

Matilde Miller, Interim Secretary

Rick Scott, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
May 23 and 24, 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 23rd day of May, 2017.

The following Commission members were in attendance: Chair Chip Boring, Vice-Chair Thomas Luzier, Patricia Fitzgerald, Dick Fryer, Poul Hornsleth and Randy Schwartz. Mr. Tom Barnhart, Senior Assistant Attorney General, appeared as counsel for the Commission. Mr. Barnhart declared a quorum present. Director Watkins announced an excused absence for Commissioner Patti Ketcham, and announced new Commissioner Randy Schwartz. Executive Director Crawford announced Mike Davis as the new Regulatory Supervisor.

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; Tabitha Herrera; Assistant General Counsels; Appearing via teleconference: Dan David, Neil Lawson, Brande Miller, Crystal Stephens, William Vogel, Joseph Whealdon and Maureen White; Assistant General Counsels; Jocelyn Pomales, Education Coordinator; Janice Lugo, Regulatory Specialist III; Susan Bailey, Administrative Assistant III; Mike Davis, Regulatory Supervisor. American Court Reporting, Inc. (407) 896-1813 provided court services.

May 23, 2017

Approval of the Minutes

Vice-Chair Luzier moved; seconded by Commissioner Fryer to approve April 18 and 19, 2017 FREC meeting minutes; the motion passed without dissent.

The Commission welcomed a group from Prestige Property Shop, LLC, located in Longwood, and thanked them for attending.

Reports

Monthly Exam Performance Summary Report

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

Enforcement Trends and Escrow Audits Reports

Executive Director Crawford presented the report regarding Enforcement Trends and Escrow Audits Summary.

Unlicensed Activity Report

Executive Director Crawford presented the Unlicensed Activity Report.

Application and License Count Reports

Operations Support Unit Supervisor, Warren Sanger 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 Miller presented 3 Escrow Disbursement Orders for the Commission's consideration. The Commission entered into discussion. Commissioner Fryer moved to accept 3 Escrow Disbursement Orders. Commissioner Fitzgerald seconded the motion; the motion passed without dissent.

Recovery Fund Claims

Tab A – Andrew Arnold v. Warrington Realty Brokers, DBPR Case No. 2016-038983

Mr. David presented the above matter to the Commission. The Licensee was not present. Mr. David recommended the Commission deny the request. The Commission considered the facts and circumstances. Commissioner Fryer moved to deny the Final Order Granting the Recovery Fund Claim in the amount of \$6,500. Commissioner Hornsleth seconded the motion. The motion passed without dissent.

Tab B – Joanne Carney and James Caney v. Gregory Christner, DBPR Case No. 2017-014893

Mr. David presented the above matter to the Commission. The Licensee was not present. 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 \$12,001. Commissioner Hornsleth seconded the motion. The motion passed without dissent.

Legal Appearance Docket

Tab W – Robert James Brown, BK 635065; Case No. 2016050213 – Motion for Finding of Waiver and Entry of Final Order

Respondent was present; Respondent was represented by Aileen Mazanetz, Esquire, present. 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 Fryer moved to find the Respondent guilty as charged in the Administrative Complaint; Commissioner Fitzgerald seconded the motion; the motion passed without dissent. Commissioner Fryer moved; seconded by Commissioner Schwartz; the motion passed without dissent to impose the following sanctions:

Penalty imposed: Administrative fine of \$1,500; investigative costs of \$66.00; complete a 3 hour core law course; 1 complete FREC general meeting; 6 months of probation. **Violation(s):** Section 475.25(1)(e), Florida Statutes, when Respondent violated Rule 61J2-14.012, Florida Administrative Code, by failing to make one or more required monthly statement-reconciliations.

Tab E – Carl Albert Greson Jr., BL 3208512; Case No. 2016006148 – Settlement Stipulation

Respondent was present; Respondent was represented by Steve Johnson, Esquire, present. 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 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 \$404.00. **Violation(s):** Section 475.25(1)(b), Florida Statutes, by altering the Contract purchase price without the knowledge or consent of the buyer; Section 475.25(1)(e), Florida Statutes, through a violation of 455.275(1), Florida Statutes; Section 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.

Action taken: Settlement Stipulation accepted.

Tab C – Shavonne Marie Edgecombe, BK 3253850; Case No. 2016027654 – Petitioner’s Motion for Informal Hearing

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

Mr. David 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; Vice-Chair Luzier seconded the motion; the motion passed without dissent. Commissioner Fryer moved; seconded by Vice-Chair Luzier; the motion passed without dissent to impose the following sanctions:

Penalty: Administrative fine of \$250.00; investigative costs of \$108.90; complete a 3-hour core law course; 6 months of probation. **Violation(s):** Section 475.25(1)(e), Florida Statutes/Rule 61J2-10.025, Florida Administrative Code in one or more of the following ways: by not including the licensed name of the brokerage firm in the advertising; by substituting her name and contact information for that of Hightower without Hightower’s permission or knowledge in the advertising for the property; by using the name “Shavonne Rentalqueen” in the advertising which is not her last name as registered; by not placing the name of the brokerage firm adjacent to or immediately above or below the point of contact telephone number.

Tab D – Joseph A. Takacs Jr., BK 3206299; Case No. 2016030838 – Respondent’s Request for Informal Hearing

Respondent was present; Respondent was not represented by counsel. Commissioner Hornsleth was 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 to find the Respondent guilty as charged in the Administrative Complaint; Commissioner Hornsleth seconded; the motion passed without dissent. Commissioner Fryer moved; seconded by Vice-Chair Luzier; the motion passed without dissent to impose the following sanctions:

Penalty: Administrative fine of \$250.00; investigative costs of \$272.25; attend 1 complete FREC general meeting; 6 months of probation. **Violation(s):** Section 475.25(1)(g), Florida Statutes, by having his broker’s license acted against by the Bureau of Real Estate of the State of California’s Department of Consumer Affairs.

Tab A – Stacey Anderson, SL 3273725; Case No. 2016017666 – Petitioner’s Request for Informal Hearing

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

Action Taken: Case continued.

Tab B – Gary Blakenship, SL 3150374; Case No. 2016023643 – Petitioner’s Motion for Informal Hearing

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

Mr. David represented the department and presented the case to the Commission. The Commission 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 Commissioner Fitzgerald; motion passed without dissent to impose the following sanctions:

Penalty: Revocation. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being found guilty of the felony of Conspiracy to Commit Bank Fraud, Wire Fraud and Mail Fraud.

Tab F – Jesus M. Montero, SL 3167562; Case No. 2016059020 – Settlement Stipulation

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

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

Action Taken: Settlement Stipulation rejected.

Tabs G-P – Larry G. Elliott, BK 3008788 and BK 3008058; Case No. 2016041551, 2016044403, 2016044409, 2016044411, 2016046967, 2017002784, 2016048451, 2016055593, 2016057398, 2017002784 – Voluntary Relinquishment of License for Permanent Revocation

Respondent was not present; Respondent was not represented by counsel. Chair 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. Commissioner Hornsleth moved, seconded by Commissioner Fryer to find Respondent to accept the Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation; the motion passed without dissent.

Action taken: Accept Voluntary Relinquishment of License for Permanent Revocation.

Tabs Q-S – Fox Property Management Solutions, LLC. CQ 1045794; Case Nos. 2016046965, 2016057396, 2017002786 – Voluntary Relinquishment of License for Permanent Revocation

Respondent was not present; Respondent was not represented by counsel. There was no probable cause panel.

Ms. Miller 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 Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation; the motion passed without dissent.

Action taken: Accept Voluntary Relinquishment of License for Permanent Revocation.

Tab T – All Florida Realty Corp., CQ 1043743; Case No. 2016032363 – 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. White 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 \$462.00. **Violation(s):** Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Muca Payments to Owner.

Tab AE – Richard J. Wilson, BK 3236466; Case No. 2016028475 – 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. White 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 Commissioner Fitzgerald; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Fryer moved; seconded by Fitzgerald; motion passed without dissent to impose the following sanctions:

Penalty: Revocation; investigative costs of \$660.00. **Violation(s):** Section 475.25(1)(d), Florida Statutes, by failing to account for or deliver Muca Payments to Owner. Section 475.25(1)(b), Florida Statutes, including but not limited to one or more of the following ways; by failing to account for or deliver Muca Payments to Owner; by accepting Muca Payments, without the knowledge or consent of Owner.

Tab U – Remone Blake, SL 3259026; Case No. 2016018743 – 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. David 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: Administrative fine of \$250.00; investigative costs of \$387.75; attend 3 complete FREC general meetings; complete a 3-hour core law course; 12 months of probation. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being tendering a plea of no contest to the crime of petit theft.

Tab V – Blue Label Realty, LLC, CQ 1048126; Case No. 2016036953 – 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. Stephens 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 \$115.50. **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 X – Dawn Marie Mathisen, BK 3238631; Case No. 2016047563 – Motion for Waiver and Entry of Final Order

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

Ms. Herrera 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 \$495.00. **Violation(s):** Section 475.25(1)(b), Florida Statutes, by receiving Subject Funds for the sale of Subject Timeshares but failing to remit Subject Funds to Baymillers upon their request following the completion of the sale or as otherwise required by law; Section 475.25 (1)(d)1., Florida Statutes, when Respondent failed to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, or deposit.

Tab Z – Bruce David Fuller, SL 3090967; Case No. 2013002456 – 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. Miller 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 Commissioner Hornsleth; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Fryer moved; seconded by Commissioner Hornsleth; motion passed without dissent to impose the following sanctions:

Penalty: Revocation. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being adjudicated guilty of a crime of moral turpitude (one count of Manslaughter with a Firearm); Section 475.25(1)(n), Florida Statutes, by being currently confined in a Florida State Prison in relation to his convictions for one count of Manslaughter with a Firearm and one count of Felony Battery.

Tab AA – Manuel Andres Gomez, SL 3263190; Case No. 2016041373 – 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. David 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 Commissioner Fitzgerald; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Fryer moved; seconded by Commissioner Fitzgerald; motion passed without dissent to impose the following sanctions:

Penalty: Revocation; investigative costs of \$297.00. **Violation(s):** Section 475.25(1)(f), Florida Statutes, in one or more of the following ways; By being adjudicated guilty of the offense of Possessing an Employment Authorization Card Which He Knew to be Falsely Made and to Have Been Otherwise Procured by Fraud and Unlawfully Obtained, which is a crime constituting moral turpitude or fraudulent or dishonest dealing.

Tab Y – Florida Timeshare Pro, LLC, CQ 1045222; Case No. 2016051781 – Motion for Waiver and Entry of Final Order

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

Ms. Herrera 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 \$288.75. **Violation(s):** Section 475.25 (1)(d)1., Florida Statutes, when Respondent failed to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon demand of the person entitled to such accounting and delivery, any personal property such as money, fund, or deposit.

Tab AB – Valerie K. Mayo, SL 3241626; Case No. 2016036339 – 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. David represented the department and presented the case to the Commission. The Commission granted the waiver hearing and entered into discussion. Commissioner Fitzgerald moved; seconded by Vice-Chair Luzier; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Fitzgerald moved; seconded by Commissioner Fryer; motion passed without dissent to impose the following sanctions:

Penalty: Revocation; investigative costs of \$250.80. **Violation(s):** Section 475.25(1)(e), Florida Statutes, by failing to timely comply with the Final Order in one or more of the following ways; by failing to pay the fine; by failing to pay the costs; by failing to complete the ethics course.

Tab AC – Danny James Newcomm, SL 664139; Case No. 2015042933 – Respondent's Request for Entry of Final Order

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

Ms. Stephens 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: Administrative fine \$1,000; investigative costs of \$663.63; attend 2 complete FREC general meetings; complete a 3-hour core law course; 6 months of probation. **Violation(s):** Section 455.227(1)(t), Florida Statutes, in one or more of the following ways; a. by failing to report his guilty plea or plea of no contest to petit theft to the Commission within 30 days; and/or b. by failing to report his guilty plea to no valid driving license to the Commission within 30 days.

Tab AD – Ken O'Malley, SL 3202533; Case No. 2016053970 – Motion for Waiver and Entry of Final Order

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

Mr. Duval 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 Commissioner Fitzgerald; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Fryer 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)(b), Florida Statutes, by receiving Subject Funds for the rental of Subject Property but failing to remit Subject Funds to Hussein upon his request when the rental failed; Section 475.25(1)(d)1., Florida Statutes, by receiving Subject

Funds for the rental of Subject Property but failing to remit Subject Funds to Hussein upon his request when the rental failed.

General Session continued

Discussion relating to the rule review for the Annual Regulatory Plan and determination which rules may be considered a minor violation was continued to June.

Team Advertising Workshop

The Commission opened discussion of Rule 61J2-10.025, Advertising relating to team advertisement. The Commission entered into discussion and received comments from the following members of the audience: Margy Grant, President Maria Wells, Sonny Downey, Ray Rivera, Jeffrey Fagan, Howard Flaschen, Linda Crawford, Brian Koenig, Jolita Brazzano and Andrew Barbar. Counsel Tom Barnhart stated that he would draft language for discussion at the June meeting. The Commission thanked everyone for their participation.

Review and Consideration of the Real Estate Education Courses

Tab E – *Going Paperless in a Few Easy Steps* – New Course (2 hours, live streaming) – Application No. 29406 – Satya Realty, LLC.

The applicant was present in support of the application. The Commission entered into discussion. Commissioner Fryer moved to approve the course; Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

Tab F – *Automate Your Business to Increase Income and Still Get Home on Time* – New Course (2 hours, live streaming) – Application No. 29766 – Satya Realty, LLC.

The applicant was present in support of the application. The Commission entered into discussion. Commissioner Fryer moved to approve the course; Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

Tab A – *How is the Legalization of Marijuana Affecting the Real Estate Market* – New Course (3 hours, distance) – Application No. 29750 – McKissock LP.

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 B – *Code of Ethics 3 hr CE* – New Course (3 hours, distance) – Application No. 28619 – Real Estate Training Institute, A Division of Certified Training

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

Tab C – *Drones in Real Estate 4 hr CE* – New Course (4 hours, distance) – Application No. 28620 – Real Estate Training Institute, A Division of Certified Training.

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

Tab D – *PCC/CCP (Commercial Certification)* – New Course (24 hours, classroom) – Application No. 29406 – Remax Commercial Associates

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

Tab G – *Does it Pencil – Course 1* – New Course (6 hours, classroom) – Application No. 29851 – Still Training, LLC.

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

Tab H – *Does it Pencil – Course 2* – New Course (4 hours, classroom) – Application No. 29698 – Still Training, LLC.

The applicant was not present in support of the application. The Commission entered into discussion. Commissioner Fryer moved to approve the course; Commissioner Fitzgerald 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.

Mr. Barnhart requested the Commission open Rule 61J2-3.009, Florida Administrative Code, for workshop. Commissioner Fryer moved to open the rule for development; Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

Consent Agenda A

The Commission considered 57 applicants from the Consent Agenda A; Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve 43 applicants and require 14 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Jasmine Denise Adams	Jason Alan Hadley	Dustin Scott Smith
Scott Allert	Savannah Mae Harvey	Tanya Steinbergs
Chad Derek Ankrom	Keyan Hasseli	Brandon Jarod Stevenson Sr.
Andreas Anusavice	Sylvia T. Iglesias	Richard Anthony Stokes
Yesenia Adrines	Darrell Shawn Layton	Christina Kay Treadway
Angel Luis Baez Jr.	Brennan Roberto Leon	Murat Uygun
Brittany Deandra Baker	Laurie Ann Martin	Evan Robert Voss
Michael Carpenter	Marissa Nicole Moore	Michael Christopher Weber
Walter Chambliss	Roldney Pauleus	James Wellen
John Edward Coban II	Walter Perez	William Wilson
Kari Lenae Crites	Jennifer Christine Rodriguez	Angela Mashael Wingate
Heather Marie Feodorov	Loquita Rolle	James Robert Winton
Ronald Frazier	Marcello Sarmiento	Dustin Gregory Workman
Germain Garcia	Caroline Marie Sarvino	Ashley Lauren Zipperer
Steve Kelly Grooms		

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

Tiffani Baldwin	Dana Lee Madey	Donovan Alaston Reid
Bradley Ferrell	Tracey L. Neudecker	Addyla Carolyna Samuel

Michael Frederick Garcia
Darin Eugene Koontz
Gabriel Julian Lugo

Claudio Antonio Nieto
Rodolfo Pou
Adrienne Regalado

Stephanie Ann Swetland
Michael Williams

Consent Agenda B

The Commission considered 32 applicants from the Consent Agenda B; Commissioner Hornsleth moved; seconded by Commissioner Fryer to approve 12 applicants and require 20 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Richard Baker
Kelly Bateman
Paul R. Beauzil
Jeff Blain

Guillermo Juan Diaz
Damone Franklin
Arthur Andre Hannah
Jeffery Hanson

Bryant Huguet
Jon Marvin Hunter
Jeff Allan Jackson
Deborah D. Payne

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

Vincent Joseph Andaloro
Karen Cazzaniga
Yeasterly Churio
Donna K. Clonick
Colleen Michelle Copeland
Terry Leon Davis
Lashaine Dubose

Steven Etheridge
Joseph Luis Guardiola
Aerial Mahryah Guest
Jennifer Saint Hilaire
Bryant Huguet
Jon Marvin Hunter Jr.
Andre Lancaster

Susan A. Latty
Geron Charles Lau
Deja M. Patterson
Eric Russo
Joseph Sloan Ruzicka
Jonathan Shaffer

General Session continued

Public Comments

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

Recess

There being no objection, the Chair recessed the meeting at approximately 4:25 p.m. until 8:30 a.m. tomorrow.

May 24, 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 22nd day of March, 2017.

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

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, Tabitha Herrera; Assistant General Counsel; Warren Sanger, Licensing Supervisor; Janice Lugo, Regulatory Consultant; Mike Davis, Regulatory Supervisor, 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 78 Summary of Applicants requesting to sit for the real estate examination.

1. Tab A – Carlos M. Barco, present; Interpreter, present; informal – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to uphold the notice of intent to deny; the motion passed without dissent.
2. Tab D – Dederek Teate Jr., not present; informal, was represented by Daniel Villazon, Esquire, present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to vacate notice of intent to deny and approve the application for sales associate; the motion passed without dissent.
3. Tab AW – Errol A. Polanco, not present; was represented by Daniel Villazon, Esquire, present – Applicant withdrew the application.
4. Tab BN – Abraham Valentino, present; was represented by Daniel Villazon, Esquire, present – Applicant withdrew the application.
5. Tab BO – Jessica Varela, not present; was represented by Daniel Villazon, Esquire, present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
6. Tab G – Rita Catherin Amir, not present; was represented by Ofer Amir, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
7. Tab U – Ahmed A. Elbatrawy, present; was represented by Nancy Campiglia, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion resulted in a tie vote of 2-2. No action was taken.
8. Tab BA – Alvin Radhacharan, present; Steve Johnson, Esquire, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
9. Tab BL – Leroy Thompson, present; Andres Jackson-Whyte, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
10. Tab O – Christopher Lamont Dennis, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 3-1.
11. Tab B – Kevin Charles Odicio, present, informal – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to vacate the notice of intent to deny and approve the application for sales associate; the motion passed without dissent.
12. Tab C – Georgene S. Serrano, present – Applicant withdrew the application.
13. Tab E – Kerry Sue Abt, present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
14. Tab I – James Dustin Baker, present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
15. Tab J – Howard Joseph Beale III, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 3-1.
16. Tab K – Jeffery S. Bell, present – Vice-Chair Luzier moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

17. Tab M – Edwin Orlando Briceno, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
18. Tab Q – Adam Dirkhising, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
19. Tab R – Colin Roy Dixon, present – Commissioner Fitzgerald moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed dissent.
20. Tab S – Deena Downey, present – Applicant withdrew the application.
21. Tab V – Mario R. Fasanelli, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
22. Tab W – Giselle Marie Fernandez, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 3-1.
23. Tab X – Ashley Michael Fogleman, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
24. Tab Y – Gerald Gliottone, present – Applicant withdrew the application.
25. Tab Z – Steven Lynn Hall Jr., present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
26. Tab AA – David Lee Hodges, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 4-1.
27. Tab AD – Traci Nahesi Jackson, present – Vice-Chair Luzier moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
28. Tab AF – Case Michael Jordan, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
29. Tab AG – Harold Kiehl II, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
30. Tab AH – Kamau Kiehl, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
31. Tab AJ – Camari Lopez, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for broker; the motion passed without dissent.
32. Tab AL – Tyler McMullen, present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to approve the application for broker; the motion passed without dissent.
33. Tab AM – Kevin Mendoza, present – Applicant withdrew the application.
34. Tab AO – William Morgan, present – Vice-Chair Luzier moved; seconded by Commissioner Hornsleth to approve the application for broker; the motion passed without dissent.
35. Tab AR – Terry Chase Nelson Jr., present – Vice-Chair Luzier moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 4-1.
36. Tab AS – Patrick Nobles, present – Commissioner Schwartz moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
37. Tab AT – James Nottke, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.

38. Tab AU – Charles Phillips, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 3-2.
39. Tab BC – David Robold, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
40. Tab AV – Joshua Andrew Phillips, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
41. Tab BD – Alphonso Rosas, present – Commissioner Hornsleth moved; seconded by Commissioner Schwartz to approve the application for sales associate; the motion passed without dissent.
42. Tab BE – David Francis Ryder III, present – Commissioner Hornsleth moved; seconded by Commissioner Schwartz to approve the application for sales associate; the motion passed without dissent.
43. Tab BF – Rasha Sanchez, present – Commissioner Hornsleth moved; seconded by Commissioner Schwartz to approve the application for sales associate; the motion passed without dissent.
44. Tab BG – William Charles Scheel, present – Commissioner Schwartz moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
45. Tab BI – Jameel Smith, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate with conditions; the motion passed without dissent.
46. Tab BJ – Nathalie Soulouque, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
47. Tab BM – Robert Knox Tinkham, present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate with conditions; the motion passed 4-1.
48. Tab BS – Anthony T. Ward, present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to deny the application for sales associate; the motion passed without dissent.
49. Agenda B, Tab A – Ronald Daveon Burton, present – Commissioner Schwartz moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 3-2.
50. Agenda B, Tab C – Amber Joy Dorsey, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 4-1.
51. Agenda B, Tab D – Kendell W. Windham, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
52. Agenda C, Tab A – Joel F. Reyes, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed without dissent.
53. Tab T – John Downing, present – Commissioner Hornsleth moved; seconded by Commissioner Schwartz to approve the application for sales associate with conditions; the motion passed without dissent.
54. Tab BQ – Dwayne Walden Jr., present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
55. Tab F – Leslie Altman, not present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed 4-1.
56. Tab H – Carlos Fernando Avellandeda, not present – Vice-Chair Luzier moved; seconded by Commissioner Schwartz to deny the application for broker; the motion passed without dissent.

57. Tab L – Alan Michael Berkun, not present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to deny the application for sales associate; the motion passed without dissent.
58. Tab N – Mirtha De La Torre, not present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to deny the application for sales associate; the motion passed without dissent.
59. Tab P – Patricio Carlos Diaz, not present – Applicant requested a continuance and waived the 90-day requirement.
60. Tab AB – Catherine Belinda Hooks, not present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to deny the application for sales associate; the motion passed without dissent.
61. Tab AC – Eric Irons, not present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to approve the application for sales associate; the motion passed without dissent.
62. Tab AE – Michael Howard Jones II, not present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to deny the application for sales associate; the motion passed without dissent.
63. Tab AI – Whitney Nicole Lanier, not present – Applicant requested a continuance and waived the 90-day requirement.
64. Tab AK – Marianna Maya, not present – Vice-Chair Luzier moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.
65. Tab AP – Aaron Jon Narsavage, not present – Applicant continued and waived the 90-day requirement.
66. Tab AN – Andreina Monserratte, not present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to deny the application for sales associate; the motion passed without dissent.
67. Tab AQ – Jenny Nasimos, not present – Applicant requested a continuance and waived the 90-day requirement.
68. Tab AY – Alla Puchalsky, not present – Commissioner Hornsleth moved; seconded by Vice-Chair Luzier to deny the application for sales associate; the motion passed without dissent.
69. Tab AZ – Coulton Lawrence Quevedo, not present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to deny the application for broker; the motion passed without dissent.
70. Tab BB – Daniel Renn, not present – Vice-Chair Luzier moved; seconded by Commissioner Fitzgerald to deny the application for sales associate; the motion passed without dissent.
71. Tab BH – Christopher Singh, not present – Vice-Chair Luzier moved; seconded by Commissioner Schwartz to approve the application for sales associate; the motion passed without dissent.
72. Tab BK – Genti Tasho, not present – Commissioner Schwartz moved; seconded by Commissioner Hornsleth to deny the application for sales associate; the motion passed without dissent.
73. Tab BP – Evins Vertus, not present – Commissioner Hornsleth moved; seconded by Commissioner Schwartz to deny the application for sales associate; the motion passed without dissent.
74. Tab BR – Kyle Walsh, not present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.
75. Tab BT – Harold Dean Weeks, not present – Applicant requested a continuance and waived the 90-day requirement.
76. Tab BU – Mariana Santos Williams, not present – Applicant requested a continuance and waived the 90-day requirement.

77. Tab BV – Timothee Windeski, not present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 4-1.

78. Agenda B, Tab B – Frank Dennison, not present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to deny the application for sales associate; the motion passed without dissent.

Director's Comments

Executive Director Crawford addressed the Commission regarding ARELLO Conference and Instructor Seminars.

Executive Director Crawford addressed the Commission regarding changes of Summary of Applicants being heard on Tuesday June 20, 2017, and Legal Agenda being heard on Wednesday June 21, 2017 for June FREC General Meeting.

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 3:45 p.m. The next general meeting of the Florida Real Estate Commission is scheduled for June 20 and 21, 2017, in Orlando, Florida.



Claude "Chip" Boring, Chair
Florida Real Estate Commission



Lori Crawford, Executive Director
Florida Real Estate Commission