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Ron DeSantis, Governor
Melanie S. Griffin, Secretary

**Minutes of
THE FLORIDA REAL ESTATE APPRAISAL BOARD
February 2, 2026
Hybrid Meeting**

February 2, 2026

Chair Evalyn "Fran" Oreto called the meeting of the Florida Real Estate Appraisal Board to order at approximately 8:34 a.m., via Hybrid, on this Monday, the 2nd day of February, 2026.

Board Members

Chair Evalyn "Fran" Oreto
Herbert Jourdan, Jr.
Brandon Graves
Nicole Ramos Jones
Frank Griffin
Shawn Wilson
Paul Patel-excused absence

Board Counsel

Deborah Loucks, Senior Assistant Attorney General

Division of Real Estate

Giuvanna Corona, Executive Director
Denise Alicea-Sanchez
Lori Crawford
Joshua Dagene
Fouad Hammad
Zulma Cabanillas

Office of General Counsel

Maureen White, Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Melissa Buza, Assistant General Counsel
Carol Rogers, Assistant General Counsel

Court Reporting Services

Magnolia Reporting Inc. (407) 896-1813, reportingorlando@aol.com

Meeting Minutes

The December 2025 Meeting Minutes were continued to the April Board Meeting by the Board.

Reports

The Agenda reports were presented to the Board.

- Education Course
- Exam Performance
- License Count
- Legal
- Rules: By unanimous vote the Board approved continuing the prosecution of 5 cases that have exceeded 365 days.

Legal Appearance Docket

Jennings, Kyle Echols, RD 6675, Case No. 2025-028993

- The Respondent was present and was not represented by counsel.
- Chair Oreto served on Probable Cause and was recused.
- After discussion, the Board imposed the following sanctions:
 - Probation for 12 months
 - Administrative Fines of \$2000.00
 - Investigative Costs of \$1575.75
 - Corrective Education: (TAF): Ethics, Competency and Negligence and Scope of Work: Appraisals and Inspections.
- Violation(s): 475.624(4), F.S. through 61J1-9.001 F.A.C. and 475.624(15), F.S.

Velez, David, RD 8555, Case No. 2025-012259

- The Respondent was present and was not represented by counsel.
- Board Member Griffin served on Probable Cause and was recused.
- After discussion, the Board imposed the following sanctions:
 - Probation for 6 months
 - Administrative Fines of \$1000.00
 - Investigative Costs of \$1,658.25
- Violation(s): 475.624(4), F.S. through 61J1-9.001 F.A.C. and 475.624(15), F.S.

Barlow, Edward Brooke, RD 4186, Case No. 2024-061137

- The Respondent was present and was represented by counsel Daniel Villazon, Esq., present.
- Chair Oreto served on Probable Cause and was recused.
- After discussion, the Board accepted the Settlement Agreement.

Bobbitt, Michael P., RZ 2749, Case No. 2025-038797

- The Respondent was not present and was not represented by counsel.
- Chair Oreto served on Probable Cause and was recused.
- After discussion, the Board accepted the Settlement Agreement.

Durban, Kevin Lowell, RD 4532, Case No. 2024-048313

- The Respondent was present and was represented by counsel Brian P. Battaglia, Esq., present.
- Chair Oreto served on Probable Cause and was recused.

- After discussion, the Board accepted the Settlement Agreement.

**Zegers, Lawrence H., RD 7984, Case No.2025-067973;2025-068222;
2025-068223; 2025-068224**

- The Respondent was not present and was not represented by counsel.
- After discussion, the Board accepted the voluntary relinquishment of license.

Summary of Applicants Agenda A

After discussion, the Board:

Approved with Conditions

Denktas, Cahit R

Continued

Johnson James

That AMC Appraisal LLC

General Business

2026-2027 Nominations were held for Chair and Vice Chair. The following nominations were made and accepted: Chair-Oreto and Vice Chair-Jourdan.

Special Agenda

- A. Experience Requirement
 1. Mass Appraisal
 - a. Kevin Hayes, Deputy of Appraisals of the Pinellas County Property Appraiser
 2. Practical Applications of Real Estate Appraisal (PAREA)

Public Comments

The Board received two public comments by Kevin Hayes and Francois Gregoire regarding topics on the agenda.

Chair's Comments

Chair Oreto thanked the Board and Division staff.


Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:16 a.m. The next general meeting is scheduled for Monday, April 6, 2026. Please visit [Real Estate Appraisal Board-Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/RealEstateAppraisalBoard/MeetingsandWorkshops) for more information.

ATTEST:



Evalyn "Fran" Oreto, Chair
Florida Real Estate Appraisal Board



Giovanna Corona, Executive Director
Florida Real Estate Appraisal Board