subject perform only maintenance services? Yes No

ADDITIONAL INFORMATION (attach additional pages if needed):

I certify the above is true and correct to the best of my knowledge and belief.

EXHIBIT #
PAGE #

Ron (340)

5095-0312262-14145287
12/26/2003 9:41:45 PM

**State of Florida
Department of Business and
Professional Regulation**

If you have any questions or need assistance in completing this form, please contact the Department of Business and Professional Regulation, Customer Contact Center, at (850) 487-1395.

COMPLAINANT INFORMATION

Last Name Cammarano	First Cheryl	Middle A.	Title Ms.	Suffix
------------------------	-----------------	--------------	--------------	--------

Your Company/Occupation [REDACTED]

Z04-CR1020

MAILING ADDRESS

Street Address or P.O. Box [REDACTED]

City [REDACTED]	State [REDACTED]	Zip Code (+4 optional) [REDACTED]
-----------------	------------------	-----------------------------------

County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number [REDACTED]

Primary E-Mail Address [REDACTED]

Unlicensed Activity Complaint? Yes No Unknown**COMPLAINT DESCRIPTION**

Failure to Follow Florida State Statute 718.112 (2) d 3 regarding the election of the board of directors for the Villas at Bonaventure, Tract 37 North scheduled for January 20, 2003.

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2. According to a letter sent on December 20, 2003 by West Broward Property Management (Angela Fiore), unit owners are required to "return the blue ballot envelope to the office (West Broward Community Management) in the enclosed envelope prior to the date of the meeting." This procedure leaves this election open to opportunities of voter fraud and is in direct violation of the Florida statute which states, "The regular election shall occur on the date of the annual meeting."
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CONTACT PERSON (IF OTHER THAN YOURSELF)

Last Name Cammarano	First Cheryl	Middle A.	Title Ms.	Suffix
------------------------	-----------------	--------------	--------------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State	Zip Code (+4 optional)
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County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

PRIVATE ATTORNEY FOR COMPLAINANT (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

SUBJECT OF COMPLAINT

Last Name Fiore	First Angela	Middle	Title	Suffix
--------------------	-----------------	--------	-------	--------

Company/Organization West Broward Community Management

MAILING ADDRESS

Street Address or P.O. Box 11530 State Road 84

City Davie	State FL	Zip Code (+4 optional) 33325
------------	----------	------------------------------

County (if Florida address) Broward (16)	Country United States
--	-----------------------

CONTACT INFORMATION

Primary Phone Number 954.472.3820	Primary E-Mail Address
--------------------------------------	------------------------

RESIDENCE ADDRESS (IF DIFFERENT THAN MAILING ADDRESS)

Street Address or P.O. Box

City	State FL	Zip Code (+4 optional)
------	----------	------------------------

County (if Florida address)	Country United States
-----------------------------	-----------------------

PRIVATE ATTORNEY FOR SUBJECT OF COMPLAINT (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box				
----------------------------	--	--	--	--

City	State	FL	Zip Code (+4 optional)	
County (if Florida address)		Country	United States	

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

WITNESS (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
Grant	Michael	L.		

MAILING ADDRESS

Street Address or P.O. Box				
----------------------------	--	--	--	--

City	State	Zip Code (+4 optional)
------	-------	------------------------

County (if Florida address)	Broward (16)	Country	United States
-----------------------------	--------------	---------	---------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

WITNESS (IF APPLICABLE)

Last Name	First	Middle	Title	Suffix
-----------	-------	--------	-------	--------

MAILING ADDRESS

Street Address or P.O. Box				
----------------------------	--	--	--	--

City	State	FL	Zip Code (+4 optional)	
------	-------	----	------------------------	--

County (if Florida address)	Country	United States
-----------------------------	---------	---------------

CONTACT INFORMATION

Primary Phone Number	Primary E-Mail Address
----------------------	------------------------

I affirm that I have provided the above information completely and truthfully to the best of my knowledge.

Cheryl A. Cammarano 12-26-03

EXHIBIT #
PAGE #

**State of Florida
Department of Business and Professional Regulation
1940 North Monroe Street**

If you have any questions or need assistance in completing this form, please contact the Department of Business and Professional Regulation, Customer Contact Center, at

STATUTORY DEFINITION OF COMMUNITY ASSOCIATIONS

Name of Association	Villas at Bonaventure, Tract 37 North
Address of Association	11530 State Road 84 Davie, Florida 33325
Is this a residential homeowners' association in which membership in the association is a condition of	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Is the association authorized to impose a fee which may become a lien against a unit if not paid?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
What is the total number of units within the association? 56	

PERFORMING AS A COMMUNITY ASSOCIATION MANAGER (CAM)

Name of the Subject	Angela Fiore
Is the Subject employed by one or more associations or by a company that provides services to one or	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, how many associations are involved?	
Name of association(s) and/or company: West Broward Community Management	
Total number of units in all associations:	
Does the Subject receive compensation (for instance, a salary, reduction in rent or fees, free rent, or any	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
What is the total dollar amount of the association's annual budget(s)? \$169,612.00	

SPECIFIC DUTIES

Does the Subject have the authority to control or disburse association funds, for instance:

- | | | |
|----|--|---|
| a. | Does the Subject receive funds from unit owners, either by check or cash? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| b. | What does the Subject do with the funds: write receipts, make bank deposits? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| c. | Does the Subject post funds to the accounts? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| d. | Does the Subject have the authority to sign checks and does the Subject | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| e. | Does the association maintain a petty cash fund and is the Subject authorized to | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| f. | Does the Subject have the authority to make changes in the association accounts? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| g. | Does the Subject work directly for a licensed CAM or is he/she a licensed CAM? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| | If you answered yes, what is the name
and license number of the CAM? | Salvatore F. Fiore
CAM17883 |

Can the Subject incur charges on association accounts? Yes No

Who approves invoices for payment (work completed, supplies delivered)? (Name and Address)

Does the Subject have input regarding the monthly or yearly financial statements? Yes No

Explain:

Does the Subject have input in preparing the annual budget? Yes No

Explain:

Does the Subject determine when or how to provide notice of association meetings? Yes No

Does the Subject conduct the association meetings? Yes No

Does the Subject coordinate the overall operation of the association? Yes No

Does the Subject supervise other association employees? Yes No

Who do unit owners notify with maintenance problems? Angela Fiore

Is the Subject a registered agent for the association? Yes No

Does the Subject perform clerical functions under the direct supervision and Yes No

If you answered yes, what is the name
and license number of the CAM?

Salvatore F. Fiore
CAM17883

Does the Subject perform only maintenance services? Yes No

ADDITIONAL INFORMATION (attach additional pages if needed):

I certify the above is true and correct to the best of my knowledge and belief.

Cheryl A. Camarano 12-24-03

December 26, 2003

To: Angela Fiore
West Broward Property Management

Edward O'Mara
President, Board of Directors
Villas at Bonaventure, Tract 37 North

From: Cheryl Cammarano & Michael Grant


Cc: Becker & Poliakoff, P.A.
Michael Simon, P.A.

Re: Failure to Follow Florida State Statutes regarding Homeowners' Associations
Elections

This is to notify you that we are filing a complaint with the Florida Department of Business and Professional Regulation for failing to follow Florida State Statute 718.112 (2) d 3 (attached) regarding the election of board members in January 2003.

The present board of directors and/or West Broward Community Management is in violation of this statute for the following reasons:

1. Per the letter sent on November 20, 2003 by West Broward Property Management, we submitted our "NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS," along with our resumes on a single side of an 8 1/2" x 11" sheet of paper. The property manager failed to include copies of these resumes with the proxy/ballot package mailed on December 22, 2003. According to Florida statute, "*Any unit owner or other eligible person desiring to be a candidate for the board must give written notice to the association not less than 40 days before a scheduled election. Together with the written notice and agenda as set forth in subparagraph 2., the association shall mail, deliver, or electronically transmit a second notice of the election to all unit owners entitled to vote therein, together with a ballot which shall list all candidates. Upon request of a candidate, the association shall include an information sheet, no larger than 8 1/2 inches by 11 inches, which must be furnished by the candidate not less than 35 days before the election, to be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be borne by the association.*"

2. According to the letter sent on December 20, 2003 by West Broward Property Management, unit owners are required to "return the blue ballot envelope to this office (West Broward Community Management) in the enclosed envelope prior to the date of the meeting." This procedure leaves this election open to opportunities of voter fraud and is in direct violation of the Florida statute which states, "*The regular election shall occur on the date of the annual meeting.*"

3. Enclosed in the letter sent on December 20, 2003 by West Broward Property Management was a proxy for "for the purpose of establishing a quorum." Unit owners are required to complete the proxy forum and return it to the office along with the ballot envelope. According to Florida statute, "*Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to have a valid election of members of the board.*"

We request that you immediately postpone this election for one month and remedy these violations. More specifically, mail out new ballots with resumes included, collect all ballots on the day of the annual meeting, and omit the unnecessary inclusion of proxy forms. If these violations are not corrected, the results will be invalid.

EXHIBIT #
PAGE #

Florida State Statute 718.112 (2) d 3

3. The members of the board shall be elected by written ballot or voting machine. Proxies shall in no event be used in electing the board, either in general elections or elections to fill vacancies caused by recall, resignation, or otherwise, unless otherwise provided in this chapter. Not less than 60 days before a scheduled election, the association shall mail, deliver, or electronically transmit, whether by separate association mailing or included in another association mailing, delivery, or transmission, including regularly published newsletters, to each unit owner entitled to a vote, a first notice of the date of the election. Any unit owner or other eligible person desiring to be a candidate for the board must give written notice to the association not less than 40 days before a scheduled election. Together with the written notice and agenda as set forth in subparagraph 2., the association shall mail, deliver, or electronically transmit a second notice of the election to all unit owners entitled to vote therein, together with a ballot which shall list all candidates. Upon request of a candidate, the association shall include an information sheet, no larger than 8 $\frac{1}{2}$ inches by 11 inches, which must be furnished by the candidate not less than 35 days before the election, to be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be borne by the association. The association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the association may print or duplicate the information sheets on both sides of the paper. The division shall by rule establish voting procedures consistent with the provisions contained herein, including rules establishing procedures for giving notice by electronic transmission and rules providing for the secrecy of ballots. Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement; however, at least 20 percent of the eligible voters must cast a ballot in order to have a valid election of members of the board. No unit owner shall permit any other person to vote his or her ballot, and any such ballots improperly cast shall be deemed invalid, provided any unit owner who violates this provision may be fined by the association in accordance with s. 718.303. A unit owner who needs assistance in casting the ballot for the reasons stated in s. 101.051 may obtain assistance in casting the ballot. The regular election shall occur on the date of the annual meeting. The provisions of this subparagraph shall not apply to timeshare condominium associations. Notwithstanding the provisions of this subparagraph, an election is not required unless more candidates file notices of intent to run or are nominated than board vacancies exist.

WEST BROWARD COMMUNITY MANAGEMENT, INC.

VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC.,

November 20, 2003

Dear Unitowner:

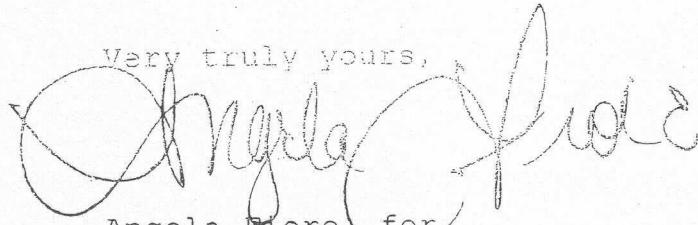
Once again it is time to have the Annual Meeting on behalf of Villas at Bonaventure 37 North Condominium Association, Inc. Presently, your Board of Directors is accepting nominations from those unitowners who desire to be a candidate for election to a position on the Board of Directors.

The Annual Meeting will be held on WEDNESDAY, JANUARY 20, 2004 AT 7:00 PM AT THE TOWN CENTER CLUB - 16690 SADDLE CLUB ROAD, WESTON, FL 33326. This letter shall serve as formal notice of said meeting. You will receive a proxy/ballot package prior to the meeting. This package will provide you with the names of all unitowners that are candidates for election for the Board of Directors.

In order to prepare the necessary documents for the election, any unitowner wishing to be a candidate for election to the Board of Directors must notify the Association, in writing, of their intent to run for office ON OR BEFORE DECEMBER 12, 2003 so the candidate may be placed upon the ballot. A "NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS" is enclosed for your convenience. All forms should be mailed to the Association, C/O West Broward Community Management at 11530 State Road 84, Davie, FL 33325 to my attention. Any candidate for office may include a resume contained on no more than a single side of an 8 1/2" x 11" sheet of paper, which will be included with the mailing of the proxy/ballot package.

Again, we must receive your completed "Candidacy" forms no later than DECEMBER 12, 2003. Hope to see you at the Annual Meeting.

Very truly yours,



Angela Fiore, for
Villas at Bonaventure 37 North
Condominium Association, Inc.

enc.

EXHIBIT #

PAGE #

WEST BROWARD COMMUNITY MANAGEMENT, INC.

VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC.

December 20, 2003

Dear Unitowner:

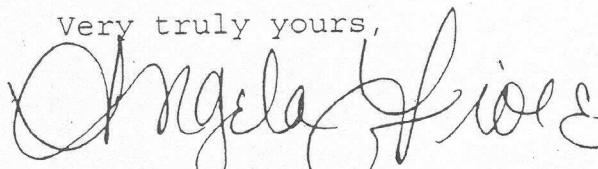
Please be reminded that the Annual Meeting of the Membership of VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC. has been scheduled for TUESDAY, JANUARY 20, 2004 at 7:00 P.M. at the TOWN CENTER CLUB - 16690 SADDLE CLUB ROAD.

Enclosed is a BLUE BALLOT for the election of seven members of your Board of Directors. As there are ten (10) candidates for seven (7) positions, it will be necessary to have an election. The names of the nominees appear on the enclosed ballot. Please be sure to vote for seven (7) names only. Ballots marked with more than 7 votes will be deemed invalid. Ballots must be inserted into the enclosed BLUE ENVELOPE marked "BALLOT." Please complete all of the information on the front of the envelope as the ballot forms are to remain anonymous. Please return your BLUE BALLOT ENVELOPE to this office in the enclosed return envelope prior to the date of the meeting.

Included in this package is a proxy form for the purpose of establishing a quorum. Please complete the proxy form and return it to this office, in the enclosed return envelope, along with the ballot envelope. PLEASE REMEMBER.....ONLY THE BALLOT SHOULD GO INTO THE BLUE BALLOT ENVELOPE.

I hope to see you at the meeting and if you have any questions regarding the enclosed, please feel free to contact this office.

Very truly yours,



Angela Fiore, on behalf of the
Board of Directors

encs.

EXHIBIT #
PAGE #

Michael L. Grant



OBJECTIVE: I wish to serve on the Board of Directors for the Villas at Bonaventure Homeowners' Association, Tract 37 North.

QUALIFICATIONS

I am a 41-year old native Floridian. I have served my community in the profession of law enforcement for fourteen years, nine of which have been in the investigative branch of police work. During that time I have received numerous commendations, including three letters from the State Attorney's Office applauding my case preparation and court demeanor in high profile homicide cases. I was promoted in 2001 to the rank of Sergeant.

EDUCATION

1983-1984, Community College of the Air Force, Maxwell AFB
1984-1984, Spokane Falls Community College, Spokane, WA
1985-1987, McMurry College, Abilene, TX
1988-1989, Miami Dade Community College, Miami, FL
Total: 71 Semester Hours

1991, 40 hours, Field Training Officer
1996, 40 hours, Homicide Investigations
1996, 40 hours, Injury and Death Investigations
1999, 40 hours, Advanced Scientific Investigation of Death
2000, 40 hours, Advanced Homicide Investigations (Cold Cases)
2002, 80 hours, Line Supervision

EMPLOYMENT

- 1982-1988 **Explosive Ordnance Disposal Technician, United States Air Force**
I was assigned to a 5 man team that rendered safe unexploded ordnance and improvised explosive devices. I was promoted to Sergeant in 1985. I supervised the equipment section of the unit from 1985 until separation.
- 1988-1994 **Police Officer/Detective, Miami Beach Police Department**
I was assigned to Road Patrol from 1988-1991. I was assigned to the Detective Bureau from 1991-1994.
- 1994-Present **Police Officer/Detective/Sergeant, Pembroke Pines Police Department**
I was assigned to Road Patrol from 1994-1995. I was appointed to the Detective Bureau from 1995-2001. I was promoted to the rank of Sergeant and assigned to Road Patrol in 2001.

HONORS

- 1998 *Outstanding Law Enforcement Officer of the Year*, presented by the U.S. Attorneys Office for the southern District of Florida.

EXHIBIT #
PAGE #

Cheryl A. Cammarano

OBJECTIVE: I wish to serve on the Board of Directors for the Villas at Bonaventure Homeowners' Association, Tract 37 North.

QUALIFICATIONS

I am a 41-year old Broward County schoolteacher. I have lived in South Florida since the age of 5. I have been a resident of Weston for 9 years. I have a fifteen-year old son who attends Cypress Bay High School, therefore I have a vested interest in my community. Presently I am a studio teacher/producer at the [REDACTED] I supervise high school broadcast journalism students as they produce a cable news program called *Broward Teen News*. My current teaching position qualifies me to better serve this homeowners' association, as I manage a \$25,000 budget each year. It also affords me the time to do so, as I do not work during the summer months.

EDUCATION

- 1980-1982 Associate of Arts, Broward Community College
1983-1985 Bachelor of Arts, English Education, Florida International University
1991-1992 Master of Arts, English Education, Nova University

EMPLOYMENT

- 1985-1998 English Teacher, Hollywood Hills High School
I taught English I-IV, Journalism I-IV, Television Production I-IV, and served as Newspaper Adviser. I also coached cheerleading and tennis.

1998-Present

[REDACTED]
I supervise high school broadcast journalism students as they produce *Broward Teen News*, a monthly news program which airs on cable in Broward County.

HONORS

- 1997-1998 *Teacher of the Year*, Broward Teen News
1997-1998 *Teacher of the Year*, Hollywood Hills High School
1998-1999 *Journalism Teacher of the Year*, Florida Scholastic Press Association District VII
2002-2003 National Board of Professional Teaching Standards Certification

REFERENCES

- Joyce Ferguson, Principal, Hollywood Hills High School, 954.985.5225
Dr. Phyllis Schiffer-Simon, Director, BECON, 954.370.8370
Iris Kauffman, Coordinator of Program Development, BECON, 954.370.8359



FEBRUARY 10, 2004

CONFIDENTIAL TO:
 SALVATORE F. FIORE
 11530 SR 84
 DAVIE, FL 33325

RE: CASE NO. 2004001020

DEAR SALVATORE F. FIORE:

THE DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION, DIVISION OF REGULATION, HAS RECEIVED A COMPLAINT AGAINST YOUR LICENSE TO PRACTICE AS A(N) COMMUNITY ASSOCIATION MANAGER.

PURSUANT TO SECTION 455.225, FLORIDA STATUTES, WHEN AN INVESTIGATION OF ANY PERSON IS UNDERTAKEN, THE DEPARTMENT FURNISHES THE PERSON WITH A COPY OF THE COMPLAINT OR DOCUMENT THAT RESULTED IN THE INITIATION OF THE INVESTIGATION. THE PERSON MAY SUBMIT A WRITTEN RESPONSE TO THE INFORMATION CONTAINED IN SUCH COMPLAINT OR DOCUMENT WITHIN TWENTY (20) DAYS AFTER SERVICE TO THE PERSON. IF YOU DO RESPOND IN WRITING, PLEASE INCLUDE THE DBPR CASE NUMBER IN ANY CORRESPONDENCE. THE PERSON'S WRITTEN RESPONSE SHALL BE CONSIDERED BY THE PROBABLE CAUSE PANEL.

THE ENCLOSED COMPLAINT ALLEGES A POSSIBLE VIOLATION OF CHAPTER 468(VIII), FLORIDA STATUTES, OR ANY RULE ADOPTED BY THE BOARD. WE MAY BE CONTACTING YOU TO SCHEDULE AN APPOINTMENT SO THAT YOUR STATEMENT REGARDING THIS MATTER MAY BE OBTAINED. HOWEVER, YOU ARE NOT REQUIRED TO ANSWER ANY QUESTIONS OR GIVE ANY STATEMENT. YOU HAVE THE RIGHT TO BE REPRESENTED BY LEGAL COUNSEL.

PURSUANT TO SECTION 455.225(10), FLORIDA STATUTES, THE COMPLAINT AND ALL INFORMATION OBTAINED PURSUANT TO THE INVESTIGATION IS CONFIDENTIAL UNTIL TEN (10) DAYS AFTER PROBABLE CAUSE IS FOUND TO EXIST, IF SUCH A FINDING IS MADE, OR UNTIL THE LICENSEE WAIVES HIS OR HER RIGHT OF CONFIDENTIALITY, WHICHEVER OCCURS FIRST.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE NUMBER BELOW.

SINCERELY,

MICHAEL GREEN - INVESTIGATOR SPECIALIST II
 REGIONAL OFFICE IX
 5080 COCONUT CREEK PKWY, SUITE A
 MARGATE, FL 33063-3942
 PHONE: (954) 917-1331/(954) 805-4161 FAX: (954) 917-1343

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Media



Links >>

Address https://www.myfloridalicense.com/wts/WTSLE72.HTM



Go

Links >>

Board	<input type="text"/>	Complaint #	<input type="text" value="2004001020"/>	Find
Lic Type	<input type="text"/>	Reference	<input type="text"/>	
Work with License (al12)				
Respondent				
Fed Tax #	<input type="text" value="3801"/>	Community Association Manager	Indv/Org #	<input type="text" value="4797362"/>
File #	<input type="text" value="16777"/>	FIORE, SALVATORE F	Expires	<input type="text" value="09/30/2004"/>
License #	<input type="text" value="17883"/>	CAM	Extended To	<input type="text"/>
Indv/Org #	<input type="text"/>	Fed Tax #	<input type="text" value="Current, Active"/>	Renewed <input type="text" value="07/18/2002"/>
Complaint #	<input type="text" value="2004001020"/>	Street #	<input type="text" value="11530"/>	Street <input type="text" value="SR B4"/>
Stat	<input type="text" value="20"/>	Line 2	<input type="text"/>	
		Line 3	<input type="text"/>	
		City	<input type="text" value="DAVIE"/>	Prov/State <input type="text" value="FL"/>
			Postal/Zip <input type="text" value="33325"/>	
Routing				
1st License	<input type="text" value="10/30/1997"/>	Rank Date	<input type="text" value="10/01/2000"/>	Certificate # <input type="text" value="1107"/>
Method	<input checked="" type="checkbox"/>	Status Date	<input type="text" value="10/01/2000"/>	Certificate Date <input type="text" value="07/18/2002"/>
Fee Exempt	<input type="checkbox"/>	Birth Date	<input type="text"/>	Renewal Sent <input type="text"/>
Modifiers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A set of standard Windows-style toolbar icons including Back, Forward, Stop, Home, Search, Favorites, Media, and others.

Address https://www.myfloridalicense.com/wts/WTSLE72.HTM

Go Links >

Application License Cash Exams Inspection Enforcement Utilities Help Window



500 Division of Professions

mgreen 06/15/2004

Client	3802	CAM Business	Indy/Org #	4548314
Fed Tax #	2666417	PIN #	Expires	
File #	156		Extended To	
License #		Current, Active	Renewed	

Organization WEST BROWARD PROPERTY MANAGEMENT, INC.

Mailing Address

Street #	8254	Street	STATE RD 84		
Line 2					
Line 3					
City	DAVIE	Prov/State	FL		
County	16	Broward	Postal/Zip	33324	
Routing				Country	
Phone #				Ext	
E-Mail					
Insp Region				Notes	

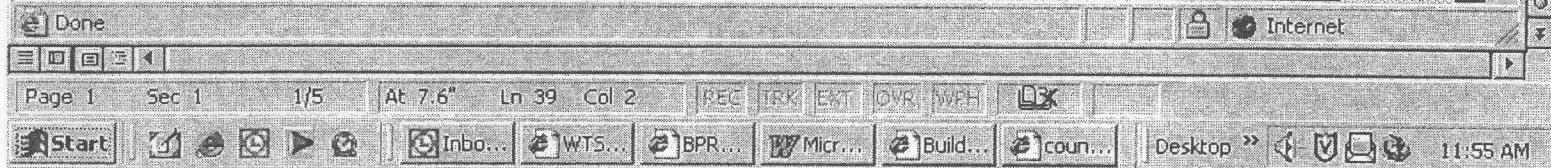
Name

Address

Phone

E-Mail

Notes

EXHIBIT #
PAGE #

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Find

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List

Key

Board 38 Community Association Managers
Lic Type
Action
File # Alternate Key BEST LIC NBR
License # Key Value
Fed Tax #
Indv/Org #

Name

Individual	Surname	First	Second	Suffix
Org/Key	WEST BROWARD COMMUNITY MANAGEMENT, INC.			

Client Names Only Primary Name Only

Address

Address Type MA

Street
City
Postal/Zip
County
Prov/State

Region

No records retrieved.

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Address https://www.myfloridalicense.com/wts/WTSLE72.HTM

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Type 380	Lic Type [3801] Community Association Manager	Indy/Org # [4612125]	Query
	File # [2758] FIORE, ANGELA	Expires [09/30/1998]	View
	License # [3275] CAM	Extended To []	Work
	Fed Tax # [] Null & Void.	Renewed []	Licensee
	Street # [11530] Street [STATE ROAD 84]		History
	Line 2 []		Action
	Line 3 []		Notes
	City [DAVIE]	Prov/State [FL]	
		Postal/Zip [33325]	
Routing			
1st License [09/27/1988]	Rank Date [09/27/1988]	Certificate # []	
Method [X]	Status Date [09/27/1988]	Certificate Date []	
Fee Exempt []	Birth Date [02/03/1948]	Renewal Sent []	
Modifiers []			
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EXHIBIT #
PAGE #

WEST BROWARD COMMUNITY MANAGEMENT, INC.

VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC,

November 20, 2003

Dear Unitowner:

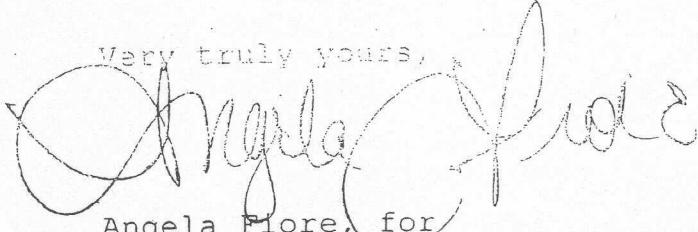
Once again it is time to have the Annual Meeting on behalf of Villas at Bonaventure 37 North Condominium Association, Inc. Presently, your Board of Directors is accepting nominations from those unitowners who desire to be a candidate for election to a position on the Board of Directors.

The Annual Meeting will be held on WEDNESDAY, JANUARY 20, 2004 AT 7:00 PM AT THE TOWN CENTER CLUB - 16690 SADDLE CLUB ROAD, WESTON, FL 33326. This letter shall serve as formal notice of said meeting. You will receive a proxy/ballot package prior to the meeting. This package will provide you with the names of all unitowners that are candidates for election for the Board of Directors.

In order to prepare the necessary documents for the election, any unitowner wishing to be a candidate for election to the Board of Directors must notify the Association, in writing, of their intent to run for office ON OR BEFORE DECEMBER 12, 2003 so the candidate may be placed upon the ballot. A "NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS" is enclosed for your convenience. All forms should be mailed to the Association, C/O West Broward Community Management at 11530 State Road 84, Davie, FL 33325 to my attention. Any candidate for office may include a resume contained on no more than a single side of an 8 1/2" x 11" sheet of paper, which will be included with the mailing of the proxy/ballot package.

Again, we must receive your completed "Candidacy" forms no later than DECEMBER 12, 2003. Hope to see you at the Annual Meeting.

Very truly yours,



Angela Fiore, for
Villas at Bonaventure 37 North
Condominium Association, Inc.

enc.

EXHIBIT #
PAGE #

WEST BROWARD COMMUNITY MANAGEMENT, INC.

VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC.

December 20, 2003

Dear Unitowner:

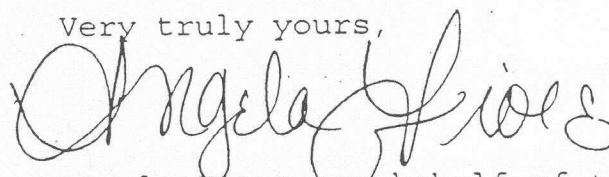
Please be reminded that the Annual Meeting of the Membership of VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC. has been scheduled for TUESDAY, JANUARY 20, 2004 at 7:00 P.M. at the TOWN CENTER CLUB - 16690 SADDLE CLUB ROAD.

Enclosed is a BLUE BALLOT for the election of seven members of your Board of Directors. As there are ten (10) candidates for seven (7) positions, it will be necessary to have an election. The names of the nominees appear on the enclosed ballot. Please be sure to vote for seven (7) names only. Ballots marked with more than 7 votes will be deemed invalid. Ballots must be inserted into the enclosed BLUE ENVELOPE marked "BALLOT." Please complete all of the information on the front of the envelope as the ballot forms are to remain anonymous. Please return your BLUE BALLOT ENVELOPE to this office in the enclosed return envelope prior to the date of the meeting.

Included in this package is a proxy form for the purpose of establishing a quorum. Please complete the proxy form and return it to this office, in the enclosed return envelope, along with the ballot envelope. PLEASE REMEMBER.....ONLY THE BALLOT SHOULD GO INTO THE BLUE BALLOT ENVELOPE.

I hope to see you at the meeting and if you have any questions regarding the enclosed, please feel free to contact this office.

Very truly yours,



Angela Fiore, on behalf of the
Board of Directors

encs.

EXHIBIT #
PAGE #

Michael L. Grant

OBJECTIVE: I wish to serve on the Board of Directors for the Villas at Bonaventure Homeowners' Association, Tract 37 North.

QUALIFICATIONS

I am a 41-year old native Floridian. I have served my community in the profession of law enforcement for fourteen years, nine of which have been in the investigative branch of police work. During that time I have received numerous commendations, including three letters from the State Attorney's Office applauding my case preparation and court demeanor in high profile homicide cases. I was promoted in 2001 to the rank of Sergeant.

EDUCATION

1983-1984, Community College of the Air Force, Maxwell AFB

1984-1984, Spokane Falls Community College, Spokane, WA

1985-1987, McMurry College, Abilene, TX

1988-1989, Miami Dade Community College, Miami, FL

Total: 71 Semester Hours

1991, 40 hours, Field Training Officer

1996, 40 hours, Homicide Investigations

1996, 40 hours, Injury and Death Investigations

1999, 40 hours, Advanced Scientific Investigation of Death

2000, 40 hours, Advanced Homicide Investigations (Cold Cases)

2002, 80 hours, Line Supervision

EMPLOYMENT

1982-1988

Explosive Ordnance Disposal Technician, United States Air Force

I was assigned to a 5 man team that rendered safe unexploded ordnance and improvised explosive devices. I was promoted to Sergeant in 1985. I supervised the equipment section of the unit from 1985 until separation.

1988-1994

Police Officer/Detective, Miami Beach Police Department

I was assigned to Road Patrol from 1988-1991. I was assigned to the Detective Bureau from 1991-1994.

1994-Present

Police Officer/Detective/Sergeant, Pembroke Pines Police Department

I was assigned to Road Patrol from 1994-1995. I was appointed to the Detective Bureau from 1995-2001. I was promoted to the rank of Sergeant and assigned to Road Patrol in 2001.

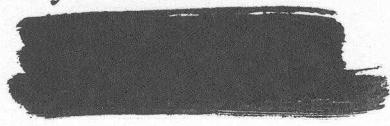
HONORS

1998

Outstanding Law Enforcement Officer of the Year, presented by the U.S. Attorneys Office for the southern District of Florida.

EXHIBIT #
PART 2

Cheryl A. Cammarano



OBJECTIVE: I wish to serve on the Board of Directors for the Villas at Bonaventure Homeowners' Association, Tract 37 North.

QUALIFICATIONS

I am a 41-year old Broward County schoolteacher. I have lived in South Florida since the age of 5. I have been a resident of Weston for 9 years. I have a fifteen-year old son who attends Cypress Bay High School, therefore I have a vested interest in my community. Presently I am a studio teacher/producer at the [REDACTED] I supervise high school broadcast journalism students as they produce a cable news program called *Broward Teen News*. My current teaching position qualifies me to better serve this homeowners' association, as I manage a \$25,000 budget each year. It also affords me the time to do so, as I do not work during the summer months.

EDUCATION

- 1980-1982 Associate of Arts, Broward Community College
1983-1985 Bachelor of Arts, English Education, Florida International University
1991-1992 Master of Arts, English Education, Nova University

EMPLOYMENT

- 1985-1998 **English Teacher, Hollywood Hills High School**
I taught English I-IV, Journalism I-IV, Television Production I-IV, and served as Newspaper Adviser. I also coached cheerleading and tennis.
- 1998-Present [REDACTED]
I supervise high school broadcast journalism students as they produce *Broward Teen News*, a monthly news program which airs on cable in Broward County.

HONORS

- 1997-1998 *Teacher of the Year*, Broward Teen News
1997-1998 *Teacher of the Year*, Hollywood Hills High School
1998-1999 *Journalism Teacher of the Year*, Florida Scholastic Press Association District VII
2002-2003 National Board of Professional Teaching Standards Certification

REFERENCES

- Joyce Ferguson, Principal, Hollywood Hills High School, 954.985.5225
Dr. Phyllis Schiffer-Simon, Director, BECON, 954.370.8370
Iris Kauffman, Coordinator of Program Development, BECON. 954.370.8359

WEST BROWARD COMMUNITY MANAGEMENT, INC.

February 27, 2004

State of Florida - DBPR
Regional Office IX
5080 Coconut Creek Pkwy, Suite A
Margate, FL 33063-3942
Attention: Michael Green

Re: Case #2004001020

Dear Mr. Green:

I am in receipt of your notice of a complaint filed against my license. I am writing to respond to that notice.

It is true that the second notice of the annual meeting for election, dated Dec. 20, 2003 did not include any of the resumes submitted by candidates for election. My office was made aware of the omission by Ms. Cheryl Cammarano via her letter dated December 26, 2003. As my office uses a mailing service for the numerous mailings at that time of year, we did not realize that the resumes were not included in that meeting package.

On January 15, 2004 the enclosed meeting package was sent to the owners of the Villas at Bonaventure 37 North Condominium Association, Inc. As you can readily see, the meeting was postponed and the resumes were included in this meeting package. I am happy to report that the meeting was held without incident on February 17, 2004. Ms. Cammarano and her husband Michael Grant were not present at that meeting nor were they elected to the Board of Directors. This office has received notice, from Ms. Cammarano, that they are under contract for the sale of their unit.

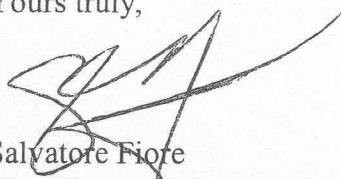
I believe that it is important to make you aware that this Association has recently been to arbitration with Ms. Cammarano and Mr. Grant as they have a very large dog residing with them. The Association's By-Laws prohibit pets weighing in excess of 22 pounds from the community. We have recently been advised that the arbitrator has ruled in the Association's favor and we fully expect to hear shortly of his order regarding responsibility for legal fees incurred in this matter.

EXHIBIT #
PAGE #

The omission of the resumes was truly an oversight. I have reimbursed the Association for all mailing expenses incurred due to the oversight. As I am sure you know, the number of mailings at that time of year is enormous between budget and annual meetings for our clients and we fully expect to make an error along the way. I am very much aware of the State's requirements and make every effort to see to it that all of my clients comply.

Please advise as to the disposition of this complaint.

Yours truly,


Salvatore Fiore
West Broward Community Mgmt., Inc.

encs.

EXHIBIT #
PAGE #

WEST BROWARD COMMUNITY MANAGEMENT, INC.

VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC.

January 15, 2004

Dear Unitowner:

Please be advised that the Annual Meeting of the Membership of VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC. scheduled for TUESDAY, JANUARY 20, 2004 has been postponed to **TUESDAY, FEBRUARY 17, 2004** at 7:00 P.M. at the TOWN CENTER CLUB - 16690 SADDLE CLUB ROAD. The meeting was postponed as the enclosed resumes were inadvertently omitted from the prior meeting notice package.

Enclosed is a **YELLOW BALLOT** for the election of seven members of your Board of Directors. As there are ten (10) candidates for seven (7) positions, it will be necessary to have an election. The names of the nominees appear on the enclosed ballot. Please be sure to vote for **seven (7) names only**. Ballots marked with more than 7 votes will be deemed invalid. Ballots must be inserted into the enclosed **YELLOW ENVELOPE** marked "**BALLOT**." Please complete all of the information on the front of the envelope as the ballot forms are to remain anonymous. Please return your **YELLOW BALLOT ENVELOPE** to this office in the enclosed return envelope prior to the date of the meeting.

Included in this package is a proxy form for the purpose of establishing a quorum. Please complete the proxy form and return it to this office, in the enclosed return envelope, along with the ballot envelope. **PLEASE REMEMBER.....ONLY THE BALLOT SHOULD GO INTO THE YELLOW BALLOT ENVELOPE.**

I hope to see you at the meeting and if you have any questions regarding the enclosed, please feel free to contact this office.

Very truly yours,


Salvatore Fiore, for
the Board of Directors

EXHIBIT #
PAGE #

VILLAS AT BONAVENTURE 37 NORTH
CONDOMINIUM ASSOCIATION, INC.

LIMITED PROXY

The undersigned hereby appoints _____ as my proxy, with full powers of substitution, for the purpose of **ESTABLISHING A QUORUM ONLY** at the Annual Meeting of **VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM ASSOCIATION, INC.** to be held on **FEBRUARY 17, 2004 AT 7:00 P.M. AT THE TOWN CENTER CLUB** and any adjournment thereof. (If you fail to designate a proxyholder above, it will be presumed that you wish for the Secretary of the Association, on behalf of the Board, to serve as your proxyholder.)

Dated: _____, 2004

Building & Unit # _____

Please print your name below next to your signature.
Must be signed by all owners or the designated voting representative.

Printed Name _____

Signature _____

BALLOT

VILLAS AT BONAVENTURE 37 NORTH CONDOMINIUM
ASSOCIATION, INC.

BALLOT FOR ELECTION OF A BOARD OF DIRECTORS

FEBRUARY 17, 2004 AT 7:00 P.M.

AT THE TOWN CENTER CLUB

VOTE FOR NO MORE THAN SEVEN (7) CANDIDATES. IF YOU VOTE FOR
MORE THAN SEVEN (7) CANDIDATES, YOUR BALLOT WILL BE INVALID.

LAWRENCE BARON _____

LUCIE KATCHER _____

CHERYL CAMMARANO _____

EDWARD O'MARA _____

SONIA CHAZIN _____

HARVEY ROSENBLUM _____

ROBERT GOLDSMITH _____

WENDY STEINER _____

MICHAEL GRANT _____

RICHARD STRAUSS _____

Michael L. Grant



Objective

I would like to serve on the Board of Directors for the Villas at Bonaventure, Tract 37 North Homeowners' Association

Summary of Qualifications

Of the 14 years as a police officer, 9 years have been in the investigative branch of police work. I have received numerous commendations, including 3 letters from the State Attorney's Office applauding my case preparation and court demeanor in high profile homicide cases. I was promoted in 2001 to the Rank of Sergeant. I put together the operation plan for Pines Day 2001.

Employment

1982 – 1988 United States Air Force Explosive Ordnance Disposal Technician

Assigned to a 5 man team that rendered safe unexploded ordnance and Improvised explosive devises.

Promoted to Sergeant in 1985; supervised the equipment section of the unit from 1985 until separation.

1988 – 1994 Miami Beach Police Department Police Officer, Detective

Assigned to Road Patrol 1988-1991

Assigned to Detective Bureau 1991-1994

1994-2001, Pembroke Pines Police Department Police Officer, Detective, Sergeant

Assigned to Road Patrol 1994-1995.

Assigned to the Detective Bureau 1995-2001.

Promoted to the rank of Sergeant and assigned to Road Patrol 2001

Education

1983 -1987, Community College of the Air Force, Maxwell AFB

1984 -1984, Spokane Falls Community College, Spokane, WA

1985 -1987, McMurry College, Abilene, TX

1988 -1989, Miami Dade Community College, Miami, FL

Total of 71 Semester Hours

1991, 40 hours, Field Training Officer

1996, 40 hours, Homicide Investigations

1996, 40 hours, Injury and Death Investigations

1999, 40 hours, Advanced Scientific Investigation of Death

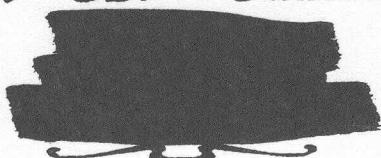
2000, 40 hours, Advanced Homicide Investigations (Cold Cases)

2002, 80 hours, Line Supervision

Awards

1998 Outstanding Law Enforcement Officer of the Year
U.S. Attorneys Office for the Southern District of Florida.

Cheryl A. Cammarano



Objectives I wish to serve on the Board of Directors for the Villas at Bonaventure Homeowners' Association, Tract 37 North

Qualifications

I am a 41-year old Broward County schoolteacher. I have lived in South Florida since the age of 5. I have been a resident of Weston for 9 years. I have a 15-year old son who attends Cypress Bay High School, therefore I have a vested interest in my community. Presently I am a studio teacher/producer at the [REDACTED] supervise high school broadcast journalism students as they produce a cable news program called Broward Teen News. My current teaching position qualifies me to better serve this homeowners' association, as I manage a \$25,000 budget each year. It also affords me the time to do so, as I do not work during the summer months.

Education

- 1980-1982 Associate of Arts, Broward Community College
1983-1985 Bachelor of Arts, English Education, Florida International University
1991-1992 Master of Arts, English Education, Nova University

Experience

- 1985-1998 English Teacher, Hollywood Hills High School
I taught English I - IV, Journalism I - IV, Television Production I - IV, and served as Newspaper Adviser. I also coached cheerleading and tennis.

1998- Present

[REDACTED]
I supervise high school broadcast students as they produce Broward Teen News, a monthly news program which airs on cable in Broward County.

Honors

- 1997-1998 Broward Teen News Teacher of the Year
1997-1998 Hollywood Hills High School Teacher of the Year
1998-1999 Florida ScholasticPress Association District 7 Journalism Teacher of the Year
2002-2003 National Board of Professional Teaching Standards Certification

References

- Joyce Ferguson, Principal, Hollywood Hills High School, 954.985.5225
Dr. Phyllis Schiffer-Simon, Director, BECON, 954.370.8370
Iris Kauffman, Coordinator of Program Development, BECON, 954.370.8359

Date 3/24/01 # of pages 1
 To Michael Green
 Co/Dept Dept. of Business
 Phone # 917.1333
 Fax # 917.1343

designate a voting member and only one is present at a
 by cast the unit's vote.

Section 6. Limitation on Right to Vote. Each member has an obligation to pay a monthly maintenance assessment and may be obligated to pay a special assessment. Corporation has the responsibility and obligation to make and collect these assessments. If, at the time of any meeting of the membership, any member is more than 45 days delinquent in the payment of any assessment, he shall not be entitled to vote. The treasurer, or such other person or entity charged with the responsibility of collecting assessments, shall, at the commencement of any meeting, certify to the person conducting the meeting which units are current in the payment of all assessments and are therefore eligible to vote.

ARTICLE III MEMBERSHIP AND MEETINGS

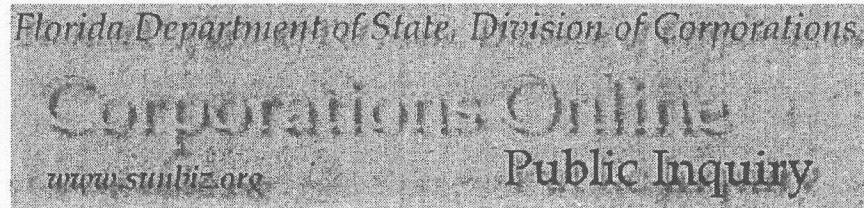
Section 1. Place. All meetings of the membership shall be held at the property, or at such other place, and at such time as shall be designated by the board and stated in the notice of meeting.

Section 2. Notices. It shall be the duty of the secretary to send by regular mail or deliver a notice of each annual or special meeting to each owner and to post a copy of said notice in a conspicuous place on the property at least 14 days but not more than 30 days prior to such meeting. Notice of any meeting shall list the time, place, and purpose thereof. Notice of any meeting where assessments against owners are to be considered, for any reason, shall specifically contain a statement that assessments will be considered and the nature of such assessments. All notices shall be mailed to or served at the address of the owner as it appears on the books of the corporation.

Section 3. Annual Meeting. The annual meeting for the purpose of electing directors and transacting any other authorized business shall be held in the month of January of each year, an exact time and place being chosen by the board at least 14 days but not more than 30 days prior to such meeting. At the annual meeting, the members shall elect a board by plurality vote (cumulative voting prohibited) and shall transact such other business as may properly be brought before the meeting.

Section 4. Special Meeting. Special meetings of the members, for any purpose, unless otherwise prescribed by statute, may be called by the president, or shall be called by the president or secretary at the request, in writing, of voting members representing 25 percent of the total number of units. Such requests shall state the purpose of the proposed meeting. Business transacted at all special meetings shall be confined to the subjects stated in the notice of meeting.

REC'D 0020 AM 7/6



Florida Non Profit

VILLAS AT BONAVENTURE IN TRACT 37 NORTH CONDOMINIUM ASSOCIATION, INC.

PRINCIPAL ADDRESS

11530 STATE RD 84
DAVIE FL 33325 US
Changed 03/06/2001

MAILING ADDRESS

11530 STATE ROAD 84
DAVIE FL 33325 US
Changed 02/26/1998

Document Number
752906

FEI Number
592001078

Date Filed
06/12/1980

State
FL

Status
ACTIVE

Effective Date
NONE

Registered Agent

Name & Address	
WEST BROWARD COMMUNITY MANAGEMNET 11530 STATE ROAD 84 DAVIE FL 33325	
Name Changed: 04/02/2002	
Address Changed: 02/26/1998	

Officer/Director Detail

Name & Address	Title
KATCHER, LUCIE 16049 FAIRWAY CIRCLE WESTON FL 33326	TD
HARVEY ROSENBLUM 260 FAIRWAY CIRCLE FT. LAUDERDALE FL 33326	D
STEINER, WENDY 16033 FAIRWAY CIRCLE	

EXHIBIT #
PAGE #

WESTON FL 33326	SD
RICHARD, STRAUSS 258 FAIRWAY CIR	VP
WESTON FL 33326	
O'MARA, EDWARD 274 FAIRWAY CIRLCE	PD
WESTON FL 33326	
GOLDSMITH, ROBERT 282 FAIRWAY CIRCLE	VPD
WESTON FL 33326	

Annual Reports

Report Year	Filed Date
2002	04/02/2002
2003	04/07/2003
2004	04/26/2004

[Previous Filing](#)
[Return to List](#)
[Next Filing](#)

No Events
No Name History Information

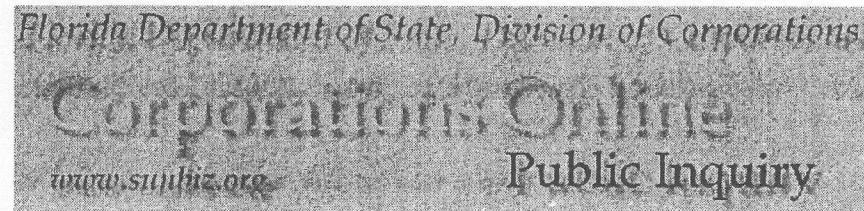
Document Images

Listed below are the images available for this filing.

04/26/2004 -- ANN REP/UNIFORM BUS REP
04/07/2003 -- ANN REP/UNIFORM BUS REP
04/02/2002 -- COR - ANN REP/UNIFORM BUS REP
03/06/2001 -- ANN REP/UNIFORM BUS REP
02/11/2000 -- ANN REP/UNIFORM BUS REP
02/11/1999 -- ANNUAL REPORT
02/26/1998 -- ANNUAL REPORT
04/10/1997 -- ANNUAL REPORT
04/23/1996 -- 1996 ANNUAL REPORT

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)
[Corporations Help](#)
EXHIBIT #
PAGE #



Florida Profit

WEST BROWARD COMMUNITY MANAGEMENT, INC.

PRINCIPAL ADDRESS
11530 STATE ROAD 84
DAVIE FL 33325

MAILING ADDRESS
11530 STATE ROAD 84
DAVIE FL 33325

Document Number
P01000081249

FEI Number
010626784

Date Filed
08/17/2001

State
FL

Status
ACTIVE

Effective Date
08/14/2001

Registered Agent

Name & Address

SALVATORE, FIORE
11530 STATE ROAD 84
DAVIE FL 33325

Name Changed: 04/21/2002

Address Changed: 04/21/2002

Officer/Director Detail

Name & Address

FIORE, SALVATORE
11530 STATE ROAD 84
DAVIE FL 33325

Title

D

Annual Reports

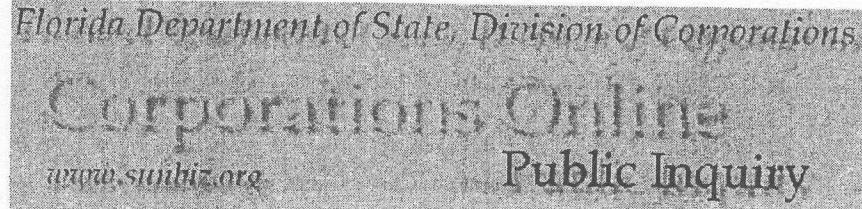
Report Year

2002

Filed Date

04/21/2002

EXHIBIT #
PAGE #



Florida Profit

WEST BROWARD PROPERTY MANAGEMENT, INC.

PRINCIPAL ADDRESS
11530 STATE ROAD 84
DAVIE FL 33325 US
Changed 05/15/1998

MAILING ADDRESS
11530 STATE ROAD 84
DAVIE FL 33325 US
Changed 05/15/1998

Document Number
P94000012841

FEI Number
650469752

Date Filed
02/16/1994

State
FL

Status
ACTIVE

Effective Date
NONE

Last Event
NAME CHANGE AMENDMENT

Event Date Filed
02/10/2000

Event Effective Date
NONE

Registered Agent

Name & Address

FOIRE, ANGELA
9820 NW 73 STREET
TAMARAC FL 33321

Name Changed: 05/15/1998

Address Changed: 03/22/2004

Officer/Director Detail

Name & Address	Title
FOIRE, ANGELA 7122 WOODMONT WAY TAMARAC FL 33321	P

EXHIBIT #
PAGE #

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

IN RE: DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION VS
ANGELA FIORE, SUBJECT.
WEST BROWARD COMMUNITY MANAGEMENT, INC. DBPR CASE NO: 2004-032354

/
NOTICE AND ORDER TO CEASE AND DESIST

TO: ANGELA FIORE

NOTICE IS HEREBY GIVEN to cease and desist from the practice of unlicensed:
COMMUNITY ASSOCIATION MANAGER as set forth in Chapter 468.432(1) F.S.

Probable cause exists to believe you have engaged in said unlicensed practice.

Facts supporting this notice and order are:

1. Subject is not licensed to practice the aforementioned profession.
2. Subject is not exempt from licensure.
3. On 11/20/03 & 12/20/03 at 11530 St. Road 84 in (city/county) Davie/ Broward County Subject did:

Perform duties of a Community Association Manager for Villas at Bonaventure 37 North Condominium Association, Inc., which was located on Fairway Circle in Weston, FL. Fiore sent unit owners election materials and notice of the annual meeting on behalf of the association. Voting instruction material was on letterhead for West Broward Community Management, Inc. Noticing and assisting in the noticing of community association meetings is a function of a Community Association Manager which requires licensure. The license assigned to Fiore, CAM 3275 expired 09/30/98, and is NULL & VOID. Therefore, Fiore is not licensed. West Broward Community Management, Inc., is not a registered business entity as required by FAC 61B-55.003(1).

Under the above-cited Florida Statutes, only persons or firms licensed by the State of Florida may engage in the above-described activities. You are further notified that under Section 455.228, Florida Statutes, a fine of up to \$5,000.00 may be imposed on any person engaging in the unlicensed practice of a regulated profession.

ORDER

BY THE AUTHORITY vested in this Department in Section 455.228, Florida Statutes, you are ORDERED to immediately CEASE AND DESIST from the above-described unlicensed practice in the State of Florida.

ISSUED this 16 day of JUNE, 2004

DIANNE CARR, SECRETARY

7003 2260 0005 0415 5589-Cert. Mail-6/16/04
11530 St. Rd. 84; Davie, FL 33325
METHOD OF SERVICE/DATE/TIME/PLACE

MICHAEL GREEN,
BY INVESTIGATOR

LI82
ID#

AFFIDAVIT OF SERVICE FOR NOTICE AND ORDER TO CEASE AND DESIST

DESCRIPTION OF SUBJECT SERVED

Race: _____ D.O.B. _____ Height: _____ S.S.N. _____

Hair: _____ Eyes: _____ Driver License: _____

Home Street Address: 1530 St. Rd 84, Dania, FL 33328

via Certified Mail - 7023-2268 0025 045-5379
- Signature Multi-DAR-6-17-04

I, Michael Phear, Investigator for the Department of
(Name) _____

Business and Professional Regulation, hereby certify that on 6/16/04
(date) _____

in my official capacity, I served Angela Fidore a Notice
(Name of Subject) _____

and Order to Cease and Desist, at 1530 St. Road 84, Florida.
(Street Location and City/County)
Dania, FL / Broward County

Served by: Mph

Position Title: 15-H ID # 6152

STATE OF FLORIDA
COUNTY OF _____

Before me, personally appeared Michael Phear

whose identity is known to me by DBPR ID
(type of identification) and who, acknowledges that his/her signature appears above.

Sworn to or affirmed by Affiant before me this 21st day of JUNE 2004.

J. R. PATTON
Notary Public-State of Florida

Type or Print Name
DBPR/REG FORM 329 0499

My Commission Expires



J. R. PATTON
MY COMMISSION # DD 277373
EXPIRES: March 5, 2008
Bonded Thru Budget Notary Services

U.S. Postal Service™
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

0415	5589
0005	
2260	
7003	
2003	
0005	
0415	
5589	

JUN 16 2004
Postmark Here

465

Sent To: *Angela Diaz*, West Broward
Community Management Inc
Street, Apt. No.: *11530 State Road 84*
or PO Box No.
City, State, ZIP+4 *Dania, FL 33325*

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:-

*Angela Diaz 40
West Broward Community
Management Inc
11530 State Road 84
Dania, FL 33325*

2. Article Num:

(Transfer from service label)

7003 2260 0005 0415 5589

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Millie Diaz

Agent

Addressee

B. Received by (Printed Name)

Millie Diaz

C. Date of Delivery

6-19-04

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

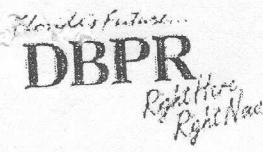
4. Restricted Delivery? (Extra Fee) Yes

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT #
PAGE #



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
Jeb Bush, Governor
Diane Carr, Secretary



PERSONAL
AND CONFIDENTIAL

JUNE 29, 2004

CHERYL CAMMARANO
16037 FAIRWAY CIRCLE
WESTON, FL 33326

RE: CASE NO. 2004001020
SALVATORE F. FIORE

DEAR CHERYL CAMMARANO:

THE DIVISION OF REGULATION HAS COMPLETED ITS INVESTIGATION REGARDING THE COMPLAINT YOU SUBMITTED.

THE INVESTIGATION WILL NOW BE FORWARDED TO OUR OFFICE OF THE GENERAL COUNSEL FOR LEGAL REVIEW. THE OFFICE OF THE GENERAL COUNSEL WILL SEND YOU WRITTEN NOTIFICATION OF THEIR ACTION IN THIS MATTER.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE OFFICE OF THE GENERAL COUNSEL, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, 1940 NORTH MONROE STREET, TALLAHASSEE, FL 32399-2202, PHONE (850) 488-0062, FAX (850) 414-6749.

SINCERELY,


MICHAEL GREEN - INVESTIGATOR SPECIALIST II
REGIONAL OFFICE IX
5080 COCONUT CREEK PKWY, SUITE A
MARGATE, FL 33063-3942
PHONE: (954) 805-4161 FAX: (954) 917-1343