

**STATE OF RHODE ISLAND  
DEPARTMENT OF BUSINESS REGULATION  
CONTRACTORS' REGISTRATION AND LICENSING BOARD  
560 JEFFERSON BOULEVARD, SUITE 100  
WARWICK, RI 02889**

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<b>IN THE MATTER OF:</b>	:	
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	:	<b>GC # 42077</b>
<b>Makayla Yuro</b>	:	<b>Complaint No. 24-63</b>
<b>d/b/a Tropical Lawn Care LLC</b>	:	
<b>d/b/a Tropical Landscape Designs LLC</b>	:	
	:	
<b>RESPONDENT.</b>	:	

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**STIPULATION AND CONSENT AGREEMENT**

On or about August 28, 2024, the Department of Business Regulation (the "Department") issued a Notice of Hearing to the Respondent. According to the Notice of Hearing, a pre-hearing conference was scheduled to occur on September 26, 2024. Prior to the pre-hearing conference, the Respondent and the Board (the "Parties") reached an agreement to settle this matter without the need for a hearing. This Stipulation and Consent Agreement confirms the stipulated facts in this matter and the agreed upon terms of said agreement, which are as follows:

**FACTS AND TRAVEL**

1. On or about June 4, 2018, Respondent first became a registered contractor with the Contractors' Registration and Licensing Board (the "Board" or "CRLB") with the registration GC-42077 and has maintained said registration.
2. Respondent operates a contractor business by the name of Tropical Lawn Care LLC.
3. On or about March 1, 2024, the Board received complaint number 24-63 from the owner of 20 Eagle Nest Drive, Lincoln, RI ("Complainant").

4. On or about July 27, 2023, the Respondent sent the Complainant an invoice describing contractor work including installing custom walkways and a stone stairway (the "Invoice").<sup>1</sup>
5. On or about August 7, 2023, the Respondent received a deposit of \$13,311.00 to perform the work described in the Invoice.
6. The Invoice served as the contract between the Respondent and the Complainant.
7. Pursuant to R.I. Gen. Laws §§ 5-65-3(o) all work that is in excess of one thousand dollars (\$1,000) must be in a written contract between the contractor and property owner and must contain a statement that the contractor, subcontractors, or material persons may file a lien in accordance with the Rhode Island mechanics' lien law, R.I. Gen. Laws § 34-28-4.1.
8. The Invoice does not contain a mechanic's lien notice.
9. A contractor must include their certificate of registration number in a conspicuous manner on all contracts and invoices pursuant to R.I. Gen. Laws § 5-65-22.
10. The Invoice does not contain the Respondent's contractor registration number.
11. On or about January 5, 2024, the Respondent notified the Complainant that she was closing her business and would refund the Complainant's deposit. However, Respondent did not return the deposit.
12. On or about August 28, 2024, having still not returned the deposit to the Complainant, the Respondent was issued a Notice of Hearing ("Notice"), which notified the Respondent of a pre-hearing conference scheduled for September 26, 2024.
13. Prior to the pre-hearing conference, Respondent and/or Respondent's representative provided the Board with a check payable to the Complainant constituting a refund of the Complainant's funds in the amount of \$13,311.00, which the Board delivered to the Complainant.
14. The Complainant was refunded the deposit of \$13,311.00 on September 11, 2024.

### **TERMS**

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<sup>1</sup> The Invoice was from Antonio Victor M. Cerqueira and named the company as Tropical Landscape Designs despite the registered contractor being Makayla Yuro, whose registration application indicates that she operates under the business Tropical Lawn Care LLC.


15. The Respondent and the CRLB agree to resolve this matter upon the Board's receipt of a full refund of the Complainant's deposit and based upon satisfaction of the following terms and conditions:
  - a. The Respondent Makayla Yuro admits and acknowledges that she committed the following violations in relation to this matter:
    - i. R.I. Gen. Laws § 5-65-3(o) by failing to provide a written contract with a mechanic's lien notice;
    - ii. R.I. Gen. Laws § 5-65-22 by failing to include her certificate of registration number in a conspicuous manner on the Invoice;
    - iii. R.I. Gen. Laws § 5-65-10(a)(11) by breaching the contract; and
    - iv. R.I. Gen. Laws § 5-65-10(a)(14) by failing to complete the construction project and willfully failing to comply with the terms of the contract for such work.
  - b. The Respondent agrees to voluntarily surrender her contractor's registration immediately effective upon Respondent's signing of this agreement.
16. If the above terms and conditions are fully satisfied by Respondent, the Board shall consider complaint number 24-63 resolved, and Respondent agrees that the Board shall post this Stipulation and Consent Agreement to the Department's website under "Enforcement Actions."
17. The Respondent agrees that, in addition to the above, going forward, he/she shall abide by all other statutory and regulatory requirements as set forth in the laws governing contractors in the State of Rhode Island, R.I. Gen. Laws Chapter 5-65, as well as the CRLB's General Rules and Regulations for Applications, Registration, Licensing, Claims, Violations, and Administrative Hearings, 440-RICR-10-00-1, and the Rules and Regulations for Contractors, 440-RICR-10-00-2.
18. *Completeness.* The Board and the Respondent agree that the terms and conditions of this Stipulation and Consent Agreement represents the final determination of this matter.
19. *Waiver of Hearing and Appeal.* By agreeing to enter into this Stipulation and Consent Agreement, the Respondent knowingly and voluntarily waives any right to an administrative hearing and waives any right to any further appeals to the CRLB and the Superior Court under Chapter 5-65 and the Rhode Island Administrative Procedures Act, R.I. Gen. Laws Chapter 42-35.
20. *Opportunity to Obtain Counsel.* Respondent agrees that he has had an opportunity to retain legal counsel to represent him/her in connection with this matter, and that he/she fully understands and acknowledges all the terms contained within this Stipulation and Consent Agreement, and that he/she has signed this Stipulation and Consent Agreement knowingly and voluntarily.

- 21. *Public Record.* Once executed, this Stipulation and Consent Agreement shall be a public record under the Access to Public Records Act, R.I. Gen. Laws Chapter 38-2, and § 1.5(C) of 440-RICR-10-00-1.
- 22. *Compliance.* Compliance with the terms of this Stipulation and Consent Agreement does not relieve the Respondent of any obligations to comply with other applicable laws or regulations administered by or through the CRLB, the Department or any other governmental agency.

**For the CRLB:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**For the Respondent:**

Signature:  \_\_\_\_\_ Date: 9/18/24  
 Print Name: Makayla Yuro

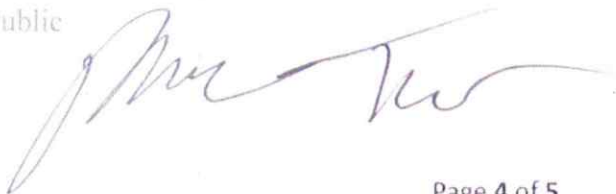
**NOTARIAL CERTIFICATE**

STATE OF Virginia  
 COUNTY OF Fairfax

On this 18 day of September, 2024 before me the undersigned notary public, personally appeared MAKAYLA YURO, and proved to me through satisfactory evidence of identification to be the person whose name is signed above, and acknowledged that they signed it voluntarily for its stated purpose.

MUSSIE MEHARI TEKLE 8093964  
 Print Name and ID Number  
 Notary Public

My Commission Expires: 12/31/2027



MUSSIE MEHARI TEKLE  
 NOTARY PUBLIC  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES DEC 31 2027  
 COMMISSION # 8093964

21. *Public Record.* Once executed, this Stipulation and Consent Agreement shall be a public record under the Access to Public Records Act, R.I. Gen. Laws Chapter 38-2, and § 1.5(C) of 440-RICR-10-00-1.

22. *Compliance.* Compliance with the terms of this Stipulation and Consent Agreement does not relieve the Respondent of any obligations to comply with other applicable laws or regulations administered by or through the CRLB, the Department or any other governmental agency.

**For the CRLB:**

Signature:

Date: 9/20/2024

  
\_\_\_\_\_

Print Name: James P. Cambio

Title: Building Commissioner

**For the Respondent:**

Date: \_\_\_\_\_

Signature:

\_\_\_\_\_ Print

Name: \_\_\_\_\_ **NOTARIAL CERTIFICATE**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me the undersigned notary public, personally appeared \_\_\_\_\_, and proved to me through satisfactory evidence of identification to be the person whose name is signed above, and acknowledged that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Print Name and ID Number  
Notary Public

My Commission Expires:

**CERTIFICATION OF SERVICE**

In accordance with R.I. Gen. Laws § 5-65-6, I hereby certify on this 20th day of September, 2024, that a true copy of the within Order was sent by first class mail and certified mail, return receipt requested to:

Tropical Landscape Designs 927 Broadway East Providence, RI 02914	Makayla Yuro 927 Broadway East Providence, RI 02914
Tropical Landscape Designs Attention: Antonio Victor Marques Cerqueira 927 Broadway East Providence, RI 02914	

And by email to:

1. Catherine Warren, Esq., Hearing Officer ([catherine.warren@doa.ri.gov](mailto:catherine.warren@doa.ri.gov));
2. Kallie Longval, Esq., DBR Legal Counsel ([kallie.longval@dbr.ri.gov](mailto:kallie.longval@dbr.ri.gov));
3. Anthony Whitfield, CRLB Chief ([anthony.whitfield@dbr.ri.gov](mailto:anthony.whitfield@dbr.ri.gov));
4. Donna Costantino, DBR Associate Director ([donna.costantino@dbr.ri.gov](mailto:donna.costantino@dbr.ri.gov));
5. James Cambio, DBR Building Code Commissioner ([james.cambio@dbr.gov](mailto:james.cambio@dbr.gov));
6. Joseph DeStefano, Respondent's Counsel ([joedesquire@hotmail.com](mailto:joedesquire@hotmail.com));
7. Respondent, Makayla Yuro ([makayla.yuro@gmail.com](mailto:makayla.yuro@gmail.com)).



Print Name: Meredith Cotta