

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
Jeb Bush, Governor  
Simone Marshall, Secretary



APRIL 26, 2008

ROBERTO GUILLERMO BRONDO  
4300 NW 9TH AVE  
POMPANO BEACH, FL 33064

RE: COMPLAINT NO. 2008-017073


DEAR ROBERTO GUILLERMO BRONDO:

THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION HAS OPENED A COMPLAINT WHICH ALLEGES YOU HAVE PRACTICED AS A COMMUNITY ASSOCIATION MANAGER WITHOUT A STATE LICENSE. THIS PROFESSION REQUIRES LICENSURE IN THE STATE OF FLORIDA. UNLICENSED ACTIVITY IS A CRIMINAL OFFENSE FOR WHICH YOU MAY BE PROSECUTED.

PURSUANT TO SECTION 456.225, 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 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 HAVE ANY QUESTIONS, PLEASE CALL THE NUMBER BELOW. YOU ARE NOT REQUIRED TO ANSWER ANY QUESTIONS OR GIVE ANY STATEMENT, AND YOU HAVE THE RIGHT TO BE REPRESENTED BY LEGAL COUNSEL.

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

ENCLOSURE

**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
REGULATORY COUNCIL OF COMMUNITY ASSOCIATION MANAGERS  
UNIFORM DISCIPLINARY CITATION**

ISSUED TO: Roberto Guillermo Brondo

D.B.A. \_\_\_\_\_

4300 NW 9<sup>th</sup> Ave.

(Subject)

(Address)

Pompano Beach, FL 33064

(Address)

(City/State/Zip)

954-792-6034

(City/State/Zip)

(Business No.)

(Telephone No.)

LICENSE NUMBER: NONE

On the 04<sup>th</sup> day of May, 2006, pursuant to Section 455.224, *Florida Statutes*, the undersigned hereby certifies that he/she has probable cause to believe that the Subject violated the following provision(s) of law/rule:

**Section 468.432(1), Florida Statutes**

by committing the following act(s):

Act as and perform the duties of a Community Association Manager for Heritage Circle Condominium Association for pay. Brondo was elected President of the Board of Directors of the condominium association and collected compensation for his duties as and member of the Board of Directors. The condominium association budgeted \$46,600.00 in the proposed budget for calendar year, 2005 for Officer's Compensation. Brondo was not and is not a licensed Community Association Manager.

*Handwritten initials/signature*

Pursuant to Rule 61-32-003(2)(b), *Florida Administrative Code*, the following penalty is imposed for violation of the aforesaid provision:  
\$2,500.00  
plus investigative costs in the amount of: \$ 283.52  
TOTAL AMOUNT DUE: \$2,783.52

ISSUED this 04<sup>th</sup> day of May, 2006, and was (X) personally served or ( ) sent by Certified US Mail, Restricted Delivery.

Robert G. Brondo; 4300 NW 9<sup>th</sup> Ave., Pompano Beach, FL 33064

**SIMONE MARSTILLER, SECRETARY**

BY MICHAEL GREEN

DBPR ID NO. MGREEN

**SUBJECT MUST CHOOSE ONE OF THE FOLLOWING:**

- \_\_\_\_\_ I choose to PAY the penalty/investigative costs (if any) on the Citation
- \_\_\_\_\_ I choose to DISPUTE the Citation and wish to have this case PROSECUTED under s. 455.225, *Florida Statutes*.

Subject Name: Robert G. Brondo

Subject Age & DOB: 07/30/1959 Age 47

Subject Address: 4324 NW 9<sup>th</sup> Ave. BD7 2 B, Box 102 Pompano Beach, FL 33061

*Handwritten note: New Address*

200 S. Ocean Blvd Apt. 607, Deland FL 32741

Subject DL#: B653-727-59-2700

(850) 58-6084

Signed \_\_\_\_\_

Date Signed \_\_\_\_\_ (Subject Name)

**READ OTHER SIDE FOR RIGHTS AND MAILING INSTRUCTIONS**

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

**IN RE: DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION VS**  
**ROBERTO GUILLERMO BRONDO**

CASE NO: 2006-017973

**NOTICE AND ORDER TO CEASE AND DESIST**

**TO: ROBERTO GUILLERMO BRONDO**

**NOTICE IS HEREBY GIVEN to Cease and Desist from the practice of unlicensed:**

**COMMUNITY ASSOCIATION MANAGEMENT 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. During the period of January 2005-May 2006 at 4300 NW 9<sup>th</sup> Ave. in Pompano Beach/Broward County

Subject did:

**Perform duties of a Community Association Manager for Heritage Circle Condominium Association for pay. Brondo was elected President of the Board of Directors of the condominium association and collected compensation for his duties as President. The association budgeted \$46,600.00 in the proposed budget for calendar year 2005 for Officer's Compensation. Brondo was not and is not a licensed Community Association Manager.**

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 04 day of May, 2006

Simone Marsteller, SECRETARY

Hand Service at 4300 NW 9<sup>th</sup> Ave., Pompano Beach, FL  
May 4, 2006

METHOD OF SERVICE/DATE/TIME/PLACE

MICHAEL O'KEEN  
BY INVESTIGATOR ID#ingram



AFFIDAVIT OF

SERVICE OR DILIGENT SEARCH

PETITIONER  
VS.

CASE NO. 2008-017073

ROBERTO GUILLERMO BRONDO  
RESPONDENT

COMES NOW, AFFIANT, WHO FIRST BEING DULY SWORN, DEPOSES AND STATES THAT:

AFFIANT IS AN INVESTIGATOR/INSPECTOR EMPLOYED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, STATE OF FLORIDA.

ON 05/04/08, AFFIANT MADE A DILIGENT EFFORT TO LOCATE ROBERT GUILLERMO BRONDO, RESPONDENT, TO SERVE: ADMINISTRATIVE COMPLAINT AND RELATED PAPERS; ORDER COMPELLING EXAMINATION(S); SUBPOENA(S); FINAL ORDER; X NOTICE TO CEASE AND DESIST; BROCHURE(S) AND RELATED PAPERS. X CITATION (CHECK APPROPRIATE BLOCK)

(CHECK APPLICABLE ANSWER)

X AFFIANT MADE PERSONAL SERVICE ON RESPONDENT AT 4300 NW 9<sup>TH</sup> AVE., POMPANO BEACH, FL- MANAGER'S OFFICE/CLUBHOUSE ON 05/04/08.  
RESPONDENT WAS PERSONALLY KNOWN TO AFFIANT OR RESPONDENT IDENTIFIED HIMSELF.  
(CHECK APPROPRIATE BLOCK)

AFFIANT MADE SERVICE ON (NAME) \_\_\_\_\_ AT RESPONDENT'S USUAL PLACE OF ABODE AT \_\_\_\_\_ ON (DATE) \_\_\_\_\_ AND SAID PERSON WAS OVER THE AGE OF 15 RESIDING THERE AS OF THE AFFOREMENTIONED DATE.

AFFIANT WAS UNABLE TO MAKE SERVICE AFTER SEARCHING FOR RESPONDENT AT: (A) ALL ADDRESSES FOR RESPONDENT SHOWN IN THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION'S INVESTIGATION OF THE CASE; (B) ALL OFFICIAL ADDRESSES FOR RESPONDENT SHOWN IN HIS/HER LICENSING RECORDS OF THE DEPARTMENT; (C) LOCAL TELEPHONE COMPANY FOR THE LAST AREA RESPONDENT WAS KNOWN TO FREQUENT; (D) DIVISION OF DRIVER LICENSING; (E) UTILITIES (ELECTRIC, CABLE, ETC.); AND (F) ANY OTHERS:

Michael Green  
SIGNATURE OF AFFIANT

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, APPEARED MICHAEL GREEN  
X WHO IS PERSONALLY KNOWN TO ME.  
WHOSE IDENTITY I PROVED ON THE BASIS OF \_\_\_\_\_  
AND WHO, ACKNOWLEDGES THAT HIS/HER SIGNATURE APPEARS ABOVE.

SWORN TO OR AFFIRMED BY AFFIANT BEFORE ME THIS 04<sup>TH</sup> DAY OF MAY, 2008.

Cheryl McDonough  
NOTARY PUBLIC-STATE OF FLORIDA  
CHERYL MCDONOUGH  
TYPE OR PRINT NAME

CHERYL MCDONOUGH  
MY COMMISSION # 0014094  
EXPIRES September 2, 2010  
Renew the Regulatory Service  
- MY COMMISSION EXPIRES