

**Matilde Miller**, Interim Secretary

**Rick Scott**, Governor

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
April 18 and 19, 2017  
General Meeting**

Chair Chip Boring, called the meeting of the Florida Real Estate Commission to order, at approximately 8:30 a.m., in Orlando, Florida, on this 18th day of April, 2017.

The following Commission members were in attendance: Vice-Chair Thomas Luzier, Patricia Fitzgerald, Dick Fryer and Poul Hornsleth. Mr. Tom Barnhart, Senior Assistant Attorney General, appeared as counsel for the Commission. Mr. Barnhart declared a quorum present.

Department and Division staff present at the meeting: Denise Johnson, Deputy Director; Lori Crawford, Executive Director; Josh Kendrick, Chief Attorney; Alicia Bhambhani; Assistant General Counsels; appearing via teleconference: Dan David, Neil Lawson, Brande Miller, Crystal Stephens, William Vogel, Joseph Whealdon, Maureen White; Assistant General Counsels; James Pierce, Investigator Supervisor; Jocelyn Pomales, Education Coordinator; Janice Lugo, Regulatory Specialist III; Susan Bailey, Administrative Assistant III; Mike Davis, Regulatory Specialist III. American Court Reporting, Inc. (407) 896-1813 provided court services.

**April 18, 2017**

**Moment of Silence**

A moment of silence was held in memory of Commissioner Roger Enzor's passing. Commissioner Enzor served on the Commission for two terms beginning January 2008 through October 2015, serving as Chair in 2010 and 2014.

**Approval of the Minutes**

The Minutes of the March 21 and 22, 2017 are deferred until Wednesday April 19, 2017.

Chair Boring welcomed the members of the Flagler Board of Realtors and the Orlando Chapter of National Association of Real Estate Brokers.

**Reports**

**Enforcement Trends and Escrow Audits Reports**

Executive Director Crawford presented the report regarding Enforcement Trends and Escrow Audits Summary and addressed questions and comments from the Commission.

**Unlicensed Activity Report**

Executive Director Crawford presented the Unlicensed Activity Report and addressed questions and comments from the Commission.

**Monthly Exam Performance Summary Report**

Executive Director Crawford presented the monthly Exam Performance Summary Reports and addressed questions and comments from the Commission.

## **Application and License Count Reports**

Regulatory Consultant Lugo presented the Application and License Count Report and addressed questions and comments from the Commission.

## **Legal Case Activity Report**

Chief Attorney Kendrick presented the monthly report regarding legal case activity and addressed questions and comments from the Commission.

## **Legal Agenda Schedule**

### **Escrow Disbursement Orders**

Assistant General Counsel Whealdon presented 14 Escrow Disbursement Orders and 5 Orders for the Commission's consideration. The Commission entered into discussion. Commissioner Fryer moved to accept 14 Escrow Disbursement Orders and 5 Orders. Commissioner Hornsleth seconded the motion; the motion passed without dissent.

### **Recovery Fund Claims**

#### **Tab A – Maria Angel v. Patricia Delgardo, DBPR Case No. 2017-007700**

Mr. David presented the above matter to the Commission. The Licensee was present. Ms. Denise Mutamba, Esquire, appeared on behalf of the Claimant. Mr. David recommended the Commission deny the request. Ms. Mutamba presented mitigation in support of the request. The Commission considered the facts and circumstances. Commissioner Hornsleth moved to approve the Final Order Granting the Recovery Fund Claim in the amount of \$10,000.00. Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

#### **Tab G – Al Tesoro v. Mitch Norman Harris, DBPR Case No. 2014-051191**

Mr. David presented the above matter to the Commission. The Licensee was present. Ms. Lee Dani, Esquire, appeared on behalf of the Claimant. Mr. David advised that the Claimant qualifies statutorily to receive payment from the recovery fund and recommended the Commission approve the request. The Commission considered the facts and circumstances. Commissioner Fryer moved to approve the Final Order Granting the Recovery Fund Claim in the amount of \$1,995.00. Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

#### **Tab E – John Rollas v. Peter Voigt, DBPR Case No. 2016-024148**

Ms. White presented the above matter to the Commission. The Licensee was not present. Mr. Robert Case, Esquire, appeared on behalf of the Claimant. Ms. White advised that the Claimant does not qualify statutorily to receive payment from the recovery fund and recommended the Commission deny the request. The Commission considered the facts and circumstances. Commissioner Hornsleth moved to deny the Final Order Denying the Recovery Fund Claim. Commissioner Fryer seconded the motion. The motion passed without dissent.

#### **Tab B – Kenneth Buchler v. Peter Voigt, DBPR Case No. 2016-039345**

Ms. White presented the above matter to the Commission. There were no appearances on behalf of the Claimants or Respondents. Ms. White advised that the Claimant does not qualify statutorily to receive payment from the recovery fund and recommended the Commission deny the request. The Commission considered the facts and circumstances. Commissioner Hornsleth moved to deny the Final Order Denying the Recovery Fund Claim. Commissioner Fryer seconded the motion. The motion passed without dissent.

#### **Tab C – John Earst Jr. v. Michelle Renee Fox, DBPR Case No. 2017-009345**

Mr. David presented the above matter to the Commission. There were no appearances on behalf of the Claimants or Respondents. Mr. David advised that the Claimant does not qualify statutorily to receive

payment from the recovery fund and recommended the Commission deny the request. The Commission considered the facts and circumstances. Commissioner Hornsleth moved to deny the Final Order Denying

**Tab D – Venkata Inturi v. Michelle Renee Fox, DBPR Case No. 2017-003871**

Mr. David presented the above matter to the Commission. There were no appearances on behalf of the Claimants or Respondents. Mr. David advised that the Claimant does not qualify statutorily to receive payment from the recovery fund and recommended the Commission deny the request. The Commission considered the facts and circumstances. Commissioner Hornsleth moved to deny the Final Order Denying the Recovery Fund Claim. Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

**Tab F – Jaelle Payoute v. Bayyinah Suliaman, DBPR Case No. 2017-009335**

Mr. David presented the above matter to the Commission. There were no appearances on behalf of the Claimants or Respondents. Mr. David advised that the Claimant does not qualify statutorily to receive payment from the recovery fund and recommended the Commission deny the request. The Commission considered the facts and circumstances. Commissioner Hornsleth moved to deny the Final Order Denying the Recovery Fund Claim. Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

**Tab H – Hossien Zadeh and Nahid Shahravesh v. Gregory D. Christner, DBPR Case No. 2016-040967**

Mr. David presented the above matter to the Commission. There were no appearances on behalf of the Claimants or Respondents. Mr. David advised that the Claimant qualifies statutorily to receive payment from the recovery fund and recommended the Commission approve the request. The Commission considered the facts and circumstances. Commissioner Fryer moved to approve the Final Order Granting the Recovery Fund Claim in the amount of \$37,999. Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab I – Emily and Ariel Zlicha v. Bayyinah Suliaman, DBPR Case No. 2017-004501**

Mr. David presented the above matter to the Commission. There were no appearances on behalf of the Claimants or Respondents. Mr. David advised that the Claimant does not qualify statutorily to receive payment from the recovery fund and recommended the Commission deny the request. The Commission considered the facts and circumstances. Commissioner Fryer moved to deny the Final Order Denying the Recovery Fund Claim. Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Legal Appearance Docket**

**Tab E – Brian Neil Greenspoon, SL 3224177; Case No. 2016028863 – Settlement Stipulation**

Respondent was present; Respondent was represented by Nancy Campiglia, Esquire, present. Commissioner Fryer was recused due to participation on the probable cause panel.

Ms. White represented the department and presented the case to the Commission. After discussion, Vice-Chair Luzier moved to accept the Settlement Stipulation; Commissioner Fitzgerald seconded the motion; the motion passed without dissent.

**Penalty imposed:** Administrative fine of \$1,500; investigative costs of \$66.00; complete a 3 hour core law course; one complete FREC general meeting. **Violation(s):** Section 475.25(1)(p), Florida Statutes (2015), by failing to inform the commission in writing within 30 days after entering a plea of nolo contendere to Unlawful Solicitation, a third degree felony; Section 455.227(1)(t), Florida Statutes (2015), and thereby violating Section 475.25(1)(e), Florida Statutes (2015), by failing to report to the department within 30 days after entering a plea of nolo contendere to Unlawful Solicitation, a third degree felony.

**Action taken:** Settlement Stipulation accepted.

**Tab D – Thomas Levi Bennett, SL 3300601; Case No. 2015048112 – Respondents Request for Informal Hearing**

Respondent was present; Respondent was represented by John Samaan, Esquire, present. Commissioner Hornsleth was recused due to participation on the probable cause panel.

Mr. Whealdon represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Fryer moved to find the Respondent guilty as charged in the Administrative Complaint; Commissioner Fitzgerald seconded; the motion passed without dissent. Commissioner Fryer moved; seconded by Commissioner Fitzgerald; the motion passed without dissent to impose the following sanctions:

**Penalty:** Suspension for 3 years; administrative fine of \$1,000; investigative costs of \$396.00.

**Violation(s):** Section 475.25(1)(f), Florida Statutes (2016), by entering a plea of nolo contendere to the crime of Use of a Two-Way Communications Device to Facilitate a Felony, a crime of moral turpitude.

**Tab G – John J. Krakowski, BK 3012472; Case No. 2016023771 – Stipulation Settlement**

Respondent was not present; Respondent was represented by Steven Johnson, Esquire, present. Commissioner Hornsleth was recused due to participation on the probable cause panel.

Mr. Lawson represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Fryer moved to accept the settlement stipulation, seconded by Vice-Chair Luzier; motion passed without dissent.

**Penalty:** Administrative fine of \$500.00; investigative costs of \$643.50; attend 1 complete FREC general meeting. **Violation(s):** Section 475.25(1)(e), Florida Statutes, through violation of Rule 61J2-5.019, Florida Administrative Code.

**Action taken:** Settlement Stipulation accepted.

**Tab H – RMG Realty Inc., CQ 1041794; Case No. 2016027807 – Stipulation Settlement**

Respondent was not present; Respondent was represented by Steven Johnson, Esquire, present. Commissioner Hornsleth was recused due to participation on the probable cause panel.

Mr. Lawson represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Fryer moved to accept a modified Settlement Stipulation. Vice-Chair Luzier seconded the motion. The motion passed without dissent.

**Penalty:** Administrative fine of \$500; attend 1 complete FREC general meeting. **Violation(s):** Section 475.25(1)(e), Florida Statutes, through violation of Section 475.42(1)(a), Florida Statutes, when Respondent operated as a broker without being the hold of a valid and current active license.

**Action taken:** Settlement Stipulation accepted.

**Tab C – Brandon Piegari, SL 3281809; Case No. 2015049594 – Respondent's Request for Informal Hearing**

Respondent was not present; Respondent was represented by Steven Johnson, Esquire. Chair Boring was recused due to participation on the probable cause panel.

Ms. Bhambhani represented the department and presented the case to the Commission. After discussion, Commissioner Hornsleth moved to find the Respondent guilty as charged in the Administrative Complaint; Commissioner Fryer seconded; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fryer; the motion passed without dissent to impose the following sanctions:

**Penalty imposed:** Suspension for 3 years; administrative fine of \$1,000; investigative costs of \$346.50; complete a 28 hour reactivation course; probation for 3 years. **Violation(s):** Section 475.25(1)(d)1., Florida Statutes, by failing to provide the timely return of Complainant's deposit upon demand; Section 475.25(1)(k), Florida Statutes, by failing to place Complainant's deposit with his registered employer; Section 475.25(1)(b), Florida Statutes, by failing to return Complainant's deposit; Section 475.42(1)(b), Florida Statutes, by collecting money related to a real estate transaction in his own name; Section 475.42(1)(d), Florida Statutes, by collecting money related to a real estate transaction in his own name.

**Tab A – Clinton M. Cooper, SL 3281809; Case No. 2015016894 – Settlement Stipulation**

Respondent was present; Respondent was not represented by counsel. Chair Boring and Vice-Chair Luzier were recused due to participation on the probable cause panel.

Ms. Stephens represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Hornsleth moved to accept the Settlement Stipulation as amended. Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

**Penalty:** Administrative fine of \$1000; complete a 3-hour core law course. **Violation(s):** Section 475.25(1)(b), Florida Statutes, by misrepresenting that J C Homes & Company received a \$15,000 escrow deposit from Doodnauth for Subject Property.

**Action Taken:** Settlement Stipulation accepted as amended.

**Tab B – Armen L. Merjian, SL 691276; Case No. 2016035984 – Respondent's Request for Informal Hearing**

Respondent was not present; Respondent was represented by Mycki Ratzan, Esquire, present. Commissioner Hornsleth was recused due to participation on the probable cause panel.

Ms. White represented the department and presented the case to the Commission. After discussion, Vice-Chair Luzier moved, seconded by Commissioner Fitzgerald; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald; motion passed without dissent to impose the following sanctions:

**Penalty:** Administrative fine of \$500.00; investigative costs of \$552.75; attend 1 complete FREC general meeting; probation for 9 months. **Violation(s):** Section 475.25(1)(p), Florida Statutes (2015), by failing to inform the commission in writing within 30 days after pleading nolo contendere and or being convicted or found guilty to one or more of the following felony charges; Section 455.227(1)(t), Florida Statutes (2015), and thereby violating Section 475.25(1)(e), Florida Statutes (2015), by failing to report to the department within 30 days after being found guilty of one count of Possession of Drug Paraphernalia, a first degree misdemeanor.

**Tab F – Antonio B. Brown, SL 3244357; Case No. 2015032952 – Settlement Stipulation**

Respondent was not present; Respondent was not represented by counsel. Vice-Chair Luzier was recused due to participation on the probable cause panel.

Ms. Bhambhani represented the department and presented the case to the Commission. After discussion, Commissioner Hornsleth moved to accept the Settlement Stipulation; Commissioner Fitzgerald seconded; the motion passed without dissent:

**Penalty:** Administrative fine of \$750.00; investigative costs of \$577.50; complete a 5 hour property management course. **Violation(s):** Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(j), Florida Statutes. Respondent violated Section 455.227(1)(j), Florida Statutes, by aiding and assisting NFC in property management activities without a valid real estate corporation license; Section 475.25(1)(a), Florida Statutes, through a violation of Section 475.42(1)(b), Florida Statutes. Respondent violated Section 475.42(1)(b), Florida Statutes, by operating as a real estate broker while only having a real estate sales associate license. Respondent acted as a broker by managing the Subject Property, for compensation, without being under the employee of a registered real estate broker.

**Action Taken:** Settlement Stipulation accepted.

**Tabs I, J and K – Lisa Anne Cramer, BK 3020034; Case No. 2016054275, 2016055223, 2016056467 – Voluntary Relinquishment of License for Permanent Revocation**

Respondent was not present; Respondent was not represented by counsel. No current members were recused due to participation on the probable cause panel.

Ms. Herrera represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Fryer moved, seconded by Commissioner Hornsleth to accept the Voluntary Relinquishment of License for Permanent Revocation; the motion passed without dissent.

**Action taken:** Accepted Voluntary Relinquishment of License for Permanent Revocation

**Tab L – Laura Lynne Kidd, SL 660314; Case No. 2016037440 – Voluntary Relinquishment of License for Permanent Revocation**

Respondent was not present; Respondent was not represented by counsel. No current members were recused due to participation on the probable cause panel.

Ms. Herrera represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Fryer moved, seconded by Commissioner Hornsleth to find Respondent to accept the Voluntary Relinquishment of License for Permanent Revocation; the motion passed without dissent.

**Action taken:** Accepted Voluntary Relinquishment of License for Permanent Revocation

**Tabs M and N – Cramer & Associates, Inc., CQ 1019409; Case No. 2016054567, 2016056448 – Voluntary Relinquishment of License for Permanent Revocation**

Respondent was not present; Respondent was not represented by counsel. No current members were recused due to participation on the probable cause panel.

Ms. Herrera represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Hornsleth moved, seconded by Commissioner Fryer to find Respondent to accept the Voluntary Relinquishment of License for Permanent Revocation; the motion passed without dissent.

**Action taken:** Accepted Voluntary Relinquishment of License for Permanent Revocation

**Tab O – Brian Stanfield, BK 3071074; Case No. 2016006534 – Motion for Waiver and Entry of Final Order**

Respondent was not present; Respondent was not represented by counsel. Vice-Chair Luzier was recused due to participation on the probable cause panel.

Ms. White represented the department and presented the case to the Commission. The Commission granted the waiver hearing and entered into discussion. Commissioner Hornsleth moved; seconded by Commissioner Fryer; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Hornsleth moved; seconded by Commissioner Fryer; motion passed without dissent to impose the following sanctions:

**Penalty:** Revocation; investigative costs of \$726.00. **Violation(s):** Section 455.227 (1)(o), Florida Statutes (2015), and thereby violating Section 475.25(1)(e), Florida Statutes (2015), by being licensed as a broker sales associate and preparing and filing a Deed between William Daisey and his daughter, Sharon Daisey, for Subject Property for compensation; Section 475.42(1)(d), Florida Statutes, by being licensed as a broker sales associate and collecting compensation for preparing Lease between William Daisey and his daughter, Sharon Daisey, for Subject Property.

**Tab P – Michaëlle Daceus, BK 3108709; Case No. 2016042604 – Motion for Waiver and Entry of Final Order**

Respondent was not present; Respondent was not represented by counsel. Commissioner Hornsleth was recused due to participation on the probable cause panel.

Ms. Bhambhani represented the department and presented the case to the Commission. The Commission granted the waiver hearing and entered into discussion. Commissioner Fryer moved; seconded by Vice-Chair Luzier; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Fryer moved; seconded by Vice-Chair Luzier; motion passed without dissent to impose the following sanctions:

**Penalty:** Revocation; investigative costs of \$168.30. **Violation(s):** Section 475.25(1)(d)1., Florida Statutes, by failing to return Promaphile's deposit; Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.5105, Florida Statutes, by failing to make books, accounts, and records available to Petitioner's investigator after reasonable request; Section 475.25(1)(e), Florida Statutes, through a violation of 455.275(1), Florida Statutes. Respondent violated 455.275(1), Florida Statutes, by failing to provide the department with a current mailing address, defined as a residential address in Rule 61J2-10.038(1), Florida Administrative Code.

**Tab Q – Steven Restrepo, BK 3252704; Case No. 2016032258 – Motion for Waiver and Entry of Final Order**

Respondent was not present; Respondent was not represented by counsel. Commissioner Hornsleth was recused due to participation on the probable cause panel.

Mr. Whealdon represented the department and presented the case to the Commission. The Commission granted the waiver hearing and entered into discussion. Commissioner Fryer moved; seconded by Vice-Chair Luzier; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Fryer moved; seconded by Vice-Chair Luzier; motion passed without dissent to impose the following sanctions:

**Penalty:** Revocation; investigative costs of \$511.50. **Violation(s):** Section 472.25(1)(d)1, Florida Statutes, by receiving Subject Funds for Subject Rental but failing to remit the full amount of Subject Funds to Raffucci upon Raffucci's request.

**Tab R – Ichaël Seymour, SL 3229460; Case No. 2016022176 – Motion for Waiver and Entry of Final Order**

Respondent was not present; Respondent was not represented by counsel. Commissioner Fryer was recused due to participation on the probable cause panel.

Mr. Lawson represented the department and presented the case to the Commission. The Commission granted the waiver hearing and entered into discussion. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; motion passed without dissent to impose the following sanctions:

**Penalty:** Revocation; investigative costs of \$346.50. **Violation(s):** Section 475.25(1)(b), Florida Statutes, by committing fraud, misrepresentation, breach of trust, and/or dishonest dealing in one or more of the following ways: a) by telling Complainants that the closing for the purchase of the Subject Property occurred while Complainants were out of town, when no closing occurred; b) by presenting Complainants a forged deed for the Subject Property as evidence that Complainants had purchased the Subject Property; c) by presenting Complainants a forged contract for the sale of the Subject Property; d) by presenting Complainants a forged addendum to the forged contract for the sale of the Subject Property; e) by not using Complainants' deposits to purchase the Subject Property; f) by misleading Complainants into thinking Complainants had purchased the Subject Property; or g) by failing upon Complainants' demand to return Complainants' deposits for purchase of the Subject Property.

## **Tab S – Jaclyn Williams, SL 3239175; Case No. 2016015975 – Motion for Waiver and Entry of Final Order**

Respondent was not present; Respondent was not represented by counsel. Commissioner Fryer was recused due to participation on the probable cause panel.

Mr. Whealdon represented the department and presented the case to the Commission. The Commission granted the waiver hearing and entered into discussion. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; motion passed without dissent to impose the following sanctions:

**Penalty:** Revocation; investigative costs of \$288.75. **Violation(s):** Section 475.25(1)(e), Florida Statutes, by failing to comply with the Final Order by failing to complete the fine or investigative costs.

### **General Session continued**

#### **Review and Consideration of the Real Estate Education Courses**

**Tab D – 45 Hour Post License Course for Florida Real Estate Sales Associate – New Course (45 hours, distance) – Application No. 29326 – USA Real Estate Academy, Inc.**

Application withdrawn

**Tab A – Code of Ethics Good For Your Clients and Your Business – New Course (4 hours, distance) – Application No. 29389 – CE Shop, Inc.**

The applicant was not present in support of the application. The Commission entered into discussion. Commissioner Fryer moved to approve the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab B – CRS 125 “Zero to 60 Homes Sales (and Beyond)” – New Course (8 hour, classroom) – Application No. 29422 – Council of Residential Specialists, an Affiliate.**

The applicant was not present in support of the application. The Commission entered into discussion. Commissioner Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab C – Listing Agreements, Exclusive Buyer Representation, and Brokerage Relationship – New Course (3 hours, classroom) – Application No. 29531 – Sweigart Law Group, PA**

The applicant was not present in support of the application. The Commission entered into discussion. Commissioner Fryer moved to approve the course with conditions; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

### **Rule Discussion**

#### **Rules Report**

FREC Counsel Barnhart reported on the status of the rules currently open for discussion, workshop or rulemaking and addressed questions and comments from the Commission.

### **Consent Agenda A**

The Commission considered 35 applicants from the Consent Agenda A; Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve 20 applicants and require 15 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.



The following applicants were approved:

Laura Broome	Mario Flemister	Darcy Lynn Rau
Darleen Marie Busot	Patricia H. Fyke	Jeroen Anton Reidel
Justin Richard Coburn	Daniel Blake Haley	Tait Sorenson
Brandon Davidove	Ryan Stuart Horak	Jesse Lee Spencer
Todd Anthony Diebold	Ryann Lynn Huff	Sean Paul Trussell
Vanessa Dureille	Cheyenne Starr Jordan	Vincent Villegas
Evelyn Fiero	Hurley Hayward Long Jr.	

The following applicants will be placed on the next available Summary of Applicant agenda:

Kerry Sue Abt	Patricia Carlos Diaz	Jenny Nasimos
Carlos Fernando Avellaneda	Steven Lynn Hall Jr.	James Nottke
Howard Joseph Beale II	Whitney Nicole Lanier	Joshua Andrew Phillips
Jeffrey S. Bell	Marianna Maya	Alla Puchalsky
Edwin Orlando Briceno	Aaron Jon Narsavage	Coulton Lawrence Quevedo

### **Consent Agenda B**

The Commission considered 21 applicants from the Consent Agenda B; Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve 15 applicants and require 6 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Leon Burgess	William Alexis Guevara	Caroline Marie McLaughlin
Joseph William Cirillo	Hassan Hussein Haidar	Adrian Orozco
Jermaine Lamar Coleman	Shaun Henn	Allison Greer Sloan
Logan Fagre	Miranda Kylie Johnson	Johnathan Raye Wallace
Daniel Joseph Foley	Stephanie Yvonne Loy	Marcia Wood

The following applicants will be placed on the next available Summary of Applicant agenda:

Adam Dirkhising	Camari Lopez	Nathalie Soulouque
John Downing	William Charles Scheel	Jessica Varela

### **General Session continued**

The Commission discussed possibly changing the order of the business for the general meeting. After discussion, the Commission directed the Division to place the Summary of Applicants on the agenda for Tuesdays and all other business on Wednesdays beginning in June.

### **Public Comments**

The Commission offered but did not receive any comments from members of the audience.

### **Recess**

There being no objection, the Chair recessed the meeting at approximately 2:05 p.m. until 8:30 a.m. tomorrow.

**April 19, 2017**

Chair Chip Boring reconvened the meeting of the Florida Real Estate Commission to order, at approximately 8:30 a.m., in Orlando, on this 19th day of April, 2017.

The following Commission members were in attendance: Chair Chip Boring, Vice-Chair Luzier, Patricia Fitzgerald, Dick Fryer, Patti Ketcham and Poul Hornsleth. Mr. Tom Barnhart, Senior Assistant Attorney General, appeared as counsel for the Commission. Mr. Barnhart declared a quorum present.

Department and Division staff present at the meeting: Juana Watkins, Director; Denise Johnson, Deputy Director; Lori Crawford, Executive Director; Josh Kendrick, Chief Attorney; Alicia Bhambhani, Assistant General Counsel; Warren Sanger, Licensing Supervisor; Janice Lugo, Regulatory Consultant; Mike Davis and Brittany Rogan, Regulatory Specialist III. American Court Reporting, Inc. (407) 896-1813, provided court reporter services.

### **Summary of Applicants**

Regulatory Consultant Janice Lugo presented 82 Summary of Applicants requesting to sit for the real estate examination.

1. Tab A – Michael Anthony Almonte, present; was represented by Marycruz Aguiar, Esquire, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
2. Tab S – Cortney Whestley Dryden, present; was represented by Marycruz Aguiar, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed 5-1.
3. Tab V – Chava Marion Fisher Fux, present; was represented by Marycruz Aguiar, Esquire, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed 5-1.
4. Tab AI – Emanuel Jordan, present; was represented by Marycruz Aguiar, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
5. Tab AV – Poorva Robert Mehta, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
6. Tab O – Jennifer Rachelle Crain, present; was represented by Nancy Campiglia, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
7. Tab W – Elizabeth Gerber, present; was represented by Nancy Campiglia, Esquire, present – Commissioner Fitzgerald moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
8. Tab AA – Avel April Hart, present; Nancy Campiglia, Esquire, present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
9. Tab AE – Renesha Hunter, present; Nancy Campiglia, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
10. Tab BY – Malico Watson, present; was represented by Nancy Campiglia, Esquire, present – Commissioner Fryer moved; seconded by Chair Boring to approve the application for sales associate; the motion passed without dissent.

11. Tab H – Jason Timothy Bodkin, present; Steven Johnson, Esquire, present – Applicant withdrew application.
12. Tab CB – Candice Ann Williams, present; Steven Johnson, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed 5-1.
13. Tab AS – Nicholas Martin, present; Steven Johnson, Esquire, present – Commissioner Fryer moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
14. Tab I – Joel Robert Boivin, present; Daniel Villazon, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
15. Tab P – Wayne Robert Dahl, present; Daniel Villazon, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
16. Tab AM – Steven Koifman, present; Daniel Villazon, Esquire, present – Applicant withdrew application
17. Tab BG – Janet Regalado, present; Daniel Villazon, Esquire, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
18. Tab BO – Amy Jean Rosenthal, not present; Daniel Villazon, Esquire, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 5-1.
19. Tab AO – Terri Joann Latonik, present; Michael Bross, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed dissent.
20. Tab BV – Katelyn Vargo, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed 5-1.
21. Tab B – Michelle Brock, present, informal – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to vacate notice of intent to deny and approve the application for sales associate; the motion passed without dissent.
22. Tab C – Brandon Derell Mayfield, present, informal – Commissioner Fryer moved; seconded by Commissioner Hornsleth to vacate notice of intent to deny and approve the application for sales associate; the motion passed without dissent.
23. Tab D – Lois Parry, present, informal – Commissioner Fitzgerald moved; seconded by Commissioner Fryer to vacate notice of intent to deny and approve the application for sales associate with conditions; the motion passed without dissent.
24. Tab E – Toni Renee Arguilla, present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
25. Tab G – Jah Juniro Black, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 4-2.
26. Tab J – James Edward Boyle, present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
27. Tab L – James Chong, present – Commissioner Fitzgerald moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.

28. Tab N – Joseph E. Conti, present – Commissioner Fitzgerald moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
29. Tab Q – Steven Kay Diesel, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
30. Tab R – Karen Dougherty, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 5-1.
31. Tab Y – Samuel Ronald Guerrier, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for broker; the motion passed without dissent.
32. Tab Z – Samuel D. Harris III, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for broker; the motion passed without dissent.
33. Tab AB – Kyle Shaw Herman, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
34. Tab AC – Stephen Michael Hermosillo, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
35. Tab AD – Kevin Matthew Hudson, present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
36. Tab AL – Raymond James Kinney, present – Vice-Chair Luzier moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
37. Tab AQ – Joseph R. Lentine, present – Vice-Chair Luzier moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
38. Tab AR – Levar Desmond Loinis, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
39. Tab AU – Lavoshia Deon McCracken, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
40. Tab AW – Andrea Roxana Mencia, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed 5-1.
41. Tab AY – Jacob Anthony Neely, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
42. Tab AZ – Jeffry Ortiz Claudio, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed without dissent.
43. Tab BA – Edwin Haroldo Pacheco, present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to approve the application for sales associate with conditions; the motion passed without dissent.
44. Tab BB – Michelle Jalene Parker, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the vote was 3-3 there was no action taken.
45. Tab BC – Manolete Keon Pierce, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed 5-1.
46. Tab BF – John David Reaves, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

47. Tab BI – Laconius Marquis Richardson, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate with conditions; the motion passed without dissent.
48. Tab BJ – Haudiel Rivera, present – Commissioner Hornsleth moved; seconded by Commissioner Vice-Chair Luzier to approve the application for sales associate with conditions; the motion passed without dissent.
49. Tab BK – Andrew Rochon, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 5-1.
50. Tab BM – Rayma Rodriguez, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
51. Tab BN – Donna Marie Romeo, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
52. Tab BP – Sylvette Santos, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed without dissent.
53. Tab BQ – Pharoah Saunderson, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate with conditions; the motion passed without dissent.
54. Tab BR – Eric Damien Schaubel, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 4-2.
55. Tab BS – Richard Abraham Senquis, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
56. Tab BT – Sonya Leigh Taylor, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for broker with conditions; the motion passed without dissent.
57. Tab BU – Thomas Jacob Vanness, present – Vice-Chair Luzier moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
58. Tab BW – Joshua Thelford Viles, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate with conditions; the motion passed without dissent.
59. Tab BX – Angle Walker, present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
60. Tab CA – Kristian Paul Weinandt, present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 4-2.
61. Agenda B, Tab A – Christopher Mark McCulloch, present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed without dissent.
62. Tab F – Daniel Mitchel Bardman, not present – Vice-Chair Luzier moved; seconded by Commissioner Fryer to deny the application for sales associate; the motion passed without dissent.
63. Tab K – Fernando Castaneda Hernandez, not present – Commissioner Fryer moved; seconded by Vice-Chair Luzier to deny the application for sales associate; the motion passed without dissent.
64. Tab M – Donald Edward Collier, not present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve the application for sales associate; the motion passed 4-2.
65. Tab T – Melissa Ann Esposito, not present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.

66. Tab U – Giselle Marie Fernandez, not present – Applicant requested a continuance and waived the 90-day requirement.
67. Tab X – Karla Giorgio, not present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to deny the application for sales associate; the motion passed without dissent.
68. Tab AF – Eric Irons, not present – Applicant requested a continuance and waived the 90-day requirement.
69. Tab AG – Krstopher Maurice James, not present – Applicant requested a continuance and waived the 90-day requirement.
70. Tab AH – James Jordan Johnson, not present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to deny the application for sales associate; the motion passed without dissent.
71. Tab M – Ashleigh Lynn Kehrt, not present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 4-2.
72. Tab AK – Kamau Kihohia, not present – Applicant requested a continuance and waived the 90-day requirement.
73. Tab AN – Anastasia Kushnir, not present – Applicant requested a continuance and waived the 90-day requirement.
74. Tab AP – Rory Lekites, not present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 5-1.
75. Tab AT – Sylvain Mazloum, not present – Commissioner Fryer moved; seconded by Vice-Chair Luzier to deny the application for sales associate; the motion passed without dissent.
76. Tab AX – Marilyn Mirus, not present – Commissioner Fryer moved; seconded by Commissioner Fitzgerald to deny the application for sales associate; the motion passed without dissent.
77. Tab BD – Errol A. Polanco, not present – Applicant requested a continuance and waived the 90-day requirement.
78. Tab BE – Michael Powell, not present – Applicant requested a continuance and waived the 90-day requirement.
79. Tab BH – Jorge Reyes, not present – Commissioner Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
80. Tab BL – David Rodriguez, not present – Commissioner Hornsleth moved; seconded by Commissioner Fryer to deny the application for sales associate; the motion passed without dissent.
81. Tab BZ – Jennifer Rae Weigle, not present – Applicant requested a continuance and waived the 90-day requirement.
82. Tab CC – Mariana Santos-Williams, not present – Applicant requested a continuance and waived the 90-day requirement.

### **Director's Comments**

Director Watkins commented on the following:

- The dates and locations of the Instructor's Seminars have been completed and are posted online. Registration is required as seating is limited. Registration may be completed by visiting the website at <http://www.myfloridalicense.com/dbpr/re/UpcomingEvents.html>.
  - June 15, 2017 - Pinellas County Board of Realtors, 4590 Ulmerton Road, Clearwater, FL

- July 6, 2017 - Indian River State College, Chastain Campus, 2400 SE Salerno Road, Stuart, FL
  - August 3, 2017 - University of North Florida, Adam W. Herbert University Center, 12000 Alumni Dr., Jacksonville, FL
  - August 23, 2017- Seminole State College, 100 Weldon Blvd., Sanford, FL
- Ms. Watkins reported that she will be giving a presentation in Sunrise and Miami regarding property management.
  - Ms. Watkins reported that the Division plans posting information wherever possible warning licensees about the recent scam wherein individuals are sending official looking notices to real estate licensees asking for fees.
  - Ms. Watkins reported that retired Investigator Gail Hand recently passed away unexpectedly and wanted to place on the record that the Division is very much in mourning of her passing.
  - Ms. Watkins reported that Carol LaBonte will be retiring tomorrow and that the Department and Division are very grateful for her 12 years of service and wish her well.

### **Meeting Minutes**

Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve March 21 and 22, 2017 FREC meeting minutes; the motion passed without dissent.

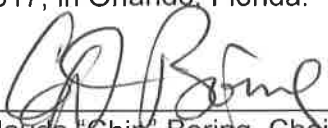
Executive Director Crawford reported that the ARELLO Mid-year Convention is coming up next week and that she will be attending with Commissioner Fryer, Board Counsel Barnhart and Deputy Director Johnson.

### **Public Comments**

The Commission received and addressed comments from members of the audience.

### **Adjournment**

There being no further business and no objection, the Chair adjourned the meeting at approximately 4:30 p.m. The next general meeting of the Florida Real Estate Commission is scheduled for May 23 and 24, 2017, in Orlando, Florida.

  
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 Claude "Chip" Boring, Chair  
 Florida Real Estate Commission

  
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 Lori Crawford, Executive Director  
 Florida Real Estate Commission