



DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

INVESTIGATIVE REPORT

Office: REGION VII – FT. MYERS		Date of Complaint: September 22, 2008		Case Number: 2008052319	
Subject: STACY HERRIN (AKA STACY HERRIN-TUCK) 18494 ARAPAHOE CR (Last Known) PORT CHARLOTTE, FL.33948 Res.: (941) 625-3313			Complainant: DBPR 1940 N. MONROE ST. TALLAHASSEE, FL. 32399 Bus.: (850) 488-0062		
Prefix: CAM	License: 19370	Profession: Community Association Manager		Board: C.A.M.	Report Date: 12/19/08
Period of Investigation: 09/22/2008 – 12/19/08			Type of Report: FINAL		
Alleged Violation: 468.436 (1) (B) – FINANCIAL MISCONDUCT					

Synopsis:
This investigation is predicated upon receipt of a complaint submitted by **DBPR**, in regards to **STACY HERRIN** d/b/a **CAM**, alleging the following. **STACY HERRIN** worked as a CAM with **STAR HOSPITALITY MANAGEMENT** who manages Charlotte Square, which is made up of several buildings, which are separate associations under Charlotte Square. It was reported in the Herald Tribune News Paper on 09/19/08, there are several hundreds of thousands of dollars missing from the association account. **(Exhibit 1)**

STACY HERRIN was notified of this investigation, by Investigator, Larry Chatfield, via hand delivery to her attorney on 12/18/08 being provided with a copy of the Uniform Complaint Form. **(Exhibit 2)**

Inquiry into LicenseEase records revealed:

- STACY HERRIN** is a licensed **CAM**, currently **DELINQUENT ACTIVE**, expiring on 09/30/08. **(Exhibit 3A)**

STACY HERRIN is known to be represented by counsel, by **DREW FRITSCH** of 121 E Marion Ave Punta Gorda (941)205-2505, during the course of this investigation.



Related Cases:	
Investigator/Date: Larry Chatfield - Investigation Specialist II	12/30/2008
Approved By/Date: Sergio L. Gonzalez, MBIT - Regional Administrator	12/30/2008
Distribution: HDQTRS	

Synopsis

This investigation revealed that on **09/22/08**, **DBPR** provided allegations against **STACY HERRIN** d/b/a a **CAM** regarding her professional stature as a/an **Community Association Manager** in Charlotte County.

DBPR alleges that **STACY HERRIN** worked as a **CAM** with **Star Hospitality Management** who manages **Charlotte Square**, which is made up of several buildings, which are separate associations under **Charlotte Square**. It was reported in the **Herald Tribune News Paper** on **09/19/08**, there are several hundreds of thousands of dollars missing from the association account.

Investigators Notes

STACY HERRIN has yet to respond in written format to the original letter of notification. Note: **STACY HERRIN** has lived in various places since her departure from **STAR HOSPITALITY MANAGEMENT**. Once it was determine that counsel represents her, all correspondence will be directed to her attorney. If counsel responds to this complaint, a supplement will follow.

STACY HERRIN worked in the capacity of a **Community Association Manager** for **STAR HOSPITALITY MANAGEMENT** for approximately 7 years. Her work place was at **Charlotte Square Condominiums**. **STAR HOSPITALITY MANAGEMENT** contracted with **Charlotte Square** to manage the association. During the past months, the associations noticed money missing in some of their accounts. When this was brought to the attention of the owner of **STAR HOSPITALITY MANAGEMENT WILLIAM'DANKO**, he in turn terminated **STACY HERRIN**.

On **12/16/08**, a meeting took place with **Cpl RANDY WHITNEY**. During this meeting, **STACY HERRIN'S** case file was made available for viewing. In the file are handwritten notes from **STACY HERRIN** addressed to her friend **BRENNA BRACZKO** making reference to suicide. She indicated in the note that she had stolen a lot of money from her place of business, and probably will go to,prison. However, she did not make reference to how much, or what accounts the money came from.

CPL RANDY WHITNEY is still trying to determine how much money has been taken fro **Charlotte Square Condo Association**, and from what accounts. Per **CPL WHITNEY**, the association has yet to obtain all bank documents. Per **CPL RANDY WHITNEY**, the banks have been subpoenaed. Also per **CPL WHITNEY**, **STACY HERRIN** also made numerous over the counter bank withdraws.

A copy of **STACY HERRIN'S** termination letter has been made part of this report. **(Exhibit 4)**

A query of the Division of Corporate Records revealed:

- **STAR HOSPITALITY MANAGEMENT** is a for profit corporation currently **ACTIVE** as of **02/19/1990** **(Exhibit 5)**
- Department of Financial Services web site revealed, **STAR HOSPITALITY MANAGEMENT** does not currently have coverage. **(Exhibit 6)**

Continuation

Interview, CPL RANDY WHITNEY, DETECTIVE CHARLOTTE COUNTY SHERIFFS OFFICE ECU

On 09/25/08, CPL RANDY WHITNEY was afforded a telephonic interview (941) 833-1894 who essentially stated, there was to be a meeting with the Owner/ Chairman/Acting CAM, of Charlotte Square Condo's, WILLIAM DANKO. MR. DANKO called and stated to him, that his attorney advised him to cancel such meeting. However, past CAM **STACY HERRIN** (during her tenure) employed her best friend BRENNA BRACZKO as a receptionist at the office of Charlotte Square Condo Association. However, before she took the job she told **STACY HERRIN** that she could not work for \$10.00 per hour. **STACY HERRIN** compensated her, an additional \$400.00 per month. It is not known at this time if MR. DANKO approved such payment to MS. BRACZKO. But it is known that the Master Board Members did not have knowledge of this extra payment. **Note:** This information was obtained via an interview that DET WHITNEY had with MS. BRACZKO.

Interview, WILLIAM DANKO, Witness for Star Hospitality Management

On 09/24/08, **WILLIAM DANKO** was afforded a telephonic interview (941) 575-6764 who essentially stated he is the owner/chairman of Star Hospitality Management. He stated that **MS. Herrin** did not show up for work on 08/28/08. He stated after the noted allegations surfaced he mailed **STACY HERRIN** a termination letter that was dated on 09/04/08