

**Ken Lawson, Secretary**

**Rick Scott, Governor**

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
June 14 and 15, 2016  
General Meeting**

Chair Dick Fryer, called the meeting of the Florida Real Estate Commission to order, at approximately 8:30 a.m., in Orlando, Florida, on this 14<sup>th</sup> day of June, 2016.

The following Commission members were in attendance: Chair Dick Fryer, Patricia Fitzgerald, Darla Furst, Poul Hornsleth and Thomas Luzier. Vice-Chair Boring was excused and not present. Mr. Tom Barnhart, Senior Assistant Attorney General, appeared as counsel for the Commission. Mr. Barnhart declared a quorum present.

The Department and Division staff present at the meeting: Juana Watkins, Director; Denise Johnson, Deputy Director; Sara Kimmig, Bureau Chief of Enforcement; Josh Kendrick, Chief Attorney; Maureen White, , Jennie Schwartz and Assistant General Counsels; Appearing via teleconference: Alicia Bhambani, Daniel David, Brande Miller, Crystal Stephens, William Vogel, James Whealdon, Assistant General Counsels; Susan Bailey, Mike Davis, Regulatory Specialist III; Lori Crawford, Regulatory Supervisor/Consultant. American Court Reporting, Inc. (407) 896-1813 provided court services.

**Approval of the Minutes**

The Minutes of the April 19 and 20, 2016, General Meeting, are deferred to June 15, 2016.

The Minutes of the May 17 and 18, 2016, General Meeting, are deferred to July 2016.

**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**

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

**Application and License Count Reports**

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

**Legal Case Activity Report**

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

## Legal Agenda Schedule

### Escrow Disbursement Orders

Assistant General Counsel Whealdon presented 7 Escrow Disbursement Orders and 1 Order for the Commission's consideration. The Commission entered into discussion. Commissioner Hornsleth moved to accept 7 Escrow Disbursement Orders and 1 Order. Commissioner Luzier seconded the motion; the motion passed without dissent.

### Legal Appearance Docket

#### **Tab J – Ari Albinder, BK 607019; Case No. 2015010568 – Settlement Stipulation**

Respondent was present; Respondent was represented by Thomas Graner, Esquire, present. Vice-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 entered into discussion. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to accept the Stipulated Settlement as amended. The motion passed without dissent.

**Penalty:** Administrative fine of \$500.00; investigative costs of \$350.00; complete a 3-hour core law course; probation for 12 months. **Violation(s):** Section 475.42(1)(i), Florida Statutes, when Respondent placed a Lien of Subject Property for the purpose of collecting a commission.

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

#### **Tab I – Daniel Wolkoff, LLC, SL 3168503; Case No. 2014042328 – Petitioner's Motion for Informal Hearing**

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

Ms. Miller represented the department and presented the case to the Commission. Counsel for Respondent objected to the informal hearing. The Commission granted the informal and entered into discussion. Commissioner Furst moved; seconded by Commissioner Fitzgerald to dismiss the Administrative Complaint. The motion passed without dissent.

**Action taken:** Case dismissed.

#### **Tab F – Elizabeth C. Seither, BK 311552; Case No. 2014037787 – Petitioner's Motion for Informal Hearing**

Respondent was present; Respondent was represented by M.D. Purcell, Esquire, present. No current members were 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 informal hearing and entered into discussion. Commissioner Furst moved; seconded by Commissioner Fitzgerald; motion passed without dissent to find the Respondent guilty as charged in the Administrative Complaint. Commissioner Furst moved; seconded by Commissioner Fitzgerald; motion passed without dissent to impose the following sanctions:

**Penalty:** Investigative costs of \$1,270.50; Respondent agrees to downgrade broker license to sales associate permanently. **Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012(2), Florida Administrative Code, by failing, as a broker, to maintain monthly written statements comparing her brokerage's (Executive, Inc.'s) total liability with the reconciled bank balances of her brokerage's (Executive Inc.'s) liability escrow account with HomeBanc; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012(3), Florida Administrative Code, by failing to provide a description or explanation for the differences and/or any corrective action taken in reference to shortages and overages of funds in her brokerage's (Executive, Inc.'s) liability escrow account with HomeBanc discovered as a result of the Petitioner's audit conducted on April 8, 2015.

#### **Tab G – Cesar Joel Vargas, SL 3253310; Case No. 2015033858 – Respondent's Request 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.

Ms. Miller represented the department and presented the case to the Commission. The Commission granted an informal hearing in May 2016. The Commission entered into discussion for the penalty phase. Commissioner Furst 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 pleading guilty to a crime which involves moral turpitude – 2 counts of Child Abuse with No great Bodily Harm.

**Tab L – James Gregory Abboud, BK 3011554; Case No. 2015019486 – Voluntary Relinquishment of License for Permanent Revocation**

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

Mr. Vogel represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Furst moved, seconded by Commissioner Hornsleth to accept the Settlement Agreement to Relinquish License for Permanent Revocation. The motion passed without dissent.

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

**Tab C – Joel De Jesus Ocasio, SL 3053382; Case No. 2014018599 – Respondent’s Request for Informal Hearing**

Respondent was present; Respondent was not represented by counsel. Vice-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 Furst moved; seconded by Commissioner Fitzgerald; motion passed without dissent to continue the matter until July 2016.

**Action taken:** Continued until July 2016.

**Tab A – Alex Adorno, SL 3291841; Case No. 2015038536 – Respondent’s Request for Informal Hearing**

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

**Penalty:** Administrative fine of \$500.00; investigative costs of \$102.30; attend 1 complete FREC meeting; probation for 6 months. **Violation(s):** Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to submit a written report to the Department within 30 days of being convicted of one count of Driving Under the Influence.

**Tab B – Richard Joel Albrecht, III, SL 3062131; Case No. 2015034273 – Respondent’s Request for Issuance of a Final Order**

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

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

**Penalty:** Administrative fine of \$500.00; investigative costs of \$165.00; shall attend 1 complete FREC general meeting; probation for 6 months. **Violation(s):** Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t),

Florida Statutes. Respondent violated Section 455.227(1)(t), Florida Statutes, by failing to submit a written report to the department within 30 days of pleading no contest to one count of Reckless Driving.

**Tab D – Durand Alexander Deeb, SL 675972; Case No. 2015046651 – Respondent’s Request for Informal Hearing**

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

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

**Penalty:** Revocation. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being convicted of a crime which directly relates to the activities of a licensed sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the Commission in writing within 30 days after pleading guilty or nolo contendere to or being convicted or found guilty of Conspiracy to Commit Wire Fraud Affecting a Financial Institution.

**Tab E – Howard J. Schab, BK 3237408; Case No. 2014031129 – Respondent’s Request for Extension of Time**

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

Mr. Kendrick represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; motion passed without dissent to grant the extension of time for a period of 12 months to comply with the Final Order requirement in this case.

**Action taken:** Extension request granted.

**Tab H – Kathleen Marie Wilkins, SL 3219140; Case No. 2015034291 – Respondent’s Request for Informal Hearing**

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

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

**Penalty:** Administrative fine of \$750.00; investigative costs of \$247.50; attend 1 complete FREC meeting; probation for 6 months. **Violation(s):** Section 455.227(1)(t), Florida Statutes, by failing to inform the Commission in writing after pleading nolo contendere to and being adjudicated guilty of DUI Alcohol or Drugs.

**Tab K – Carlos Sifuentes, SL 3047763; Case No. 2015020586 – Settlement Stipulation**

Respondent was not present; Respondent was represented by Dennis B. Freeman, Esquire, not present. No current members were recused due to participation on the probable cause panel.

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

**Penalty:** Administrative fine of \$500.00; investigative costs of \$404.25; complete a 3-hour core law course; attend 1 complete FREC general meeting. **Violation(s):** Section 475.42(1)(d), Florida Statutes, by commencing an action for a commission or compensation in connection with a real estate brokerage transaction against Prynova, a person who was not his registered employer at the time Respondent performed the act or rendered the service for which the commission or compensation is due.

**Action taken:** Settlement Stipulation accepted.

**Tab M – Gary Richard Kelley, BK 599597; Case No. 2016004725 – Voluntary Relinquishment of License for Permanent Revocation**

Respondent was not present; Respondent was represented by Michael J. Griffith, Esquire, not present. No current members were recused due to participation on the probable cause panel.

Mr. Whealdon represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Furst moved, seconded by Commissioner Hornsleth to accept the Settlement Agreement to Relinquish License for Permanent Revocation. The motion passed without dissent.

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

**Tab N – Gary Richard Kelley, BK 599597; Case No. 2016003437 – Voluntary Relinquishment of License for Permanent Revocation**

Respondent was not present; Respondent was represented by Michael J. Griffith, Esquire, not present. No current members were recused due to participation on the probable cause panel.

Mr. Whealdon represented the department and presented the case to the Commission. The Commission entered into discussion. Commissioner Hornsleth moved, seconded by Commissioner Furst to accept the Settlement Agreement to Relinquish License for Permanent Revocation. The motion passed without dissent.

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

**Tab O – Charlotte G. Durante, BK 144545; Case No. 2015042182 – Petitioner’s Motion for Waiver Hearing**

Case withdrawn.

**General Session continued**

**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.

**Rule Workshop**

**Rule 61J2-1.011 – License Fees and Examination Fees**

Director Watkins presented this rule for final approval of the amendments which addresses the reduction in initial application fees for sales associate, broker and instructor applications. The Commission entered into discussion. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; the motion passed 4 to 1 reduce the initial application fees by \$5.25 for sales associate, broker and school instructor.

Commissioner Furst moved to accept the department’s proposed determination that there is no impact on small businesses; seconded by Commissioner Hornsleth; the motion passed without dissent.

**Rule 61J2-3.010 – License Reactivation for Broker and Sales Associate**

The Commission reviewed the proposed changes discussed last month and entered into discussion. The Commission received comments from Ms. Lori Rodger and Ms. Linda Crawford. The Commission entered into discussion. The Commission was in agreement with the amendments and requested the rule be brought back in July 2016 reflecting the changes for final review.

**Rule 61J2-3.020 – Post-licensing Education for Active and Inactive Broker and Sales Associate Licenses**

The Commission reviewed the proposed changes discussed last month and entered into discussion. The Commission received comments from Ms. Lori Rodger and Ms. Linda Crawford. The Commission entered into discussion. The Commission was in agreement with the amendments and requested the rule be brought back in July 2016 reflecting the changes for final review.

### Rule 61J2-10.038 – Mailing Address

Chair Fryer presented this rule for discussion. Ms. Linda Crawford stated that she requested to amend “change of residency” from 60 days to 10 days to be consistent with the notification requirement for “change of address”. Ms. Crawford pointed out that this would require a statutory change as well. Director Watkins stated that submitting a legislative proposal which would be perceived as more restrictive to the licensee would not be looked at favorably. After discussion the Commission did not wish to move forward with the proposal.

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

Chair Fryer requested to bring this rule before the Commission next month for further discussion.

### Rule 61J2-24.002 – Citation Authority

Director Watkins presented this rule for discussion to bring the rule into statutory compliance. The Commission reviewed Ms. Linda Crawford’s suggestions and entered into discussion. The Commissioners approved changing the language to reflect the following:

(2) The following violations with accompanying fine or other conditions may be disposed of by citation:

VIOLATION	FINE
(a) Section 475.180(2)(a), F.S. – a <del>nonresident failed to file the required irrevocable consent form;</del> a resident licensee <del>who</del> failed to notify the Commission of becoming a nonresident as prescribed	\$300.00

Mr. Barnhart stated that the Statement of Estimated Regulatory Costs check list will be provided next month for the Commission’s review and consideration.

### Section 475.484, Florida Statutes

Ms. Linda Crawford requested to discuss Chapter 475.484, Florida Statutes to propose the Legislature increase the monetary limits in Sections 475.484(1)(a), (b), (3) and (4) especially since this Statute is on the list for revision. Director Watkins stated that the department is discussing making changes to this section to address the increase of claims over the past three years. The Commission thanked Director Watkins and Ms. Crawford for their presentation.

## **Rule Discussion**

### Rule 61J2-3.009 – Continuing Education for Broker and Sales Associate Applicants

Chair Fryer presented this rule for discussion to address live streaming and video conference technology. The Commission received comments from Marcia Tabak, General Counsel, Florida Realtors; Linda Crawford, Dearborn; and Lori Rodgers, Bert Rodgers Schools. Director Watkins addressed questions and comments from the Commission. Chair Fryer stated that this rule will be placed on the agenda next month reflecting the changes discussed. Mr. Barnhart also requested that the SERC checklist be included next month.

### Rule 61J2-24.006 – Probation

FREC Counsel Barnhart presented this rule for discussion to address concerns received from the Joint Administrative Procedures Committee relating to section (6)(b) through (d) and suggested striking same. The Commission entered into discussion. Commissioner Hornsleth moved to strike the language in section (6)(b) through (d); Commissioner Furst seconded the motion; the motion carried without dissent.

Mr. Barnhart asked the Commission to reaffirm the previous SERC check list. Commissioner Hornsleth moved to reaffirm the department’s proposed determination that there is no impact on small businesses; Commissioner Furst seconded the motion; the motion passed without dissent

## **Consent Agenda A**

The Commission considered 26 applicants from the Consent Agenda A; Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve 19 applicants and require 7 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Davis, Jamil	Lapidoth, Katherine Farber	Pruett, Brian Joseph
Eloi, Frantz	Lightbourne, Juliann Samantha	Snyder, Kristofer Martin
Felicio, Jennifer	Mahadeo, Dana	Torres, Juan Pablo
Fiumano, Stacey Lee	Montoya, Hugo David	Trenk, Corey Ilan
Harter, Kenneth Sean	O Quendo, Carmelo Jr.	Valladares, Alexander Felix
Howard, Lisa	Prieti, Joseph	Wheeler, Christopher
Kessel, Linda Mae		

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

Cloonen, Justin Michael	Heredy Vo, John	Szpindor, Derek
Debonville, Christine	Quinonez, Ana Maria	Warnick, Steven Christopher
Farah, Mohammad		

### **Consent Agenda B**

The Commission considered 33 applicants from the Consent Agenda B; Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve 22 applicants and require 11 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Abdo, Jeremy	Justiss, Christina Marie	Rosario, Brandon
Alavarado-Araya, Cindy V.	Lauro, James Vincent	Ross, Erica
Anderson, Tyler M.	LeJeune, Randy	Saini, Pradeep
Assaka, Amale	March, Christopher	Sepulveda, Lorena Patricia
Barbour, Mae Anastasia	Marimon, Edgardo Enrique Jr.	Smith, Kevin R.
Gunn, Ciaran	Mendez, Ramond	Snead, Kenneth Germaine
Jackson, Melisa	Nelson, Michael	Yepez, Camilo
Jenkins, Shannon Rosha		

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

Alvarez, Maria	Jibrael, Sayyid	Spivey, Caddrick Xaven
Childers, Joel William	Martin, Anastasia Maria	Thomas, Jerome Albert
Cova, Alejandra	Miller, Tyson Alton	Whitworth, William
Disimile, Louis Joseph	Rowe, Daniel	

### **General Session continued**

Petition for Declaratory Statement received from David Berner – DS 2016-038

FREC Counsel Barnhart presented a Final Order Denying Petition for Declaratory Statement for the Commission's review and consideration as requested in February. FREC Counsel Barnhart recommended that the Commission issue a Final Order Denying Petition for Declaratory Statement. The Commission entered into discussion. Commissioner Furst moved; Commissioner Hornsleth seconded the motion to decline issuing a Declaratory Statement. The motion passed without dissent.

## **Special Agenda**

### **Communication Regarding Future Sales Associate and Broker Syllabi**

Director Watkins presented communication submitted by Ms. Linda Crawford, Dearborn, requesting the Commission establish a procedure to keep the sales associate and the broker syllabi current. The Commission was in agreement with establishing a procedure. Mr. Barnhart responded that if the syllabi are referenced in rule then it would require a rule change. Chair Fryer stated that the syllabi are referenced in Rule 61J2-3.008, which is scheduled for discussion in July 2016 and that the Commission would include this issue in the discussion.

### **Approvable Guidelines for Real Estate Sales, Broker and Instructor Initial Application**

Director Watkins presented the Commissioners with a draft of the Application Approval Guidelines they discussed in April 2016 for final approval. The Commission entered into discussion. Commissioner Furst moved to approve the guidelines as presented; seconded by Commissioner Hornsleth; the motion passed without dissent.

### **Public Comments**

The Commissioners addressed one comment received from a member of the audience.

### **Recess**

There being no objection, the Chair recessed the meeting at approximately 12:45 p.m. until 8:30 a.m. tomorrow.

### **June 15, 2016**

Chair Fryer reconvened the meeting of the Florida Real Estate Commission to order, at approximately 8:30 a.m., in Orlando, on this 15th day of June, 2016.

The following Commission members were in attendance: Chair Dick Fryer, Vice-Chair Chip Boring, Patricia Fitzgerald, Darla Furst, Poul Hornsleth and Thomas Luzier. 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; Josh Kendrick, Chief Attorney; Maureen White, Assistant General Counsel; Susan Bailey, Administrative Assistant II; Warren Sanger, Licensing Supervisor; Jocelyn Pomales, Education Coordinator; Mike Davis, Regulatory Specialist III; Jeannie Adkinson, Regulatory Specialist III; Lori Crawford, Regulatory Supervisor/Consultant. American Court Reporting, Inc. (407) 896-1813, provided court reporter services.

### **Summary of Applicants**

Licensing Supervisor Warren Sanger presented 94 Summary of Applicants requesting to sit for the real estate examination.

Tab BS – James S. Roca, present with interpreter – Commissioner Hornsleth moved; seconded by Commissioner Luzier to approve the application for sales associate with conditions; the motion passed without dissent.

Tab BB – Emil Lugo, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab CJ – Michael Upshire, Jr., present – Commissioner Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab E – Zachary Williams, present; was represented by Steven Johnson, Esquire, present – informal – Commissioner Furst moved; seconded by Commissioner Fitzgerald to vacate the Notice of Intent to Deny; the motion passed 4 to 2. Commissioner Furst moved; seconded by Chair Fitzgerald to approve the application for sales associate; the motion passed without dissent.



Tab AV – Derek Douglas Kabel, not present; was represented by Daniel Villazon, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab AW – Nidal Kamouni, present; was represented by Daniel Villazon, Esquire, present – Commissioner Luzier moved; seconded by Commissioner Furst to approve the application with conditions for sales associate; the motion passed without dissent.

Tab CD – Louis Michael Tamayo, present; was represented by Daniel Villazon, Esquire, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BX – Tatiana Russell, present; was represented by Nancy Campiglia, Esquire, present – Commissioner Furst moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab CC – Israel S. Sullivan, present; was represented by Nancy Campiglia, Esquire, present – Commissioner Furst moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab G – Casey T. Aiken, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed 5 to 1.

Tab I – Ernesto Alfonso, present – Applicant withdrew the application.

Tab J – Ulrick Alfred, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab K – Kenneth B. Anson, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed 5 to 1.

Tab L – Charles Melvin Barbel, II, present – Commissioner Fitzgerald moved; seconded by Vice-Chair Boring to deny the application for sales associate; the motion passed without dissent.

Tab M – Sheri R. Barry, present – Commissioner Furst moved; seconded by Commissioner Luzier to approve the application for sales associate; the motion passed dissent.

Tab N – Christopher Allen Beauchemin, present – Vice-Chair Boring moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab P – Theresa L. Brear, present – Vice-Chair Boring moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab R – George Anthony Brown, present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab S – Timothy Buccini, present – Vice-Chair Boring moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab Q – Patrick Brogley, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab U – Libio Calejo, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 5 to 1.

Tab W – Dominick Casale, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed 5 to 1.

Tab X – Roberto R. Castaneda, present – Commissioner Furst moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent.

Tab Y – Alfredo Cheang, present – Commissioner Furst moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent.

Tab AA – Donald Ray Davis, Jr., present – Vice-Chair Boring moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 4 to 2.

Tab AC – Taylor K. Dillehay, present – Vice-Chair Boring Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 4 to 2.

Tab AE – Jean Dufrallesi, present – Commissioner Fitzgerald moved; seconded by Commissioner Luzier to deny the application for sales associate; the motion passed without dissent.

Tab AF – Fareed Farraj, present – Commissioner Fitzgerald moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent.

Tab AG – Alrick Jermaine Fuller, present – Commissioner Furst moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent

Tab AI – Robert William Gaskins, present – Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab AL – Ludwig Ernesto Guzman, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed 5 to 1.

Tab AM– Stephanie Monica Hamiter Knight, present – Commissioner Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate with conditions; the motion passed without dissent.

Tab AN – Gerald Alois Harles, II, present – Vice-Chair Boring moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab AO – Loleather Dianne Haynes, present – Commissioner Fitzgerald moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent.

Tab AP – Gabriel Hernandez, present – Commissioner Furst moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 4 to 2.

Tab AS – Marla K. Huard, present – Vice-Chair Boring moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab AT – Christian M. Johnson, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab AU – Constance Johnson, present – Commissioner Hornsleth; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent.

Tab AX – Steven Laplante, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab AY – Tonya Laster, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BA – Jospeh Logan, present – Commissioner Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab BD – Kevin McDonald, present – Commissioner Hornsleth moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed 5 to 1.

Tab BE– Christopher D. McDonough – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BF – Joseph Anthony Menendez, present – Vice-Chair Boring moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed 4 to 2.

Tab BG – Tonya R. Merkes, present – Commissioner Hornsleth moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed 5 to 1.

Tab BH – Ben Miller, present – Commissioner Luzier moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab BY – Laurie Ann Schoenfeld, present; was represented by Mark G. Astor, Esquire, present – Commissioner Fitzgerald moved; seconded by Commissioner Luzier to approve the application for sales associate; the motion passed without dissent.

Tab BI – Robert Kenneth Morillo, present – Commissioner Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab BK – Christian Nadalini, present – Commissioner Luzier moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BM – Franklin Pichardo, present – Vice-Chair Boring moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab BN – Rosemary Prieto, present – Commissioner Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab BO – Jatniel Enrique Queipo, present – Commissioner Hornsleth moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed 5 to 1.

Tab BP – Nancy L. Reagan, present – Commissioner Luzier moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BQ – Christine Rivera, present – Commissioner Fitzgerald moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BT – Juan Carlos Rodriguez, present – Commissioner Furst moved; seconded by Vice-Chair Boring to deny the application for sales associate; the motion passed without dissent.

Tab BU – Nicholas Romero, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BW – Anthony Joseph Ruscella, present – Commissioner Furst moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab CA – Sandra Steenberg, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab CB – Mark W. Stewart, present – Vice-Chair Boring moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab CE – Shaunda Charonette Taylor, present – Commissioner Furst moved; seconded by Commissioner Luzier to approve the application with conditions for sales associate; the motion passed without dissent.

Tab CF – Christopher Brandon Thomas, present – Commissioner Furst moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab CG – Sheena Thomas, present – Commissioner Furst moved; seconded by Vice-Chair Boring to approve the application with conditions for sales associate; the motion passed without dissent.

Tab CH – Art A. Thompson, present – Vice-Chair Boring moved; seconded by Commissioner Fitzgerald to approve the application for broker; the motion passed without dissent.

Tab CK – Yannis Vavourakis, present – Vice-Chair Boring moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab CL – Edward G. Villa, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab CN – Henry B. Wilcox, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab C – Shanna Denise Rhodes, present – informal – Commissioner Hornsleth moved; seconded by Commissioner Furst to vacate the Notice of Intent to Deny and approve the application for sales associate; the motion passed without dissent.

Tab F – Ashley L. Abercrombie, present – Commissioner Fitzgerald moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BR– Sancchagrín Monique Robbins, present – Commissioner Furst moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent.

Tab CM – Larry Dale Warren, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application with conditions for sales associate; the motion passed 5 to 1.

Tab A – Maylin Lima, not present – Informal – Commissioner Hornsleth moved; seconded by Vice-Chair Boring to continue the matter until July 2016; the motion passed 3 to 2. Commissioner Furst was not present for the vote.

Tab B – Brandon Derell Mayfield, not present – informal – Commissioner Hornsleth moved; seconded by Vice-Chair Boring to uphold the denial; the motion passed without dissent.

Tab D – Adriana Catherine Rodriguez, not present – Commissioner Fitzgerald moved; seconded by Commissioner Furst to deny the application for sales associate; the motion passed without dissent.

Tab H – Shawana Al Burkat, not present – Commissioner Furst moved; seconded by Commissioner Luzier to deny the application for sales associate; the motion passed without dissent.

Tab O – Anna Marie Bergman, not present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab T – Kathleen Burger, not present – Applicant requested a continuance and waived the 90-day requirement.

Tab V – David Cancel, not present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab Z – Sandra Contreras, not present – Commissioner Furst moved; seconded by Commissioner Luzier to deny the application for sales associate; the motion passed without dissent.

Tab AB – Julianna Detres, not present – Commissioner Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab AD – Ryan P. Doherty, not present – Commissioner Furst moved; seconded by Commissioner Luzier to approve the application for sales associate; the motion passed without dissent.

Tab AH – Sherrie Ganut, not present – Commissioner Furst moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed without dissent.

Tab AJ – Craig Goodman, not present – Applicant requested a continuance and waived the 90-day requirement.

Tab AK – Scott Green, not present – Applicant requested a continuance and waived the 90-day requirement.

Tab AQ – Leroy Hernandez, Jr., not present – Applicant requested a continuance and waived the 90-day requirement.

Tab AR – Peter Hoofatt, not present – Commissioner Furst moved; seconded by Vice-Chair Boring to approve the application for sales associate; the motion passed without dissent.

Tab AZ – Terry Lynn Leachman, not present – Commissioner Furst moved; seconded by Commissioner Hornsleth to approve the application for sales associate; the motion passed without dissent.

Tab BC – Joseph Mansour, present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BJ– Adam Mullin, not present – Commissioner Hornsleth moved; seconded by Commissioner Furst to deny the application for sales associate; the motion passed without dissent.

Tab BL– Juan Carlos Palacio, not present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab BV – Juan Carlos Rondon, not present – Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald to approve the application for sales associate; the motion passed 4 to 1.

Tab BZ – Betty Margaret Simco, not present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab CI – Brandon Michael Tucker, not present – Commissioner Hornsleth moved; seconded by Commissioner Luzier to approve the application for sales associate; the motion passed without dissent.

Tab CO – Russell G. Wilson, not present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application for sales associate; the motion passed without dissent.

Tab CP – Ricardo S. Yallico, not present – Commissioner Hornsleth moved; seconded by Commissioner Furst to approve the application with conditions for sales associate; the motion passed without dissent.

#### **General Session continued**

Commissioner Furst moved to approve the Minutes of the April 19 and 20, 2016, General Meeting, as written. Commissioner Hornsleth seconded the motion. The motion passed without dissent.

#### **Public Comments**

The Commission addressed comments from a member of the audience.

#### **Director's Comments**

Director Watkins requested the Commission to consider who they wish to send the Annual ARELLO Convention in September 2016. Commissioner Furst recommended sending Commissioner Fitzgerald so that she may attend the Commissioner College. Chair Fryer expressed an interest in attending as well.

#### **Adjournment**

There being no further business and no objection, the Chair adjourned the meeting at approximately 4:45 p.m. The next general meeting of the Florida Real Estate Commission is scheduled for July 19 and 20, 2016, in Orlando, Florida.

  
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Dick Fryer, Chair  
Florida Real Estate Commission

  
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Juana Watkins, Director  
Florida Real Estate Commission