

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY :
PROCEEDINGS AGAINST :
 : FINAL DECISION AND ORDER
DEB M. LAMIA AND GREEN DOOR REALTY :
& PROPERTY MANAGEMENT, LLC, :
RESPONDENTS. : 0004107

Division of Legal Services and Compliance Case No. 13 REB 008

The parties to this action for the purpose of Wis. Stat. § 227.53 are:

Deb M. Lamia
9411 S. Cobblestone Way, Unit G
Franklin, WI 53132

Green Door Realty & Property Management, LLC
9411 S. Cobblestone Way, Unit G
Franklin, WI 53132

Wisconsin Real Estate Examining Board
P.O. Box 8366
Madison, WI 53708-8366

Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190
Madison, WI 53707-7190

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Wisconsin Real Estate Examining Board (Board). The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent Deb M. Lamia (dob October 3, 1951) is licensed in the State of Wisconsin as a Real Estate Broker, having license number 55634-90, first issued on June 24, 2009 and current through December 14, 2016. Deb M. Lamia's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 9411 S. Cobblestone Way, Unit G, Franklin, WI 53132.

2. Respondent Green Door Realty & Property Management, LLC is licensed in the State of Wisconsin as a Real Estate Business Entity, having license number 936621-91, first issued on November 18, 2009 and current through December 14, 2016. Green Door Realty & Property Management, LLC's most recent address on file with the Department is 9411 S. Cobblestone Way, Unit G, Franklin, WI 53132.

3. Respondent Lamia is the responsible broker for Respondent Green Door Realty & Property Management, LLC, a full service realty and property management company.

4. From December 15, 2010 to May 15, 2012, Respondent Green Door Realty & Property Management, LLC's Real Estate Business Entity license was expired due to nonrenewal.

5. From December 15, 2010 to May 15, 2012, Respondent Lamia practiced real estate through her company, Respondent Green Door Realty & Property Management, LLC. During this time, Respondent Lamia serviced 17 property management clients, listed 4 properties and drafted 1 offer to purchase.

6. Respondents hold client funds and maintain a client trust account but have not registered their trust account with the Department.

7. In resolution of this matter, Respondents consent to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. By the conduct described in the Findings of Fact, Green Door Realty & Property Management, LLC violated Wis. Stat. § 452.12(5)(b) by engaging in activities covered by its license while the license was expired due to nonrenewal.

3. By the conduct described in the Findings of Fact, Deb M. Lamia violated Wis. Admin. Code § REEB 18.035(1) by failing to notify the Department within 10 days after opening a real estate trust account.

4. As a result of the above violations, Deb M. Lamia and Green Door Realty & Property Management, LLC are subject to discipline pursuant to Wis. Stat. § 452.14.

ORDER

1. The attached Stipulation is accepted.

2. Respondent Deb M. Lamia is REPRIMANDED.

3. Respondent Green Door Realty & Property Management, LLC is REPRIMANDED.

4. The Real Estate Broker license issued to Deb M. Lamia (license number 55634-90) is LIMITED as follows:

a. Within 90 days of the date of this Order, Respondent shall successfully complete 6 hours of education on the topic of trust accounts offered by a provider pre-approved by the Board's monitoring liaison, including taking and passing any exam offered for the courses.

b. Respondent shall submit proof of successful completion of the ordered education in the form of verification from the institution providing the education to the Department Monitor at the address stated below. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board or Department, and also may not be used in future attempts to upgrade a credential in Wisconsin.

c. This limitation shall be removed from Respondent's license after satisfying the Board or its designee that Respondent has successfully completed all of the ordered education.

5. Within 90 days from the date of this Order, Deb M. Lamia shall pay a FORFEITURE in the amount of \$500 and one-half of the COSTS of this matter in the amount of \$300.

6. Within 90 days from the date of this Order, Green Door Realty & Property Management, LLC shall pay a FORFEITURE in the amount of \$500 and one-half of the COSTS of this matter in the amount of \$300.

7. Proof of successful course completion and payment of forfeitures and costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondents to the Department Monitor at the address below:

Department Monitor
Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190, Madison, WI 53707-7190
Telephone (608) 267-3817; Fax (608) 266-2264
DSPSMonitoring@wisconsin.gov

8. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondents' licenses. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondents fail to timely submit payment of the forfeitures and costs as ordered or fail to submit proof of successful completion of the ordered education as set forth

above, Respondents' licenses (no. 55634-90 and no. 936621-91) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondents have complied with payment of the forfeitures and costs and completion of the education.

9. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE EXAMINING BOARD

by: 
A Member of the Board

6-18-15
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

DEB M. LAMIA AND GREEN DOOR REALTY
& PROPERTY MANAGEMENT, LLC,
RESPONDENTS.

STIPULATION

0004107

Division of Legal Services and Compliance Case No. 13 REB 008

Respondents Deb M. Lamia and Green Door Realty & Property Management, LLC and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:


1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondent consents to the resolution of this investigation by Stipulation.
2. Respondents understand that by signing this Stipulation, Respondents voluntarily and knowingly waive the following rights:
 - the right to a hearing on the allegations against Respondents, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
 - the right to confront and cross-examine the witnesses against Respondents;
 - the right to call witnesses on Respondents' behalf and to compel their attendance by subpoena;
 - the right to testify on Respondents' own behalf;
 - the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
 - the right to petition for rehearing; and
 - all other applicable rights afforded to Respondents under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.
3. Respondents are aware of Respondents' right to seek legal representation and have been provided an opportunity to obtain legal counsel before signing this Stipulation. Respondents are represented by Attorney Michael Plum.
4. Respondents agree to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondents waive all rights to any appeal of the Board's order, if adopted in the form as attached.

5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the Stipulation is not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.


6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondents or Respondents' attorney, for purposes of speaking in support of this agreement and answering questions that any member of the Board may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Board should accept this Stipulation and issue the attached Final Decision and Order.

7. Respondent is informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

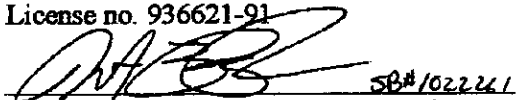
8. The Division of Legal Services and Compliance joins Respondents in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.


Deb Maria Lantua, Respondent
9411 S. Cobblestone Way, Unit G
Franklin, WI 53132
License no. 55634-90


4/26/15
Date


Green Door Realty & Property Management LLC, Respondent
9411 S. Cobblestone Way, Unit G
Franklin, WI 53132
License no. 936621-91

4/26/15
Date


Michael Plum, Attorney for Respondents
Sayas, Schmuki & Plum SC
11430 W. Bluemound Rd., Suite 200
Wauwatosa, WI 53226

4/29/2015
Date


Andrea E. Brauer, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

4/29/2015
Date