

FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD

**Safety Harbor Resort
105 North Bayshore Drive
Safety Harbor, FL 34695
727.726.1161
November 10th, 12th – 14th, 2025
MEETING MINUTES**

Approved

Board Members Present

Nick Burgess
Frank Cawthon, Vice Chair
Donald Cesarone
Jonathan Cook
Mario Famada
Wayne Mayo
Robert Maphis
Edward McCullers, Chair
Steve Richmond
Parks (Brian) Wilson
Rachelle Wood
Brian Zettle

Board Members Absent

Fred Kobia
Michael Sasso
Keith Lawson, II

Others Present

Mandie Ackermann, Executive Director, DBPR
Jordan Jones, Senior Management Analyst Supervisor, DBPR
Madison Williams, Government Analyst, DBPR
Alessandra Mousinho, Deputy Chief Construction Attorney, DBPR
Patrick Cunningham, Assistant Attorney General, AGO – virtual meeting
Timothy Frizzell, Assistant Attorney General, AGO

ADDITIONAL BUSINESS ENTITIES REVIEW DIVISION II

Division II Board members met for Additional Business Entities Review on November 12th, 2025 from 1:00pm - 2:56pm. Mr. McCullers led the meeting. Of the 39 applications on the agenda, 25 were approved, 2 were approved contingent, 5 were continued, 4 were withdrawn, and 3 were denied.

APPROVED (25)

Alley, Justin
Burton, Richard II
Corbin, Leo
Dhaliwal, Hardeep
Filho, Ertzon
Fong, Ricardo Sr.
Greene, James
Indriolo, Joseph
Johnson, Matthew
Katsaros, Jason
Langston, John IV
Lankri, Haim
Loffler, David
Ludwig, Eric
Norman, Alan
O'Connor, Shakeem
Orman, Mark
Ortiz, Miguel
Perez Gonzalez, Frank Jr.
Pigueiras Aleaga, Enzo
Rosa, Frank
Sanford, Heath
Schulman, Jackie (x2)
Zuniga, Salvador

APPROVED CONTINGENT (2)

Alayo, Julio
Thomas, Stephen

CONTINUED (5)

Boykin, Donald Jr. – 60 day continuance
Carrillo, Pedro – 60 day continuance
Cox, Richard V – 180 day continuance
Greenhauff, Edgar – 180 day continuance
Zink, David – 60 day continuance

WITHDRAWN (4)

Burgan, Kharibe
Castro, Ranel Jr.
Dew, Katherine
Gonzalez, Francisco Jr.

DENIED (3)

Cardona, Mauricio
Cheick, Nicholas
Lane, Steven

APPLICATION REVIEW DIVISION II

Division II Board members met for Application Review on November 12th, 2025 from 3:30pm - 4:35pm. Mr. Cook led the meeting. Of the 29 applications on the agenda, 6 were approved, 1 was approved contingent, 7 were continued, 3 were pulled, 6 were withdrawn and 6 were denied.

APPROVED (6)

Abreu, Josue
Forrest, Anthony
Katzman, Andrew
Pinnock, Demarr
Rose, James II
Winget, Loren

APPROVED CONTINGENT (1)

Schmidt, Adam

CONTINUED (7)

Barton, Ryan – 60 day continuance
Cipolla, Leonard II – 180 day continuance
Fernandez, Alain – 60 day continuance
Poschl, Andrew – 90 day continuance
Radobenko, Richard – 60 day continuance
Walker, Timothy – 150 day continuance
Ziegler, John – 180 day continuance

PULLED (3)

Chappelle, Lauren
Fanaro, Dustin
Wilborn, Christopher

WITHDRAWN (6)

Feliciano, Josue
Gray, Jason Sr.
Marinao, Rubens
NeJame, Larry
Roca Rodriguez, Francisco
Vowell, Corey

DENIED (6)

Beaver, Lucas

Devoll, Brandon
Figueroa, Javier
Perez, Eric
Quinn, Jason
Torres, Armando

Division II voted unanimously to ratify the list of approved Financially Responsible Officers.

ADDITIONAL BUSINESS ENTITIES REVIEW DIVISION I

Division I Board members met for Additional Business Entities Review on November 13th, 2025 from 1:30pm - 3:14pm. Mr. Maphis led the meeting. Of the 51 applications on the agenda, 27 were approved, 4 were approved contingent, 11 were continued, 1 was pulled, 4 were withdrawn, and 4 were denied.

APPROVED (27)

Arana, Renato
Asllani, Klara
Bauer, Mark
Bleakly, Brian
Couch, Timothy
Donton, Jason Sr.
Ergle, Nicholas
Falcao Camara, Guilherme
Glazier, Tyler
Jeffcoat, Martin
Kantor, Ori
Kolodziej, Richard
Mammon, Wade
Miller, Corey
Moran, Rudnei
Ofori, Jeremiah
Orman, Mark
Raleigh, Stephen
Riant, Florent
Robson, Robb
Schulman, Jackie
Shouvlis, Michael
Stephenson, Jeffrey
Sterner, Thomas
Thurmond, Jody
Turner, Hilton
Vamvakaris, Peter

APPROVED CONTINGENT (4)

Adler, David
Jean-Francois, Elena
Sanchez, Raul

Valera, Carlos

CONTINUED (11)

Bacallao, Javier – 60 day continuance
Erichsen, Christopher – 60 day continuance
Gayhart, David – 60 day continuance
Hen, Eiden – 180 day continuance
Khachani, Mehdi – 60 day continuance
Knuth, Ken – 180 day continuance
Osman, Yosef – 120 day continuance
Oxios, Clifford – 60 day continuance
Pick, Ryan – 180 day continuance
Vachon, Rulx – 90 day continuance
Washington, Leonard – 90 day continuance

PULLED (1)

Agostinho, Adelino

WITHDRAWN (4)

Berge, Richard
Kleppe, Barbara
Luque, Sandra
Sepulveda, Diego

DENIED (4)

Albuquerque, Steven
Berge, Richard
Parker, Jessica
Stafford, Jereme

APPLICATION REVIEW DIVISION I

Division I Board members met for Application Review on November 13th, 2025 from 3:30pm - 5:25pm. Mr. Zettle led the meeting. Of the 43 applications on the agenda, 22 were approved, 2 were approved contingent, 6 were continued, 5 were withdrawn, and 8 were denied

APPROVED (22)

Ashe, Isaac
Beckner, Charles
Berenguer, Johann
Bodden, Michael
Bowman, Jason
Bystrom, Andrew
D'Antonio, Dominick
Dominguez, Guillermo
Fernandez, Edward

Garcia, Marcelo
Hibbert, Davion (downgrade to CRC)
Horan, John
Johnson, Larry
Lee, Andrew
Martello, Christopher
McDonald, Sean
Robinson, Jearold
Schaefer, Karl
Schalk, Kevin
Sepulveda, Michael
Werth, Kenneth Jr.
Zetah, Paul (downgrade to CRC)

APPROVED CONTINGENT (2)

Newnam, Todd
Saez, Jean

CONTINUED (6)

Babin, Darcy – 60 day continuance
Carbonell, Arturo – 180 day continuance
DeStefano, Mark – 90 day continuance
Donihee, Michael – 60 day continuance
Keeling, Keith – 180 day continuance
Sessions, Chadrick – 60 day continuance

WITHDRAWN (5)

Ambroselli, Joseph
Dangelo, Hernan
DeSanto, Ryan
Landrum, Samuel
O'Farrell, Ed

DENIED (8)

Brainard, Caleb
Brown, Joseph
Camp, Timothy
Fuentes, Pedro
Piamonte Garcia, Julio
Pound, Tyler
Price, Nathan
Ramos, Juan

Division I voted unanimously to ratify the list of approved Financially Responsible Officers.

PROBATION - DIVISON II

Division II Board members met for Probation Committee on November 13th, 2025 from 8:30 – 9:03am. Mr. Famada led the meeting. Absent: Kobie, Lawson

Estrella, Terenzio Joseph – CCC1333152

Result: Satisfactory - cautioned for bank statements

Present

Kissick, John W – CPC1457751

Result: Satisfactory

Present

REINSTATE PROBATION

Lewis, Curtis – CAC1818614

Result: Granted Reinstatement

Present *WAS NOT ON PUBLISHED AGENDA*

FINAL ACTION – DIVISION II

Division II Board members met for Final Action on November 13th, 2025 from 9:04 – 9:16am. Mr. McCullers led the meeting. Absent: Kobie, Lawson

Case #(s): 2025048278

BUSHROE, MAURICE FRANCIS

License #(s): CPC1458856

VOLUNTARILY RELINQUISHED

Restitution: to Brendan Michael Bozzuto in an amount equal to the actual damages as established by the Florida Homeowner's Construction Recovery Fund

Pay administrative fines in the amount of \$5,000 and costs of \$200

Not Present

Case #(s): 2025070163

FERNANDEZ, ALEXANDER MARTIN

License #(s): CCC1331165 / CCC1333095

VOLUNTARILY RELINQUISHED

Restitution: to Gustavo Fundora in an amount equal to the actual damages as established by the Florida Homeowner's Construction Recovery Fund

Pay administrative fines in the amount of \$5,000 and costs of \$87.93

Not Present

Case #(s): 2025042714

HELTON, GREGORY SCOTT

License #(s): CPC 1456680

CONTINUED TO FEBRUARY 2026

**Case #(s): 2022007594 / 2022008778 / 2022009117 / 2022011142 / 2022011523
2022012043 / 2022018207 / 2022020498 / 2022024678 / 2022028355 / 2022028823
2022031198 / 2023002675 / 2023010556**

HOUSER, SCOTT DAVID

License #(s): CUC 1224972 / CPC 53287 / CPC 1459383

REVOKE

Restitution: to the homeowners listed below in amounts equal to the actual damages as established by the Florida Homeowner's Construction Recovery Fund:

2022-009117: Erika Solomon

2022-008778: Kimberly Octaviano

2022-007594: Dave Towsley

2022-028823: Jessica Davis

2022-028355: Sandra Singer

2022-020498: Tyrone & Maria Lowe

2022-024678: Joann & Bernard Brooks

2022-018207: Alexander Gelpi

2022-012043: Russel Skals

2022-011523: Lisa Quaglieri

2022-011142: Irving Ho

2023-010556: Nathan Heinrich

2023-002675: Edward Hawkins

2022-031198: Shari Lambert

Pay administrative fines in the amount of \$42,000 and costs of \$1631.95

Not Present

Case #(s): 2025010979

KORTABANI, VINCENT JOHN

License #(s): CFC1425746 / CFC1430608

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 90 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$2,500 and costs of \$375.59

Not Present

Case #(s): 2025032057

MEYRI, JOEL

License #(s): CFC 1432838

VOLUNTARILY RELINQUISHED

Restitution: to Susan Lambert in the amount of \$32,384.00

Pay administrative fines in the amount of \$15,000 and costs of \$400

Present

Case #(s): 2024068529

WALTERS, MICHELLE Y

License #(s): CAC1817594

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 30 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$1,500 and costs of \$277.64

Present

Case #(s): 2025050431

ZABAWA, JASON

License #(s): CPC 1459897

VOLUNTARILY RELINQUISHED

Restitution: to Elizabeth Schaeffer-Carman in the amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund.

Pay administrative fines in the amount of \$10,000 and costs of \$100

Not Present

FINAL ACTION DIVISIONS I & II

Division I & II Board members met for Final Action on November 13th, 2025 from 9:31 – 10:10am. Mr. McCullers led the meeting. Absent: Kobia, Lawson, Sasso

Case #(s): 2025027508

ALFRED, ULRICK

License #(s): CGC 1535389 / CCC 1334903 / CCC 1332829 / CCC 1333104 / CCC 1334224 / CBC 1267036 / CBC 1263183 / CBC 1266084

Pay administrative fines in the amount of \$3000 and costs of \$218.56 within 90 days

Not Present

Case #(s): 2025015454 / / 2025027993 / 2025031730 / 2025040508 / 2025044610

ALVAREZ, LUIS

License #(s): FRO8718

REVOKE

Restitution: to the homeowners listed below in amounts equal to the actual damages as established by the Florida Homeowner's Construction Recovery Fund:

2025-015454 – ALVARO ESTRADA

2025-040508 – ELIZABETH ZAMBRANO

2025-031730 – BARBARA PEARL

2025-027993 – MARCIA SILLS

2025-044610 – HARRY GARCIA

Pay administrative fines in the amount of \$37,500 and costs of \$1069.23

Not Present

Case #(s): 2025046917

BARNES, LISA MARIE

License #(s): FRO 10625

VOLUNTARILY RELINQUISHED

Restitution: to Paul and Margaret San Souci in the amount of \$250,000

Pay administrative fines in the amount of \$7,500 and costs of \$328.6

Not Present

Case #(s): 2025060681

BEATTIE, PAUL STEPHEN

License #(s): CCC 1332273 / CFC 1429708 / CFC 1430220 / CGC 1514291 / CGC 1525922 / CGC 1532752

VOLUNTARILY RELINQUISHED

Restitution: to David Bucci in an amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund

Pay administrative fines in the amount of \$7,500 and costs of \$188.60

Not Present

Case #(s): 2024065705 / 2025025067 / 2025039036 / 2025027858

BLACKERBY, DAVID L

License #(s): CPC 1458170 / FRO 4849

3 years probation

Restitution:

2025025067 – to William Bedard in an amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund

2025039036 – to William Moody in an amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund

Pay administrative fines in the amount of \$5000 and costs of \$518.42

Not Present ; Legal Representative Rachel Clark attended

Case #(s): 2025026082

BROOM, DAVID M

License #(s): CPC 1459385 / FRO 9398

Restitution: to Hana Prudilova McNeal in the amount of \$19,798.00 to be paid within 30 days of the entry of the final order

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 30 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$5,000 and costs of \$336.94

Not Present

Case #(s): 2025036412

FLORES CRUZ, YOANDY

License #(s): CRC 1333402 / CCC 1335738

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 90 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$10,000 and costs of \$293.95

Not Present

**Case #(s): 2025037964 / 2025046637 / 2025048196 / 2025048567 / 2025049220
2025049590 / 2025050187 / 2025050345 / 2025051170 / 2025051262 / 2025051509
2025052406 / 2025052507 / 2025053002 / 2025053581 / 2025053869 / 2025053959
2025056634 / 2025056656 / 2025057111 / 2025057309 / 2025057527 / 2025058891
2025060421 / 2025061214 / 2025063344**

GUEVARA, KARLA

License #(s): CBC 1267302 / CBC 1266910 / CCC 1335427

Restitution: to the homeowners listed below in amounts equal to the actual damages as established by the Florida Homeowner's Construction Recovery Fund:

2025-056634: Lee L. Sherman
2025-053581: Winsome Vernon
2025-049590: Jorge Alfredo Arana
2025-052406: James Karish
2025-053002: Chelsea Ryan
2025-057309: Anita Marie Hoggarth
2025-052507: Joseph E. Stone
2025-048567: Richard Alan
2025-037964: Kevin Parker
2025-049220: Brandi Gibson
2025-048196: Ron Patel Manuels
2025-051170: Sharon Anne Menchaca
2025-050345: Maria Carolina Malta
2025-046637: Danny Schumann
2025-051509: Mark William Ridgeway
2025-050187: Deanna Lopez
2025-061214: Wallace Taylor
2025-063344: Veronica Beatriz Gonzalez
2025-053869: Cleston Blanton
2025-058891: Jenn Wynn
2025-051262: Nina Camp
2025-060421: David Sherwood
2025-057527: Angel-Lynn Maria Valladres
2025-057111: Robert Crowley
2025-056656: Paul McConnell
2025-053959: Barry Stephany

Pay administrative fines in the amount of \$60,000 and costs of \$1,522.27

Not Present

Case #(s): 2025069068

HOCH, TODD A

License #(s): CRC 1333087 / FRO 10502

VOLUNTARILY RELINQUISHED

Restitution: to Sharon Mays in an amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund

Not Present

**Case #(s): 2025000084 / 2025008192 / 2025012598 / 2025013210 / 2025014039
2025016919 / 2025026813 / 2025029559 / 2025030956 / 2025031630 / 2025033319
2025036184 / 2025038313 / 2025044601 / 2025045953 / 2025050767**

LELLE, PHILIP JAMES

License #(s): CPC 1459592 / CBC 1265246

VOLUNTARILY RELINQUISHED

Restitution: to the homeowners listed below in amounts equal to the actual damages as established by the Florida Homeowner's Construction Recovery Fund:

2025000084 James Strawn
2025012598 Ariel Martinez
2025013210 Preston Loveday
2025014039 Chadwick Martin II
2025029559 Juan Baez
2025033319 Tabitha Fisher
2025036184 Kenneth Mattison
2025031630 Horace Baker III
2025038313 Anthony Rumbaugh
2025008192 Diana Gomez
2025026813 Stephen A. Krochmalick
2025016919 George Kaminski
2025044601 Lisa Benevento
2025045953 Dayna Ferreiro
2025030956 Kristi Poore
2025050767 Matthew Vincent

Pay administrative fines in the amount of \$50,000 and costs of \$5,500

Not Present

Case #(s): 2025001071

MACKIE, RONALD ERNEST

License #(s): CBC 57738 / CCC 57612

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S. to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

PROOF OF SATISFACTION of the Judgment within 180 days and costs of \$182.21 within 60 days

Not Present

Case #(s): 2023070866 / 2024047676

QUINTERO, BERNARDO

License #(s): CCC 1329992 / CFC 1429405 / CFC 1428973 / CGC 1523686 / CGC 1515292

Restitution:

2024047676 – to Cynthia Alexandra Gonzalez in the amount of \$281,300.00

2023070866 – to Alan Franklin in the amount of \$72,068.00

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 90 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$3,000 and costs of \$200 within 90 days

Not Present

**Case #(s): 2025037965 / 2025037965 / 2025041034 / 2025041347 / 2025050318 2025058994
2025059013 / 2025059063 / 2025059785 / 2025059814 / 2025034286 / 2025038279**

2025050032**RICCARDI, RONALD LEO**

License #(s): CGC 1528783 / CGC 1525796 / CCC 1335894 / CPC 1460728

VOLUNTARILY RELINQUISHED**Restitution:**

2025059785 – to Karen Fukumura d/b/a Hanei Holdings, LLC in the amount of \$9,678.50

2025059814 – to Karen Fukumura d/b/a Hanei Holdings, LLC in the amount of \$4,682.56

2025037965 – to Rodolfo Loureiro d/b/a 2321 NE 39th Trust in the amount of \$10,230.03

2025041034 – to Yana Rishkovoy and Andrey Rishkovoy d/b/a Catalyst Property Group, LLC in the amount of \$10,230.03

2025038279 – to Josef Toussaint d/b/a Cardio Matrix, LLC in the amount of \$7,500.34

2025059013 – to Josef Toussaint d/b/a Cardio Matrix, LLC in the amount of \$19,994.25

2025058994 – to Josef Toussaint d/b/a Cardio Matrix, LLC in the amount of \$14,841.85

2025059063 – to Josef Toussaint d/b/a Cardio Matrix, LLC in the amount of \$10,283.07

2025041347 – to Efraim Ruthenberg d/b/a Gibraltar Lane, LLC in the amount of \$4,659.98

2025034286 – to Abigail Tamru in the amount of \$3,704.93

2025050032 – to Michael and Julie Greger in the amount of \$48,373.00

2025050318 to Supraja Kolli Somasundaram and Purnesh Konathala in the amount of \$7,850.00

Not Present

Case #(s): 2024053025

SPENCER, JEREMY EUGENE

License #(s): CCC 1333173 / CCC 1333014 / FRO 10734

Restitution: to Gary Bergman in the amount of \$21,330.00

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S. to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$7,500 and costs of \$363

Not Present

Case #(s): 2025005538

WEIGEL ZAKARIAN, JESSICA

License #(s): CCC 1331539 / CGC 1506425

REVOKE

Pay administrative fines in the amount of \$10,000 and costs of \$150.99

Present

FINAL ACTION - DIVISION I

Division I Board members met for Final Action on November 13th, 2025, from 10:17 – 10:44am. Mr. Cawthon led the meeting. Absent: Sasso

Case #(s): 2025017061 / 2025041537

BUMGARNER, WILLIAM HERBERT

License #(s): CBC 1262333

SATISFACTION OF CIVIL JUDGMENT: Respondent shall submit proof of satisfaction of the judgment issued in case no. 23-CA-010118, IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, a Final by Default was entered in favor of Michael Whisler & Joanne Iacovelli against BUILDET LLC. in the amount of \$25,079.27, plus legal interest within 180 days after the filing of the Final Order.

DBPR CASE 2025017061 – RESTITUTION/SATISFACTION: Respondent shall submit proof of satisfaction of lien or restitution to the following Gareth Spurlock within 180 days after the filing of the Final Order in the amount of \$34,114.47.

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 90 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$3,000 and costs of \$821.58 within 90 days

Not Present

Case #(s): 2024072288

JEBBAR, KHALID

License #(s): CBC 1264643

Restitution: to Nora Kodak in the amount of \$117,300 within 30 days

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 30 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$3,500 and costs of \$294.55

Not Present

Case #(s): 2024052382

JORDAN, AMY L

License #(s): CGC1517729

Restitution: Submit proof of compliance with payment plan by the court every 6 months

Costs of \$215.96

Present

Case #(s): 2025003416 / 2025006764

KORZHUK, ALEXANDR

License #(s): CRC 1333466

REVOKE

Restitution:

2025003416 – to George Kiraly in an amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund

2025006764 – to Raymond Thomas Mikol in an amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund

Pay administrative fines in the amount of \$15,000 and costs of \$402.83

Not Present

Case #(s): 2022009691 / 2022035222 / 2022040247 / 2023044192 / 2024041355

2025005310 / 2024061912

MESA, FELIX JR

License #(s): CGC1515735

2 years probation

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S. to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Pay administrative fines in the amount of \$7,000 and costs of \$1,779.57 within 90 days

Present

Case #(s): 2025009458

NUCCI MANZIONE, MARIANA S

License #(s): CBC 1261954 / CGC 1538762

ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within ninety (90) days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code

Proof of Satisfaction with 180 days and costs of \$380.52

Present

Case #(s): 2025057175

O'NEILL, SANDRA DORIS

License #(s): CGC 1530111 / CGC 1520807 / CRC 1329010

VOLUNTARILY RELINQUISHED

Restitution: – to Timothy and Val O'Brien in an amount equal to actual damages as established by the Florida Homeowner's Construction Recovery Fund

Pay administrative fines in the amount of \$10,000 and costs of \$200

Not Present

Case #(s): 2025049188

PENCE, DANIEL LEVI

License #(s): CBC 1260675
Proof of Satisfaction and costs of \$106.53 within 30 days
Present

Case #(s): 2025007145
RODRIGUEZ, RODOLFO
License #(s): CGC 1517017
Pay administrative fines in the amount of \$3,000 and costs of \$200
Not Present

Case #(s): 2024056233
TAYLOR, STEVEN BRENT
License #(s): CGC 1524435
Restitution: to Barbara Kemmerle in the amount of \$8,500.00 within 60 days
2 years probation
ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within ninety (90) days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code
Pay administrative fines in the amount of \$3,000 and costs of \$246.33
Present

Case #(s): 2025046450
ZHUBRAK, GARRETT
License #(s): CGC 1534973
ADDITIONAL SEVEN (7) HOURS of continuing education related to Chapter 489, F.S., within 60 days of entry of the Final Order, to be enforced pursuant to Rule 61G4-12.008, Florida Administrative Code
Pay administrative fines in the amount of \$1,000 and costs of \$233.29
Not Present

PROBATION DIVISION I
Division I Board members met for Probation Committee on November 13th, 2025 from 10:50 – 11:16am. Mr. Wilson led the meeting. Absent: Sasso

Cruz, Vladimir – CGC1515968
Result: granted 60-day Continuance to January 2026
Present

Fortich, Ralph Edward – CBC1252076 / CBC1263022
Result: Satisfactory
Present

Rosario, David – CGC1520548
Result: Satisfactory

Present

Sevilla, Edwin Andres – CRC1327382

Result: Unsatisfactory - denied second 60-day Continuance request to January 2026

Not Present

STAYS OF SUSPENSION TO BE LIFTED

The following probationers failed to submit a probation package and have not submitted a request for continuance. The stays of suspension for the following licensees will be lifted upon the Committee's recommendation:

Iselin, Philipse– CGC062205

Result: STAY LIFTED

Not Present

Kosarek, Richard – CGC047508

Result: STAY LIFTED

Not Present

REINSTATE PROBATION

Lewis, Curtis – CRC1331471

Result: Granted Reinstatement

Present *WAS NOT ON PUBLISHED AGENDA*

Serna, Cristyan – CGC1511779

Result: Granted Reinstatement

Present

TERMINATION LIST

The following probationers received In-House Satisfactory appearances for this meeting, and are eligible for Early Termination consideration, or have concluded the terms of Probation upon the Committee's ratification:

Hackebeil, Craig Gustav – CGC1515443

Result: IN - HOUSE SATISFACTORY – GRANTED EARLY TERMINATION

Herrero, Hubert Jr – SCC131150792

Result: IN - HOUSE SATISFACTORY – GRANTED EARLY TERMINATION

Nunez, Jose Jr – CBC1256377

Result: IN - HOUSE SATISFACTORY – GRANTED EARLY TERMINATION

Scott, William – CRC1331876

Result: IN - HOUSE SATISFACTORY – GRANTED EARLY TERMINATION

GENERAL SESSION

The meeting was called to order by Mr. Ed McCullers at 9:00am – 10:41am. Mr. Cawthon gave the invocation. Mr. Richmond led the pledge of allegiance.

REVIEW OF MEETING MINUTES

- October 2025 - **approved**

CHAIRMAN'S REPORT- Ed McCullers

Mr. McCullers stated he was honored to serve as Board Chair this year. He thanked the staff and board members, and offered assistance to the newly elected Board Chair and Vice Chair for next year. - **approved**

EXECUTIVE DIRECTOR'S REPORT- Amanda Ackermann

Ms. Ackermann asked for excused absences for Fred Kobie and Michael Sasso, which was approved by Board vote. Ms. Ackermann also asked for an unexcused absence for Keith Lawson, which was approved by Board vote. Ms. Ackermann stated that the 2026 Florida Legislature session will start early in January, and there are already bills being submitted that the Department is watching. She advised board members not to make any public comments if contacted, but to defer to DBPR's media unit. - **approved**

PROSECUTING ATTORNEY'S REPORT- Alessandra Mousinho

Ms. Mousinho stated that there were 125 cases presented at Final Action this month, and thanked the board members for all their diligence in getting the work completed. She confirmed that OGC is now fully staffed, and the Department is on target for processing at this time. Mr. McCullers thanked Ms. Mousinho for all her hard work for the board. - **approved**

HEARING AND PETITIONS

DeMarco, Philip – Formal Hearing (Div II)

Present with legal representative, Michael Lawrence

Motion and second to send the case to DOAH - **approved**

Galvan, Raymond – Informal Hearing (Div II)

Present with legal representative, Tim Atkinson

Motion and second to vacate previous denial and approve contingent on placing CCC1335235 in Voluntary Null & Void status within 30 days - **approved**

Garlinghouse, Chace – Informal Hearing (Div II)

Present with legal representative, Tim Atkinson

Motion and second to vacate previous denial and approve application - **approved**

Gopin, Ryan – Informal Hearing (Div II)

Present with legal representative, Tim Atkinson

Motion and second to vacate previous denial and approve application - **approved**

Green, Kelly – Petition for Declaratory Statement (Div I and Div II)

Present

Motion and second to decline answering petition - **petition is denied**

Green, Kelly – Petition for Declaratory Statement (Div I and Div II)

Present

Motion and second to decline answering petition - **petition is denied**

Haggen, Weston – Informal Hearing (Div I)

Present

Motion and second to vacate previous denial and allow withdrawal – **approved (application is withdrawn)**

Hezlep, John – Petition for Declaratory Statement (Div I and Div II)

Present

Motion and second to grant standing – **approved**

Motion and second to decline answering petition - **petition is denied**

Huss, Michael – Informal Hearing (Div II)

Present

Motion and second to vacate previous denial and allow withdrawal – **approved (application is withdrawn)**

Mesojedec, Jack – Informal Hearing (Div II)

Present

Motion and second to uphold previous denial – **approved – application is denied**

Santos Ruiz, Tatiana – Petition for Declaratory Statement (Div I and Div II)

Present

Motion and second to decline answering petition - **petition is denied**

COMMITTEE REPORTS

EXAMS/CE/PUBLIC AWARENESS COMMITTEE – Rachelle Wood

Ms. Wood gave the following report:

! AT YOUR PACE ONLINE

1st Course: Miami-Dade Ordinance Chapter 10 (Online) - **DENIED**

2nd Course: OSHA Safety (Online) - **DENIED**

A BUILDERS LICENSE TRAINING INSTITUTE

1st Course: Miami-Dade Ordinance Chapter 10 - **DENIED**

FLORIDA POOL & SPA ASSOCIATION DBA FLORIDA SWIMMING POOL ASSOC.

1st Course: Circulation, Filtration, Sanitation- The Water Quality Triad - **approved**

2nd Course: Designing & Selling the Outdoor Living Experience - **DENIED**

3rd Course: Genesis B204 We Can Be Better - **approved as GENERAL course**

4th Course: Genesis C310 Beauty of the Edge- The Definitive, Internationally Acclaimed Vanishing Edge and Water In Transit Design - **approved**

5th Course: How to Prevent Algae Without Using Algaecides - **approved**

6th Course: Lead Gen Workshop - **DENIED**

7th Course: Metals and Metal Staining- Prevention and Stain Removal - **approved**

8th Course: Overview of Construction Defect Claims Against Contractors - **approved**

9th Course: Pool & Spa Basics A Beginner's Guide to Sanitation and Water Balance - **approved**

10th Course: Price Escalation Clauses in Construction Contracts Mitigating Risks for Owners, Contractors, and Subcontractors - **approved**

11th Course: Repair and Renovation - **approved**

12th Course: Safe Aquatics Design and Permitting - **approved**

13th Course: Startup Chemistry for Each Pool Type (*Bilingual*) - **approved**

14th Course: Stop Servicing Pools. Start Servicing People. - **DENIED**

15th Course: Taking the Luck Out of Water Chemistry - **approved**

16th Course: Technical Introduction into AI Course Syllabus - **approved**

17th Course: Understanding Basic Business Structure and Risk Issues - **approved**

18th Course: Understanding Contract Terms & Addressing Risk In the Construction Contract - **approved**

19th Course: Understanding Pool Stains- What They Are & How to Get Rid of Them - **approved**

20th Course: What is Your Risk Profile- Presenting Your Company to the Insurance World - **approved**

21st Course: Essential Chemical Safety & Vehicle Organization (*Bilingual*) - **approved**

FLORIDA SOLAR ENERGY CENTER (UCF)

1st Course: Residential HVAC Design - Course 1 of 8 - Expectations of Students and Review of Manuals J, S, and D (Online) – **CONTINUED for 60 days to January 2026**

2nd Course: Residential HVAC Design – Using EnergyGauge ResSizePro with Kwik Model - 8 Course Series (Online) – **CONTINUED for 60 days to January 2026**

3rd Course: Residential HVAC Design – Course 2 of 8 – Overview of EnergyGauge USA ResSizePro with Kwik Model 3D (Online) – **CONTINUED for 60 days to January 2026**

4th Course: Residential HVAC Design – Course 3 of 8 – Building the House in 3D (Online) – **CONTINUED for 60 days to January 2026**

5th Course: Residential HVAC Design - Course 5 of 8 - Equipment Selection (Online) – **CONTINUED for 60 days to January 2026**

6th Course: Residential HVAC Design - Course 6 of 8 – Laying Out a Duct System (Online) – **CONTINUED for 60 days to January 2026**

7th Course: Residential HVAC Design - Course 7 of 8 - Sizing Ducts (Online) – **CONTINUED for 60 days to January 2026**

GLOBALPRO RECOVERY INC

1st Course: Equipment Breakdown Insurance Class for Contractors – **approved contingent**

JC CODE & CONSTRUCTION CONSULTANTS, INC

1st Course: An Overview of ASCE 24, Flood Resistant Design & Construction - **approved**

2nd Course: An Overview of ASCE 24, Flood Resistant Design & Construction (Online) - **approved**

3rd Course: OSHA 1926 Subpart AA: Confined Spaces In Construction - **approved**

4th Course: OSHA 1926 Subpart AA: Confined Spaces In Construction (Online) - **approved**

MIAMI-DADE CNTY DEPT OF REG & ECONOMIC RESOURCES

1st Course: Building and Inspections (Online) – **CONTINUED for 60 days to January 2026**

ORANGE COUNTY DIVISION OF BUILDING SAFETY

1st Course: Commercial Mechanical Kitchen Hood Inspections (Online) – **CONTINUED for 60 days to January 2026**

2nd Course: Mechanical Commercial Inspections (Online) – **CONTINUED for 60 days to January 2026**

PDH ACADEMY

1st Course: 5-Hour Contractor CE: Compliance, Business, and Safety (Online) – **CONTINUED for 60 days to January 2026**

2nd Course: Energy Saving Systems for Residential Construction (Online) - **approved**

3rd Course: Masonry in Construction (Online) - **approved**

4th Course: Navigating Insurance for the Construction Professional (Online) - **approved**

5th Course: Principles of Modular Construction (Online) - **approved**

VECTOR SOLUTIONS

1st Course: Accessible Design: Curb Ramps, Ramps, and Elevators (Online) - **WITHDRAWN**

2nd Course: Florida - Wind Design and Wind Mitigation Requirements (Online) - **WITHDRAWN**

3rd Course: Health Effects Caused By Mold (Online) - **WITHDRAWN**

4th Course: Safety Management for Leaders (Online) - **approved**

WORKFORCE CONTINUING EDUCATION & DEVELOPMENT, LLC

1st Course: 2021 IPC and the Changes from 2018 (Online) – **CONTINUED for 60 days to January 2026**

2nd Course: Construction Safety (Online) - **approved**

3rd Course: FL Advanced Building Code (ADV) (Online) – **CONTINUED for 60 days to January 2026**

4th Course: FL Business Practices (Online) - **WITHDRAWN**

5th Course: FL Electrical Safety in the Workplace (NFPA 70E) (Online) - **approved**

6th Course: FL Workers' Compensation Compliance (Online) - **approved**

7th Course: IMC 2024 and the Changes from 2021 (Online) - **approved**

8th Course: NFPA 70® - National Electrical Code (NEC) 2023 (Online) - **WITHDRAWN**

9th Course: Regulations for Florida Professions and Occupations (Online) - **WITHDRAWN**

10th Course: Types of Renewable Energy (Online) - **WITHDRAWN**

ZINZOW LAW LLC

1st Course: Construction Defects & Deadlines- Statutes of Limitations, Repose, and Latent Defects - **approved**

2nd Course: Construction Defects & Deadlines- Statutes of Limitation, Repose, and Latent Defects (Online) - **approved**

3rd Course: Maximizing Builder Protections- Warranties, 558 Notices, and Defect Litigation Strategies - **approved**

4th Course: Maximizing Builder Protections- Warranties, 558 Notices, and Defect Litigation Strategies (Online) - **approved**

5th Course: Not All Dispute Resolution is Created Equal- Choosing the Right Mechanism in Construction Contracts (Online) - **approved**

6th Course: Not All Dispute Resolution is Created Equal- Choosing the Right Mechanism in Construction Contracts - **approved**

RECOVERY FUND COMMITTEE – Brian Zettle

Mr. Zettle gave the following report:

Sterling v Pekel: Claim No. 2024-068171 – **Continued to January 2026**

Jones v Harker: Claim No. 2025-001153 – **\$45,373.98**

Feigum v Tanner: Claim No. 2025-032583 – **Continued to January 2026**

Wornicki v Clark Jr.: Claim No. 2023-037962 – **Continued to January 2026**

Petrie v Merrigan: Claim No. 2025-026723 – **\$18,990**

Singh v Collins.: Claim No. 2024-070937 – **\$50,000**

Casteleiro v Munoz: Claim No. 2023-058664 – **\$15,000**

Chernavská v Petersen: Claim No. 2025-038052 – **Continued to January 2026**

Manning v Beattie: Claim No. 2025-012655 – **\$50,000**

Manuel v Bierwiler: Claim No. 2025-010001 – **\$15,000**

Plew v Amoresano: Claim No. 2024-046704 – **\$8,000**

Staller v Chichelli Sr.: Claim No. 2024-070119 – **\$15,000**

Alvarado v Montalto Sr.: Claim No. 2025-005591 – **\$50,000**

Castaneda v Infinger: Claim No. 2025-027885 – **\$15,000**

Murray v Dorosh: Claim No. 2025-037654 – **\$15,000**

Dedic v Avella: Claim No. 2024-022166 – **\$3,297.50**

Nalbandian v Paiva: Claim No. 2025-027346 – **\$15,000**

Omoike v Hidalgo: Claim No. 2024-045915 – **\$15,000**

Wehde v Thaysen Jr.: Claim No. 2025-028134 – **\$20,000**

Mitchell v Hidalgo: Claim No. 2024-061233 – **\$15,000**

Nguyen v Hidalgo: Claim No. 2024-052669 – **\$15,000**

Thomas v Smathers Jr.: Claim No. 2023-054145 – **\$50,000**

Goode v Alvarez: Claim No. 2025-013439 – **\$10,847.47**

Herriott v Eiden: Claim No. 2025-025953 – **\$12,207.24**
Johnson v Petersen: Claim No. 2025-008319 – **\$15,000**
Keuthan v Tanner: Claim No. 2025-043102 – **\$50,000**
Kistler v Lapp: Claim No. 2025-031960 – **\$15,000**
Poy v Bierwiler: Claim No. 2025-039869 – **\$8,375**
Wesolowski v Ryan: Claim No. 2025-043670 – **\$15,000**
Crosby v Scarberry: Claim No. 2024-069774 – **\$15,000**

RULES/PUBLIC/LEGISLATIVE COMMITTEE AGENDA – Ed McCullers

The Rules committee approved the amendments to rule 61G4-17.001 as written by Mr. Frizzell. The Board determined that no SERC was necessary as the rule would not have an economic impact. Further the Board determined that no part of the rule is a minor violation.

OLD BUSINESS

Removal of Board materials from laptops.

NEW BUSINESS

Mr. McCullers congratulated Frank Cawthon for being elected the 2026 Board Chair and Mario Famada for being elected the 2026 Vice Chair next year. The Board members thanked Mr. McCullers for his leadership during his term as Chair and commended him on a successful year.

With no further business, the meeting was adjourned at 10:41am