

**Ken Lawson**, Secretary

**Rick Scott**, Governor

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
May 19 and 20, 2015  
General Meeting**

Chair Darla Furst, called the meeting of the Florida Real Estate Commission to order, at approximately 8:35 a.m., in Orlando, Florida, on this 19<sup>th</sup> day of May, 2015.

The following Commission members were in attendance: Chair Darla Furst, Vice-Chair Dick Fryer, Chip Boring, Lee Chotas, Poul Hornsleth and Thomas Luzier. Commissioner Enzor had an excused absence. 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; Andrew Fier, Chief Attorney; Allison McDonald, Deputy Chief Attorney; and Jennie Schwartz, Assistant General Counsels; Appearing via teleconference: Al Cheneler; Daniel David, Josh Kendrick, Brande Miller, Alison Parker and Crystal Stephens; Maureen White, Assistant General Counsels; Sara Kimmig, Bureau Chief of Enforcement; Warren Sanger, Acting Licensing Supervisor; Jocelyn Pomales, Education Coordinator; Mike Davis, Regulatory Specialist III; Susan Bailey, Administrative Assistant II; Lori Crawford, Regulatory Supervisor/Consultant. American Court Reporting, Inc. (407) 896-1813 provided court services.

**Approval of the Minutes**

Vice-Chair Fryer moved to approve the Minutes of the April 14 and 15, 2015, General Meeting, as written. Commissioner Luzier seconded the motion. The motion passed without dissent.

**Reports**

**Enforcement Trends and Escrow Audits Reports**

Bureau Chief Sara Kimmig presented the report regarding Enforcement Trends and Escrow Audits Summary and addressed questions and comments from the Commission.

**Unlicensed Activity Report**

Bureau Chief Sara Kimmig presented the Unlicensed Activity Report and addressed questions from the Commission.

**monthly Exam Performance Summary Report**

Director Watkins presented the monthly Exam Performance Summary Report and addressed questions and comments from the Commission.

Director Watkins reported that the work of the taskforce review of broker syllabus workshop concluded yesterday and thank everyone who participated. Vice-Chair Fryer thanked Mr. Frank Gregoire for assisting

with the appraisal section of the broker syllabus and commented that it was truly an undertaking. Chair Furst thanked Vice-Chair Fryer for graciously accepting the task of chairing the taskforce. A draft of the broker syllabus will be set for the agenda in June, 2015.

### **Financial Reports**

Director Watkins presented the Financial Reports ending March 31, 2015, and addressed questions and comments from the Commission.

Chair Furst inquired as to when the Legislature will sweep the general funds and requested a report which reflects a 4-year accounting of how much has been swept. Director Watkins stated that the Division will make that request.

### **Quarterly Education and Foundation Scholarship Report**

Deputy Director Johnson presented the third quarter Education Foundation Scholarship report and provided a brief summary of the progress during this quarter.

### **Application and License Count Reports**

Deputy Director Johnson presented the Application and License Count Report and addressed questions and comments from the Commission.

### **Special Agenda**

#### **Paperless Licensing**

Director Watkins reported that a few months ago we explained that it was the department's desire to transition to a paperless license system beginning with real estate. Ms. Watkins stated that Deputy Secretary Tim Vaccaro and Director George Ayrish, Division of Service Operations wanted to provide an update of the progress. Mr. Ayrish provided a brief presentation informing the Commission of the progress of the paperless licensing and provided a PowerPoint reflecting the steps a licensee would take to print their own license. Mr. Ayrish informed that the Department will initiate the process on June 4, 2015. Mr. Ayrish addressed questions and comments from the Commission. The Commission thanked Mr. Ayrish and Deputy Secretary Vaccaro for their presentation and commented that this is a great step forward.

### **Legal Agenda Schedule**

#### **Legal Case Activity Report**

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

### **Escrow Disbursement Orders**

Assistant General Counsel Cheneler presented 13 Escrow Disbursement Orders, 1 Order Vacating the Previous EDO and 5 Orders a for the Commission's consideration. The Commission entered into discussion. Commissioner Hornsleth moved to accept 13 Escrow Disbursement Orders, 1 Order Vacating the Previous EDO and 5 Orders as recommended. Commissioner Chotas seconded the motion; the motion passed without dissent.

## Legal Appearance Docket

### **Tab P – Christopher D. Mercer, BK 658557; Case No. 2014013008 – Settlement Stipulation**

Respondent was present; Respondent was represented by Joseph Corsemeier, Esquire, present. Commissioner Boring was recused do to participation on the probable cause panel.

Ms. Parker represented the department and presented the case to the Commission. The Commission entered into discussion. Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to accept the Stipulated Settlement dismissing Count II of the Administrative Complaint. The motion passed without dissent.

**Penalty:** Suspension for 3 months; administrative fine of \$3,000.00; investigative costs of \$544.50; complete a 4-hour escrow management course; attend 2 complete FREC meetings; probation for 12 months. **Violation(s):** Section 475.25(1)(e), Florida Statutes, by intermingling operating account funds with escrow account funds; Section 475.25(1)(v), Florida Statutes, for failing to ensure that all trust or escrow accounts were in compliance with applicable statutory authority, failing to ensure all employees under his direct control were writing checks out of the correct account and failing to ensure that any internal audits correctly balanced.

**Action taken:** Settlement Stipulation accepted.

### **Tab F – Nelson Salazar, SL 678780; Case No. 2014023052 – Respondent’s Request for Informal Hearing**

Respondent was not present; Respondent was represented by Ryan O’Quinn, Esquire, present. Commissioner Enzor served on the probable cause panel. Commissioner Enzor was excused and not in attendance.

Mr. Cheneler represented the department and presented the case to the Commission. Vice-Chair Fryer moved, seconded by Commission Hornsleth; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Vice-Chair Fryer moved, seconded by Commissioner Boring; motion passed without dissent to impose the following sanctions:

**Penalty:** Suspension for 10 years; administrative fine of \$1,000.00; investigative costs of \$462.00. **Violation(s):** Section 475.25(1)(f), Florida Statutes, when he was adjudicated guilty of Conspiracy to Commit Health Care Fraud.

### **Tab A – Samir Cabrera, SL 3054190; Case No. 2009002432 – Respondent’s Motion for Reconsideration**

Respondent was present; Respondent was not represented by counsel. No current Commissioners served on the probable cause panel.

Mr. Fier represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Hornsleth moved; seconded by Commissioner Boring to reconsider the Final Order filed April 23, 2009; the motion passed 5 to1. Commissioner Hornsleth moved; seconded by Vice-Chair Fryer; the motion passed without dissent to vacate the Final Order filed April 23, 2009. Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; motion passed without dissent to dismiss the Administrative Complaint.

**Action Taken:** Reconsideration request granted; Administrative Complaint Dismissed.

**Tab E – Juan C. Murillo, SL 3223844; Case No. 2013027724 – Petitioner’s Motion for Informal Hearing**

Respondent was present and was not represented by counsel. No current members served on the probable cause panel.

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

**Action taken:** Suspension for 1 year; administrative fine of \$1,000.00; investigative costs of \$1,914.00; attend 2 complete FREC meetings; complete a 28-hour reactivation course; probation for 1 year.

**Violation(s):** Section 475.25(1)(b), Florida Statutes, by committing fraud, misrepresentation, dishonest dealing, and/or breach of trust in the above-named real estate business transaction; Section 475.25(1)(d)1, Florida Statutes, by failing to account for or deliver to a person at the time which was agreed upon or required by law, or upon demand of the person, a deposit, draft, or other document or thing of value; Section 475.42(1)(d), Florida Statutes, by collecting money in connection with a real estate brokerage transaction not in the name of the employer or with the express consent of the employer; Section 475.25(1)(e), Florida Statutes, by violating Rule 61J2-14.009, Florida Administrative Code, by failing to deliver a deposit to the broker or employer no later than the end of the next business day; Section 475.42(1)(b), Florida Statutes, by operating as a broker while licensed as a sales associate by performing real estate services not under the direction, control or management of a broker.

**Tab G – Paul Robert Scaggs, SL 3150573, Case No. 2014045203 – Respondent’s Request for Informal Hearing**

Respondent was present; Respondent was not represented by counsel. Commissioner Enzor served on the probable cause panel. Commissioner Enzor was excused and not in attendance.

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

**Penalty:** Administrative fine of \$750.00; investigative costs of \$214.50; attend 1 FREC meeting; complete a 3-hour ethics course; probation for 12 months. **Violation(s):** Section 455.227(1)(t), Florida Statutes, when Respondent failed to timely report in writing to the Petitioner of having pled no contest to disorderly conduct on or around October 13, 2009.

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

**Tab AB – Current Changes and Pending Changes in Real Estate Law – New Course (2 hours Law CE; classroom) – Application No. 22755 – Representative Anthony Suarez, Esquire; Suarez Law Group**

Representative Suarez appeared in support of the application. The Commission entered into discussion. Vice-Chair Fryer suggested that the course be amended and to continue the course. Representative Suarez requested to continue the course and waived the 90-day requirement. Course consideration is continued for amendment.

## Legal Docket continued

### **Tab B – Stefan Tzvetanov Damianov, SL 687585; Case No. 2014027327 – Petitioner’s Motion for Informal Hearing**

Respondent was not present and was not represented by counsel. Commissioner Enzor served on the probable cause panel. Commissioner Enzor was excused and not in attendance.

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

**Penalty:** Administrative fine of \$1,000.00; investigative costs of \$429.00; complete a 4-hour escrow management course; complete a 28-hour reactivation course; probation for 1 year. **Violation(s):** Section 475.25(1)(e), Florida Statutes (2013), by violating Section 455.227(1)(t), Florida Statutes (2013), by failing to report his conviction on January 31, 2007, of one count of Money Laundering/Unlawful Proceeds (More Than \$300 But Less Than \$20,000) within 30 days of October 1, 2009; Section 475.25(1)(e), by violating Section 455.227(1)(t), Florida Statutes (2013), by failing to report his conviction on March 12, 2013, of Driving Under the Influence in the County Court within 30 days after being convicted; Section 475.25(1)(f), Florida Statutes (2013), by being convicted of a crime which involves moral turpitude – Money Laundering/Unlawful Proceeds (More than \$300 but less than \$20,000) on January 31, 2007.

### **Tab C – Manuel Alberto Delafuente, SL 571270; Case No. 2014019782 – Respondent’s Request for Reconsideration**

Respondent was not present and was not represented by counsel. Commissioner Boring was recused do to participation on the probable cause panel.

Ms. Miller represented the department and presented the case to the Commission. Upon review of the supporting documents submitted by the Respondent offering mitigation, the Commission entered into discussion. Commissioner Hornsleth moved, seconded by Commissioner Chotas to grant the Respondent an extension until the end of his current suspension period to comply with the Commission meeting requirement of the final order previously entered against him. The motion passed without dissent.

**Action taken:** Extension granted.

### **Tab D – Valorie K. Mayo, SL 3241626; Case No. 2014052540 – Respondent’s Request for Informal Hearing**

Respondent was not present and was not represented by counsel. Commissioner Enzor served on the probable cause panel. Commissioner Enzor was excused and not in attendance.

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

**Penalty:** Administrative fine of \$250.00; investigative costs of \$239.25; complete a 3-hour ethics course; probation for 6 months. **Violation(s):** Section 475.25(1)(e), Florida Statutes (2013), by violating Section 455.227(1)(t), Florida Statutes (2013), by not reporting her nolo contendere pleas or her criminal conviction to the Petitioner within 30 days of the entry of her said nolo contendere pleas or her said criminal

conviction; Section 475.25(1)(f), Florida Statutes (2013), by being convicted of a crime in any jurisdiction which involves moral turpitude.

**Tab H – Debra Sheridan Schepler, SL 3180594; Case No. 2014043877 – Respondent’s Request for Informal Hearing**

Respondent was not present and was not represented by counsel. Commissioner Enzor served on the probable cause panel. Commissioner Enzor was excused and not in attendance.

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

**Penalty:** Administrative fine of \$500.00; investigative costs of \$313.50. **Violation(s):** Section 455.277(1)(t), Florida Statutes, by failing to timely self-report her driving offense.

**Tab I – Howard J. Schab, BK 3010040; Case No. 2014031129 – Respondent’s Motion to Modify Final Order**

Respondent was not present; Respondent was not represented by counsel. Commissioner Enzor served on the probable cause panel. Commissioner Enzor was excused and not in attendance.

Ms. Parker represented the department and presented the case to the Commission. Commissioner Hornsleth moved; seconded by Commissioner Boring to grant the motion to modify the Final Order filed January 6, 2015; the motion passed without dissent. The Commission entered into discussion. Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to allow Respondent to take a 28-hour reactivation course and a 60-hour broker post-licensing course in lieu of attending 3 FREC meetings; the motion passed without dissent.

**Action Taken:** Final Order modified.

**Tab J – Cory Austin Levy, SL 3212872; Case No. 2011013762 – Respondent’s Motion for Reconsideration**

Respondent was not present; Respondent was represented by James Harwood, Esquire, not present. Commissioner Enzor served on the probable cause panel. Commissioner Boring was recused due to participation on the probable cause panel.

Mr. Kendrick represented the department and presented the case to the Commission. Mr. Harwood submitted Respondent’s Motion to Continue and Request to Appear Telephonically. The Commissioner entered into discussion. Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to grant the Mr. Harwood’s request on behalf of the Respondent; the motion passed without dissent.

**Action Taken:** Motion granted; case continued to July 14, 2015.

**Tab K – Cory Austin Levy, SL 3212872; Case No. 2013007218 – Respondent’s Motion for Reconsideration**

Respondent was not present; Respondent was represented by James Harwood, Esquire, not present. Commissioner Enzor served on the probable cause panel. No current members served on the probable cause panel.

Mr. Kendrick represented the department and presented the case to the Commission. Mr. Harwood submitted Respondent’s Motion to Continue and Request to Appear Telephonically. The Commissioner

entered into discussion. Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to grant the Mr. Harwood's request on behalf of the Respondent; the motion passed without dissent.

**Action Taken:** Motion granted; case continued to July 14, 2015.

**Tab L – Arthur B. Colligan, BK 3018245 and 452819; Case No. 2014020676 – Settlement Stipulation**

Respondent was not present; Respondent was represented by Brian F. Bedell, Esquire, not present. Commissioner Enzor served on probable cause. Commissioner Enzor was excused and not present.

Mr. Kendrick represented the department and presented the case to the Commission. The Commission entered into discussion. Vice-Chair Fryer moved; seconded by Commissioner Chotas to accept the Stipulated Settlement. The motion passed without dissent.

**Penalty:** Administrative fine of \$750.00; investigative costs of \$156.75. **Violation(s):** Section 475.25(1)(r), Florida Statutes, when Respondent provided a copy of a listing agreement to a Client that did not include the Subject Property's list price, Respondent's or any cooperating agent's fee or commission for the sale of the Subject Property or the Respondent's signature.

**Action taken:** Settlement Stipulation accepted.

**Tab M – James Grant Gordon, Jr., SL 3238865; Case No. 2014013096 – Settlement Stipulation**

Respondent was not present and was not represented by counsel. Commissioner Enzor served on probable cause. Commissioner Enzor was excused and not present.

Ms. Lloyd represented the department and presented the case to the Commission. The Commission entered into discussion. Vice-Chair Fryer moved; seconded by Commissioner Luzier to accept the Stipulated Settlement. The motion passed without dissent.

**Penalty:** Administrative fine of \$1,000.00; investigative costs of \$410.00; complete a 28-hour reactivation course; shall attend 1 complete FREC meeting. **Violation(s):** Section 475.42(1)(d), Florida Statutes, by collection rents from tenants, deducting fees and maintenance costs and remitting funds not in the name of his employer and without the express consent of his employer; Section 475.42(1)(a), Florida Statutes, by entering into a property management agreement to personally manage Subject Properties with an individual not duly licensed as a real estate broker.

**Action taken:** Settlement Stipulation accepted.

**Tab N – Debra Kroll, BK 612332; Case No. 2013031422 – Settlement Stipulation**

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

Mr. Cheneler represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Chotas moved; seconded by Commissioner Hornsleth to accept the Stipulated Settlement dismissing Count II of the Administrative Complaint. The motion passed without dissent.

**Penalty:** Provide proof of restitution in the amount of \$4,239.00 (completed); administrative fine of \$250.00; investigative costs of \$750.25; shall attend 1 complete FREC meeting; probation for 12 months. **Violation(s):** Section 475.5015, Florida Statutes, by failing to make available upon a request by the Investigator, certain documents.

**Action taken:** Settlement Stipulation accepted.

**Tab O – Kevin O’Neil Marshall, SL 3269768; Case No. 2014007365 – Settlement Stipulation**

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

Ms. Revell represented the department and presented the case to the Commission. The Commission entered into discussion. Vice-Chair Fryer moved; seconded by Commissioner Luzier to accept the Stipulated Settlement. The motion passed without dissent.

**Penalty:** Administrative fine of \$1,000.00; investigative costs of \$251.25; shall attend 1 complete FREC meeting. **Violation(s):** Section 475.25(1)(e), Florida Statutes (2013), by having violated Rule 61J2-14.009, Florida Administrative Code (2013), when Respondent failed to deliver a deposit to his broker or employer no later than the end of the next business day following receipt of the item to be deposited; Section 475.25(1)(k), Florida Statutes (2013), when Respondent failed to immediately place with his registered employer Tenant’s security deposit check.

**Action taken:** Settlement Stipulation accepted.

**Tab Q – Peter Paul Nemethy, SL 3121131; Case No. 2014011604 – Settlement Stipulation**

Respondent was not present; Respondent was represented by Peter D. Graham, Esquire, not present. Commissioner Boring was recused due to participation on the probable cause panel.

Ms. Miller represented the department and presented the case to the Commission. The Commission entered into discussion. Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to accept the Stipulated Settlement. The motion passed without dissent.

**Penalty:** Administrative fine of \$250.00; investigative costs of \$759.00; shall complete a 3-hour ethics CE course. **Violation(s):** Section 475.25(1)(b), Florida Statutes, by committing culpable negligence and/or breach of trust when he failed to check boxes “W. Back-up Contract” and “AA. Licensee-Personal Interest in Property” under the section titled, “Addenda and Additional Terms” contained within the offer he prepared for his client relating to the client’s potential purchasing of residential property.

**Action taken:** Settlement Stipulation accepted.

**Tab R – Daniel E. Woodhouse, SL 3164186; Case No. 2015004339 – Settlement Stipulation**

Respondent was not present and was not represented by counsel. Commissioner Enzor served on probable cause. Commissioner Enzor was excused and not present.

Ms. Parker represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Chotas moved; seconded by Commissioner Hornsleth to accept the Stipulated Settlement. The motion passed without dissent.

**Penalty:** Administrative fine of \$300.00; investigative costs of \$123.17; shall complete a 3-hour ethics CE course. **Violation(s):** Section 455.277(1)(t), Florida Statutes, by failing to self-report his *Nolo Contendere* plea to DUI 1<sup>st</sup> Offense.

**Action taken:** Settlement Stipulation accepted.



## **General Session continued**

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

**Tab Z** – *How To Build A Successful New Homes Niche* – New Course (3 hours Specialty CE; Distance) – Application No. 23179 – David R. Fletcher

Mr. Fletcher appeared in support of the application. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course for 4 hours of Specialty CE; Commissioner Luzier seconded the motion. The motion passed without dissent.

### **Special Agenda**

#### **Proposed Revisions to Chapter 475 and FREC Administrative Rules Regarding Pre-licensing received from Linda Crawford**

Ms. Linda Crawford of Dearborn presented proposed revisions to Chapter 475 and FREC Administrative Rules regarding pre-licensing for the Commission to consider for the upcoming Legislative Session scheduled for January 2016. Ms. Crawford provided a brief summary supporting her suggestions which includes:

1. Requiring the applicant repeat the 63-hour pre-license and again pass the end-of-course exam course after three failed attempts prior to taking the exam a fourth time.
2. Schools and their instructors may not give students a copy of the end-of-course exam prior to testing.
3. Schools may prepare and provide students with a study guide for the purpose of preparing for the end-of-course exam.
4. After two 2-year course renewals, pre license course content and end-of-course exams must be re-submitted for course evaluation so that on approximately year 5, pre licenses courses are evaluated by the DBPR to confirm that the course conforms to the Commission approved course syllabus, and that the course is current with regards to content, statutes, and rules.
5. Schools may not advertise their end-of-course exam pass rate; and Schools may not advertise their school's pass rate on the license exam.

The Commission thanked Ms. Crawford for her submission. The Commission requested to bring this topic back in June to provide other educators an opportunity to provide suggestions and comments in response to Ms. Crawford's submission or provide additional suggestions relating to this topic.

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

**Tab M** – *Short Sales* – New Course (2.5 hours Specialty CE; Distance) – Application No. 22632 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab N** – *Safety Tips* – New Course (2 hours Specialty CE; Classroom) – Application No. 22633 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab O** – *Recognizing Discrimination* – New Course (2 hours Specialty CE; Distance) – Application No. 22634 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab P** – *Effective Contracts* – New Course (4.5 hours Specialty CE; Distance) – Application No. 22635 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab Q** – *Multiple Offers* – New Course (2 hours Specialty CE; Classroom) – Application No. 22636 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab R** – *Listing Agreements* – New Course (5 hours Specialty CE; Distance) – Application No. 22637 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab S** – *Finance Basics* – New Course (4 hours Specialty CE; Distance) – Application No. 22638 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab T** – *Common Mistakes* – New Course (3.5 hours Specialty CE; Distance) – Application No. 22639 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab Q** – *Multiple Offers* – New Course (2 hours Specialty CE; Classroom) – Application No. 22636 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab R** – *Listing Agreements* – New Course (5 hours Specialty CE; Distance) – Application No. 22637 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab S** – *Listing Agreements* – New Course (5 hours Specialty CE; Distance) – Application No. 22637 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab T** – *Common Mistakes* – New Course (3.5 hours Specialty CE; Distance) – Application No. 22639 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab U – *Valuation, Marketing and Listings*** – New Course (3.5 hours Specialty CE; Classroom) – Application No. 22640 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab V – *Contract and Risk Management*** – New Course (3 hours Specialty CE; Distance) – Application No. 23055 – Todd Cordrey, American Dream Real Estate School

Mr. Cordrey was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab W – *Home Sweet (Second) Home: Vacation, Investment, Luxury Properties*** – New Course (6 hours Specialty CE; Distance) – Application No. 23051 – Dan E. Tracy, The CE Shop, Inc.

Mr. Tracy was not present. The Commission entered into discussion. Vice-Chair Fryer moved to approve the course for 6 hours of Specialty CE; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab X – *Accredited Buyer's Representative (ABR)*** – New Course (12 hours Specialty CE; Distance) – Application No. 23053 – Dan E. Tracy, The CE Shop, Inc.

Mr. Tracy was not present. The Commission entered into discussion. Vice-Chair Fryer moved to approve the course for 11 hours of Specialty CE; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

**Tab AA – *Florida Pre-License Course 203*** – New Course (63-hour Sales Associate Pre-Licensure; Distance Ed. Internet Delivery) – Application No. 23193 – Denise DeWoskin, McKissock Education, LLC

Ms. DeWoskin was not present. The Commission entered into discussion. Vice-Chair Fryer moved to deny the course for a 63-hour Sales Associate Pre-licensure; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

## **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.

## **Proposed Rule Workshop**

### **Rule 61J2-1.011 – Fees**

Mr. Barnhart presented this matter to the Commission to request opening this rule for development. Ms. Watkins reported that the fee associated with duplicate licensing needs to be deleted once the paperless licensing initiative is put into production. The Commissioner entered into discussion and authorized Mr. Barnhart to advertise the rule with the deletion of the duplicate license fee. The Commission will have a copy of the rule with the amendment and the Statement of Estimated Regulatory Costs for final review next month.

### 61J2-3.008 – Pre-licensing Education for Broker and Sales Associate Applicants

Director Watkins presented this rule for the Commission’s review and explained that this rule requires amendments to address the effective dates of the syllabi; to amend the term “salesperson” to reflect “sales associate” in Section 3.008(8); and to bring the rule into compliance with the statutory changes relating to Section 3.008(9). FREC Counsel Barnhart stated that a draft of the rule together with the Statement of Estimated Regulatory Cost checklist will be set for the June 2015 agenda for consideration and final approval.

### 61J2-3.009 – Continuing Education for Active and Inactive Broker and Sales Associate Licensees

Director Watkins presented this rule for the Commission’s review and explained that this rule requires amendments to bring the rule into compliance with the statutory changes relating to Section 3.009(1)(b). FREC Counsel Barnhart stated that a draft of the rule together with the Statement of Estimated Regulatory Cost checklist will be set for the June 2015 agenda for consideration and final approval.

### Annual Regulatory Plan and Rules Review for 61J2, Florida Administrative Code

Director Watkins reported that the Biennial Rules Review is due by July 1, 2015, and requested that the Commission review 61J2 for the June meeting for any possible changes they would like to recommend. FREC Counsel Barnhart reported that the 2015-2016 Annual Regulatory Plan is due October 1, 2015, explained that the plan submitted to the Governor’s Office OFFAR provides a preview of rules which may be reviewed by the Commission during the 2015-2016 Fiscal Year. However, since the Rule Review and the Regulatory Plan go hand-in-hand it would be ideal to complete a preliminary draft of the Regulatory Plan at the same time. Mr. Barnhart explained that this is a preliminary list and other rules may be included if necessary. Ms. Watkins stated that the Rules Review will be scheduled for June, 2015.

### Legislative proposals

Director Watkins requested the Commissioners to provide topics or proposal they would like to have for the upcoming Legislative Session beginning January 1, 2016, which is just around the corner.

Ms. Watkins reported that as a result of the recent Legislative session changes were made to the following Statutes: Section 475.15, Florida Statutes – Vacancies; Section 475.17(6) – Qualifications for practice; and Section 475.183 – Inactive status. Ms. Watkins explained that the changes provided the Commission with rule making authority and requested that the Commissioners review the associated rules for issues they would like to address.

Additionally, Ms. Watkins requested that the Commissioners relay to her any issues they would like to propose or send her an email with any suggestions as soon as possible as the proposals are due very soon for the January 2016 Legislative Session.

### Consent Agenda A

The Commission considered 184 applicants from the Consent Agenda A; Commissioner Hornsleth moved; seconded by Commissioner Boring to approve 136 applicants and require 48 applicants to be placed on the Summary of Applicant Agenda; the motion passed without.

The following applicants were approved:

Quiroz, Tatiana	Gatlin, Dustin Michael	Onwuemene, Onochie Peter
Aldridge-Glover, Carol B.	Gilbreth, Felicia Marie	Oquendo, Fernando Jr.
Armbrecht, William Jr.	Goodrich, Alicia Linda Marie	Pappas, Michael Louis III

Baez, David  
Barton, Nichole  
Bastian, Roy III  
Batson, Leatrice Michelle  
Beck, Barbara  
Bermudez, Juan Miguel  
Beydoun, Danny  
Blevens, Thomas Grady  
Boyko, Olga  
Brickey, Adrian Lee  
Browning, Briana Tester  
Bush, Jonathan Lloyd  
Calderon, Claudia Catherine  
Cardona, David  
Castillo, Carlos  
Cineas, Clifford  
Cirafice, Matthew Cirafice  
Colbert, Louis Monsel  
Corley, Scott  
Cornell, Colin  
Craddock, Shaun Thomas  
Craig Hallam, Tera  
Cross, Landon  
Cruse, Jake Matthew  
Cuellar, Michael Anthony  
Cummings, Marla R  
Currier, Johnathan Edward  
D'Orazio, Franco G.  
Darby, Stephanie Janel  
Decker, Joshua Phillip  
Derrin, Michelle Ryan  
Diaz, Hector Fabio  
Dobrescu, Alina Maria  
Drury, Leah Virginia  
Dryden, Gary Owen  
Evans, Eric Jacob  
Flaherty, Patrick Charles  
Flanagan, Tina Maelene  
Florance, David Lewis III  
Forbes, Alison Gilmore  
Forman, Jessica Lynn  
Friedman, Ryne  
Gastelumendi, Juan

Gray, Dana  
Guertin, Robert Joseph Jr.  
Gyorok, John Joseph  
Hannah, Shannon Dianne  
Hannigan, Scott  
Hermanowski, Jared Joseph  
Holmes, Michael  
Hus, Dallas  
Jackson, Larry Devon  
Johnson, Nathaniel Jr.  
Jones, Jodi  
Khazami, Ramin  
Kondla, Richard  
Kowkabany, Michael Fred  
Kraus, Elizabeth Ann  
Lassus, Maritza  
Latham, Doreen Edgar  
Lewis, Staci  
Lilly, Travis  
Lindsay, John Patrick Jr.  
Lindsey, Robert  
Livingston, Sabrina  
Lopez, Lissette  
Lozano, Julieth Tatiana  
Lozano, Samuel  
Machado, Emilio  
Mathis, Ingrineshia  
Maynard, Philip David  
McCain, Sidra Lynn  
McKenzie, Michael Allen Jr.  
Meinsen, Andrew  
Minix, Carl Raymond  
Moledo, Jose  
Molinales, Miguel Angel  
Morel, Cesar  
Mortezaie, Mohammad  
Moura, Luiz Thiago  
Moyano, Mark John  
Mullins, Patrick Demetrius  
Myles, Frank  
Neal, Vernica  
Nunez, Vivian Cristina

Pattison, Teresa K.  
Peer, Ralph  
Penaloza, Rodrigo  
Pennock, Jay D  
Peterich, Corissa Dawn  
Poland, Sherri  
Prosper, Shand B.  
Purdy, Chad  
Quesada, Dayami  
Quisenberry, Karliss Spidell  
Ramirez, Hector A.  
Renfroe, Scott Charles  
Reynolds, Deborah Kaye  
Rhoden, Brian Shawn  
Richard, Matthew  
Riera, Luis Alberto Jr  
Rivera, Gregory  
Rivero, Jessica  
Roberts, Eric B.  
Romero, Desi  
Rosario Rivera, Victor M. Jr.  
Ruffe, Lance John  
Ruiz, Edmon  
Ryan, Elizabeth Ann  
Ryan, Jeffrey Lee  
Sanmartin, Jorge A  
Santiago, Michelle Anna  
Sheppard, Darryl  
Siegfried, Randy Michael  
Sow, Djibril  
Speights, Frances  
Talbot, Thomas  
Thompson, Steven St. Aubyn  
Toston, Bradley V.  
Tuero, Francisco  
Uebler, George R.  
Videla, Marcella  
Vulic, Mehmed Memo  
Washington, Lakevia Michelle  
Wiesner, Kimberly Clair  
Williams, Michael  
Wimmer, Scott Edward

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

Abreu, Jonathan

Di Pasquale, Melissa

McHesky, Nathan Allen

Agnello, Louis Anthony Jr.  
Alfonso, Robert  
Altunyan, Kamilla  
Alvarez, Andrew  
Andino, Otilia  
Aristide, Thisferd  
Binafegha, Michael  
Brooks, Maida Davis  
Burdette, Richard  
Campbell, Robert  
Carreras, Anthony William  
Childers, David E.  
Clemente, Michael Antonio  
Cruzado, Jonathan Isaac  
Cunningham, Edward Scott

Fernandez, Alejandro  
Francis, Gregory Jerome  
Gillespie, Harold Jerome Jr.  
Gracia, Derrick Anthony  
Hiriart, Sonia Anne  
Johnson, Christopher Lee  
Kirk, James  
Lacayo, Mario  
Lacommare, Leonardo  
Lopez, Gabriel Ariel  
Martin, Brandon Thomas  
Martin, Jessica Marie  
Martin, Lawrence Eugene Jr.  
Mattis, Aston George Jr.  
McClain, Alan Jeffrey Jr.

Melvin, Alicia Davis  
Mendez, Vanessa  
Odeh, Adam A.  
Oliveros, Armando Jr.  
Ricci, Luciano Antonio  
Richie, Steven Keith  
Rodriguez, Giselle Lucia  
Salandy, Andrew Sean  
Silva, Francisco  
Snider, Lance  
Stivers, Brent A  
Ubervil, Edna  
West, Derek Troy  
Wetherington, Jason D  
Yuen, Wai Kwan

### **Consent Agenda B**

The Commission considered 70 applicants from the Consent Agenda B; Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve 41 applicants and require 29 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Abad Castillo, Odalys  
Ayafor, Elizabeth  
Beards, William  
Brown, Desmond  
Burkhalter, James T.  
Carter, Snoop, Jacqueline Hope  
Chassang, Gerald David  
Cleinman, Gabe  
Davidson, Kristin Ann  
Desimone, Joseph Michael II  
Exposito, Yulexi  
Freeman, Margaret E.  
Geshay, Teresa Evans  
Gillings, Hillary Deniese

Fackler, Justin  
Ford, Kary  
Gomez, Alberto  
Gurrola, Geoffrey Thomas  
Hill, Simon Nicholas  
Hooker, Rilean Smith  
James, Matthew Ellis  
Kelly, Brian Robert  
Kuflik, Ross Marshall  
Kushmer, James Raymond Sr.  
Lee, Alicia  
Macri, Shana Kathleen  
Madden, Dimetrius Bernard  
Marcanio, Elizabeth Ann

McNutt, Matthew  
Navarro, James Peter  
Ortiz, Julio  
Patel, Hetal  
Polite, Steven  
Potter, Candice  
Ryder, Stephen David Jr.  
Sordo, Renee  
Sullivan, Joseph Bolton  
Tremblay, Lisa  
Vides, Carlos Eugenio Jr.  
Waterloo, Carol Ann  
Williams, Craig Lanard

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

Ballina, Jorge Manuel  
Brown Cruz, Brandon  
Bryant, Jamesha  
Carbbins, Brandy Traneece  
Coffman, Ryan Christopher  
Comeau, Alexander Felicia  
Davis, Michael  
Guardiola, Alfredo  
Hood, Yuwen Song  
Kobel, Meghan Elizabeth

Levandowski, John David  
Meyer, Rand  
Murphree, David Eric  
Noble, Emilio A.  
Norris, Donald Lee  
Ors, Carlos  
Parrott, Eugene Thomas  
Perez Rodriguez, Yusimil  
Radyko, James Matthew  
Rodriguez, Carlos Rafael

Rollins, Homer III  
Skolnik, Adam I.  
Solomon, Leon J.  
Szanto, Attila Steven  
Taylor, Julien Knox IV  
Tompkins, Eduardo  
Walker, Ronald  
Williams, Robert Huntley  
Williams, Shameca Lynn

## **Public Comments**

The Commission received a comment from a Reese Stewart from ReMax Properties SW, thanking the Commission for their service to the real estate industry. The Commission thanked Mr. Stewart for his comments.

Additionally, John Sanchez from Highlight Realty provided a comment relating paperless licensing suggesting that the employing broker should also be provided the ability to print a copy of the sales associate licenses they employ to ensure they have a copy of the current license. The Commission thanked Mr. Sanchez for his suggestion.

## **Recess**

There being no objection, the Chair recessed the meeting at approximately 4:50 p.m. until 8:30 a.m. tomorrow.

## **May 20, 2015**

Chair Furst reconvened the meeting of the Florida Real Estate Commission to order, at approximately 8:30 a.m., in Orlando, on this 20<sup>th</sup> day of May, 2015.

The following Commission members were in attendance: Chair Darla Furst, Vice-Chair Dick Fryer, Chip Boring, Lee Chotas, Poul Hornsleth and Thomas Luzier. Commissioner Enzor had an excused absence. 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; Andrew Fier, Chief Attorney; Jocelyn Pomales, Education Coordinator; Jeannie Adkinson, Regulatory Specialist III; Susan Bailey, Administrative Assistant II; Warren Sanger, Acting Licensing Supervisor; Mike Davis, Regulatory Specialist III; Lori Crawford, Regulatory Supervisor/Consultant. American Court Reporting, Inc. (407) 896-1813, provided court reporter services.

## **Summary of Applicants**

Acting Licensing Supervisor Warren Sanger presented 53 Summary of Applicants requesting to sit for the real estate examination.

Tab M – Amit Datt, present; was represented by Thomas D. Sommerville, Esquire, present – Commissioner Boring moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab N – Ivonne De Jesus Ramos, present; was represented by Nancy P. Campiglia, Esquire, present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab AT – Brandon Walsh, present; was represented by Nancy P. Campiglia, Esquire, present – Vice-Chair Fryer moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.

Tab D – Joseph Kelvin Singh, not present; was represented by Nancy P. Campiglia, Esquire, present – informal – Vice-Chair Fryer moved; seconded by Commissioner Boring to vacate the Notice of Intent to Deny and approve the application for sales associate; the motion passed without dissent.

Tab S – Nicholas M. Elliott, present; was represented by Daniel Villazon, Esquire, present – Commissioner Boring moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab V – Virginia Girton, present; was represented by Daniel Villazon, Esquire, present – Vice-Chair Fryer moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab Y – Tiwana D. Holmes, present; was represented by Daniel Villazon, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Boring to deny the application for sales associate; the motion passed without dissent.

Tab AO – Dennis Lynn Stewart, present; was represented by Daniel Villazon, Esquire, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Agenda B; Tab A – Freddy Castillo, present; was represented by Steven Johnson, Esquire, present – Vice-Chair Fryer moved; seconded by Commissioner Chotas to approve with conditions the application for sales associate; the motion passed 5 to 1.

Tab A – Michael B. Curran, present – Commissioner Boring moved; seconded by Commissioner Luzier to deny the application for sales associate; the motion passed 4 to 2.

Tab C – Abraham Ray, present – informal – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to vacate the Notice of Intent to Deny and approve the application for sales associate; the motion passed without 4 to 2.

Tab E – Michelle Lynn Allen, present – Commissioner Boring moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed 4 to 2.

Tab G – Roosevelt T. Anglade, present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab H – Bruce A. Balaban, present – Commissioner Boring moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 5 to 1.

Tab L – Coleen Elizabeth Conley, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab O – Lloyd Robert Demsey, present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 5 to 1.

Tab P – Kidane Dickson, present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 5 to 1.

Tab Q – Maria E. Dip, present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab R – Scheinderley Eli Dupuy, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed 5 to 1.

Tab T – Raymond J. Fadis, present – Commissioner Hornsleth moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.



Tab U – Lindsey Nicole Fernandez, present – Vice-Chair Fryer moved; seconded by Commissioner Boring to approve the application with conditions for sales associate; the motion passed without dissent.

Tab W – Devin Hamilton, present – Commissioner Hornsleth moved; seconded by Commissioner Luzier to approve the application for sales associate; the motion passed without dissent.

Tab X – Keiffer Ivan Hernandez, present – Commissioner Hornsleth moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed 5 to 1.

Tab Z – Shanika Jackson, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab AA – Gerald Johnson, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab AB – Emmanuel Julien, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab AD – Paul Alexander Lacentra, present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed without dissent.

Tab AF – Ryan Patrick McGrath, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed 5 to 1.

Tab AG – Sabre Mendoza, present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 5 to 1.

Tab AH – Nicholas Dean Morris, present – Commissioner Chotas moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab AJ – Derick O. Outar, present – Commissioner Hornsleth moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.

Tab AK – Thomas Waters Perry, III, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for broker; the motion passed 5 to 1.

Tab AL – Kaysha O. Rodriguez, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed 5 to 1.

Commissioner Boring left the room and was not present.

Tab AN – Sandy Alan Squitieri, present – Commissioner Luzier recused himself from participation. Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab AP – Myrlene Marie Wideline Thenor, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab AQ – Tracy Thornton, present – Commissioner Hornsleth moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.

Commissioner Boring returned to the meeting.

Tab AR – James Allen Usher, present – Commissioner Hornsleth moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.

Tab AS – Magdalena Mirella Valdes, present – Commissioner Luzier moved; seconded by Commissioner Chotas to deny the application for sales associate; the motion passed without dissent.

Tab AU – Clay Welsh, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Tab AV – Elliot Williams, present – Commissioner Hornsleth moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.

Tab AW – Mark Christopher Zimmerman, present – Commissioner Boring moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Commissioner Luzier was excused for the remainder of the meeting.

Agenda B; Tab B – Brandon Crifasi, present – Commissioner Hornsleth moved; seconded by Vice-Chair Fryer to approve the application for sales associate; the motion passed without dissent.

Agenda B, Tab C – Mattie Rowe, present – Commissioner Boring moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Agenda B; Tab D – Eddie Brian Sides, not present – Vice-Chair Fryer moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.

Tab B – William Arthur Morrissey, not present; was represented by James Harwood, Esquire, not present – informal – Mr. Harwood requested a continuance until July. The Commission granted the continuance.

Tab F – Marc Almodovar, not present – Applicant requested a continuance and waived the 90-day requirement.

Tab I – Brian William Beck, not present – Commissioner Boring moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent Applicant requested a continuance and waived the 90-day requirement.

Tab J – Richard George Cherry, Jr., not present – Commissioner Hornsleth moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed 3 to 2.

Tab K – Jonath Cisneros, not present – Vice-Chair Fryer moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab AC – Shawn Kahres, not present – Applicant requested a continuance and waived the 90-day requirement.

Tab AE – Gabriela Liporacci, not present – Vice-Chair Fryer moved; seconded by Commissioner Boring to deny the application for sales associate; the motion passed without dissent.

Tab AI – Michael James Notbohm, not present – Applicant requested a continuance and waived the 90-day requirement.

Tab AM – Nicholas Lee Sproul, not present – Commissioner Vice-Chair Fryer moved; seconded by Commissioner Boring to approve the application for sales associate; the motion passed without dissent.

### **Director's Comments**

Director Watkins reported that Lynda Dix, who was a subject matter expert for the Bureau of Education and Testing, passed away last week. Ms. Watkins acknowledged Ms. Dix contributions to the real estate

industry as an education consultant and expressed that it is a tremendous loss for the Department and Division.

**Chair's Remarks**

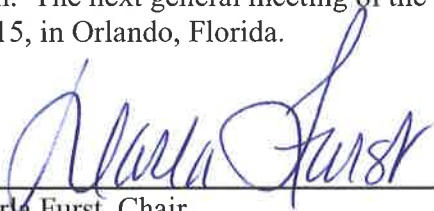
Chair Furst provided an oral summary of many of the topics addressed at the ARELLO Conference. Chair Furst commented that she believes that Florida's participation is a very viable relationship and wanted to put on the record that these conferences should be budgeted for attendance. Last, Chair Furst thanked the Division for the opportunity to attend.

**Public Comments**

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

**Adjournment**

There being no further business and no objection, the Chair adjourned the meeting at approximately 4:00 p.m. The next general meeting of the Florida Real Estate Commission is scheduled for June 16 and 17, 2015, in Orlando, Florida.



\_\_\_\_\_  
Darla Furst, Chair  
Florida Real Estate Commission



\_\_\_\_\_  
Juana Watkins, Director  
Florida Real Estate Commission