

Halsey Beshears, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
October 15, 2019
General Meeting**

October 15, 2019

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:15 a.m., in Orlando, Florida, on this Tuesday, the 15th day of October, 2019.

Commissioners

Chair Patricia Fitzgerald
Vice-Chair Patti Ketcham
Dick Fryer
Poul Hornsleth
Guy Sanchez
Randy Schwartz

Mr. Lawrence Harris, Senior Assistant Attorney General appeared as counsel for the Commission. Mr. Harris declared quorum present.

Staff

Katy McGinnis, Director
Lori Crawford, Executive Director
Al Cheneler, Chief Attorney
James Fortunas, Deputy Chief Attorney (via video conference)
MerriBeth Bohanan, Deputy Chief Attorney (via video conference)
David Aring, Senior Attorney (via video conference)
Mackenzie Medich, Senior Attorney (via video conference)
Robin Rogers, Senior Attorney
Brittany Bennett, Legal Assistant (via video conference)
Nadia Hamade, Legal Assistant (via video conference)
Kevin Harris, Law Clerk (via video conference)
Janice Lugo, Operations Support Supervisor
Megan McAvoy, Regulatory Consultant
Giovanna Corona, Regulatory Consultant
Thomas Jones, Administrative Assistant II
Magnolia Reporting, Inc. (407) 896-1813 provided court services.

Approval of the Minutes

Commissioner Sanchez moved to approve the minutes of the September 17 & 18, 2019, general meeting as written; Vice-Chair Ketcham seconded; the motion passed without dissent.

Reports

The following reports were presented to the Commission:

Enforcement Trends and Escrow Audits Reports
Unlicensed Activity Report
Monthly Exam Performance Summary Report
Application and License Count Reports

Financial Report
Legal Case Activity Report

Executive Director Crawford addressed questions and comments from the Commission.

Rules Report

At the discretion of Chair Fitzgerald, rules discussion to be continued at the rule development workshop.

Special Agenda

Nomination for Vice-Chair

Vice-Chair Ketcham moved to nominate Commissioner Fryer, seconded by Commissioner Sanchez, for Vice-Chair. Hearing no objections, Chair Fitzgerald closed nominations. Upon unanimous vote, Commissioner Fryer was elected as Vice-Chair.

Escrow Disbursement Orders – Agenda

Mr. Kevin Harris, legal clerk, presented 10 Escrow Disbursement Orders and 1 Interpleader.

Commissioner Fryer moved to approve Tabs B, D, F, I, L and N Escrow Disbursement Order, seconded by Commissioner Sanchez; the motion passed without dissent.

Commissioner Fryer moved to approve Tabs A, E, J, H and K of the Escrow Disbursement Orders, seconded by Commissioner Hornsleth; the motion passed without dissent. Commissioner Sanchez was recused.

Recovery Fund Case Docket

Ms. Robin Rogers, Senior Attorney, presented 5 Recovery Fund Claims.

TAB B – Desalvo v. Hendricks, Case No. 2019-029392

Claimants, Mr. Vincent and Mary DeSalvo, not present; and represented by counsel, Mr. Jonathon Pressley, Esquire, present; Licensee, Mr. Robert Hendricks, not present; and not represented by counsel. Ms. Rogers represented the Department. After discussion, Vice-Chair Ketcham moved to accept the claim as 2 separate incidents and grant \$50,000.00 each; seconded by Commissioner Fryer. The motion passed with a 5-1 vote.

TAB D – Montalvo v. Suliaman, Case No. 2018-035739

Neither the Claimant nor the Licensee were present or represented by Counsel. Ms. Rogers represented the Department. After discussion, Commissioner Fryer moved to deny the claim; seconded by Commissioner Schwartz. The motion passed without dissent.

By consent, Commissioner Sanchez moved; seconded by Commissioner Fryer; to accept the remaining 3 Recovery Fund Claim Recommendations for the following cases:

Tab A – Comm-X, LLC v. Kerr, Case No. 2019-034220 – Deny.

Tab C – Fenicato v. Anderson, Case No. 2019-027865 – Deny.

Tab E – Pinzon v. Escorche, Case No. 2019-035679 – Grant.

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 38 docket items with the following results:

(1) Tab A – Carlos Aponte, SL 3041301, Case No. 2019-011234 – Respondent’s Request for Informal Hearing

The Respondent was present; and represented by counsel, Drew Sarangoulis, Esq. Probable cause was waived.

Ms. Medich represented the Department. After discussion Commissioner Fryer moved; seconded by Commissioner Schwartz to dismiss the Administrative Complaint; the motion passed with a 5-1 vote.

Action Taken – Case dismissed.

(26) Tab B – Taras Chabanovych, SL 3183844, Case No. 2018061162 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel. Commissioner Hornsleth served on probable cause and was recused.

Case was continued to November 2019.

(2) Tab C – Andrae Crayton, SL 3183844, Case No. 2018059441 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Amy Pitsch, Esquire. Commissioner Hornsleth served on probable cause and was recused.

Ms. Medich represented the Department. After discussion Commissioner Schwartz moved; seconded by Commissioner Fryer to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved; seconded by Vice-Chair Ketcham; the motion passed with a 4-1 vote to impose the following sanctions:

Action Taken: Administrative fine of \$500.00; investigative costs of \$132.00. **Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(27) Tab D – Victor Escalona, BK 3178768, Case No. 2018015036 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel. Commissioner Fryer served on probable cause and was recused.

Case was continued to November 2019.

(8) Tab E – Carlos Escarria, SL 3354537, Case No. 2018029637 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Commissioner Schwartz served on the probable cause panel and was recused.

Case was continued to December 2019.

(28) Tab F – Marc Frazier, SL 31176125, Case No. 2019008693 – Respondent’s Request for Informal Hearing

The Respondent was not present; and represented by counsel; Mr. Daniel Villazon, Esquire, present. Commissioner Hornsleth served on probable cause and was recused.

Case was continued to November 2019.

(9) Tab G – Lucy Herczeg, BL 655645, Case No. 2019011994 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Medich represented the Department. After discussion Commissioner Fryer moved; seconded by Commissioner Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fryer moved; seconded by Commissioner Sanchez; the motion passed without dissent to impose the following sanctions:

Action Taken: Administrative fine of \$1,500.00; investigative costs of \$181.50; probation for 6 months; 1 complete FREC meeting. **Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(c), Florida Statutes, by being convicted or found guilty of, or entering a plea of guilty or nolo contendere to, regardless of adjudication, a crime in any jurisdiction which relates to the practice of, or the ability to practice, a licensee’s profession; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to notify DBPR within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction.

(29) Tab H – Marjorie Johnson, SL 3335840, Case No. 2018059323 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel. Commissioner Hornsleth served on probable cause and was recused.

Case was continued to November 2019.

(5) Tab I – Lauren Kilpatrick, SL 3316390, Case No. 2018048638 – Respondent’s Request for Informal Hearing

The Respondent was present and not represented by counsel. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Medich represented the Department. After discussion Commissioner Fryer moved; seconded by Commissioner Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fryer moved; seconded by Commissioner Sanchez; the motion passed without dissent to impose the following sanctions.

Action Taken: Administrative fine of \$1,000.00; investigative costs of \$420.75; 3-hour core law class; probation for 6 months. **Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to notify DBPR within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(10) Tab J – Melissa Lamb, SL 3147108, Case No. 2019008501 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Commissioner Fryer served on the probable cause panel and was recused.

Mr. Aring represented the Department. After discussion Commissioner Fryer moved; seconded by Commissioner Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the

motion passed without dissent. Commissioner Fryer moved; seconded by Commissioner Sanchez; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fines of \$1,000.00; investigative costs of \$412.50.

Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

(3) Tab K – Wade Liles, SL 574550, Case No. 2018032958 – Respondent’s Request for Informal Hearing

The Respondent was not present and was represented by counsel, Mr. Joseph Frein. Commissioner Fryer served on the probable cause panel and was recused.

Ms. Medich represented the Department. After discussion Vice-Chair Ketcham moved; seconded by Commissioner Sanchez to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Ketcham moved; seconded by Commissioner Sanchez; the motion passed without dissent to impose the following sanctions:

Action Taken: Suspension of 84 months; administrative fines of \$1,000.00; investigative costs of \$478.50. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(n), Florida Statutes, by being confined in jail, prison or mental institution, or through mental disease can no longer practice with skill and safety.

(11) Tab L – Melissa Moniz, SL 3116747, Case No. 2019011096 – Respondent’s Request for Informal Hearing

The Respondent was present and not represented by counsel. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Medich represented the Department. After discussion Commissioner Fryer moved; seconded by Commissioner Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fryer moved; seconded by Commissioner Schwartz; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$4,000.00; investigative costs of \$354.75.

Violation(s): Section 475.25(1)(b), Florida Statutes, by operating as a broker or a sales associate for any person not registered as their employer; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a track or scheme in or related to the practice of the profession; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(30) Tab M – Mona Montanino, SL 3258354, Case No. 2019008167 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel. Commissioner Hornsleth served on probable cause and was recused.

Case was continued to November 2019.

(31) Tab N – David Morgan, SL 691864, Case No. 2018060406 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel. Commissioner Hornsleth served on probable cause and was recused.

Case was continued to November 2019.

(12) Tab O – Marguerite Ogilvie, SL 3315591, Case No. 2019017358 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Probable cause was waived.

Ms. Medich represented the Department. After discussion Commissioner Sanchez moved; seconded by Commissioner Fryer to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Vice-Chair Ketcham; the motion passed without dissent to impose the following sanctions:

Action Taken: Investigative costs of \$222.75. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(32) Tab P – Rightstreet, INC, CQ 1050503, Case No. 2018025346 – Respondent’s Request for Informal Hearing

The Respondent was not present; and represented by counsel, Mr. Ricky Strong, Esquire, not present. Commissioner Fryer served on probable cause and was recused.

Case was continued to November 2019.

(33) Tab Q – Matthew Rosenbaum, BK 3197596, Case No. 2018019497 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel, Mr. Ricky Strong, Esquire, not present. Commissioner Fryer served on probable cause and was recused.

Case was continued to November 2019.

(34) Tab R – Harry K. Rosenblum, BK 3046995, Case No. 2018053907 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel. Commissioner Hornsleth served on probable cause and was recused.

Case was continued to November 2019.

(25) Tab S – Carlos Rovira, BK 3249208, Case No. 2019-017358 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Ms. Kathleen Krak, Esquire. Probable cause was waived.

Ms. Bohanan represented the Department. After discussion Commissioner Fryer moved; seconded by Commissioner Hornsleth to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fryer moved; seconded by Commissioner Hornsleth; the motion passed without dissent to impose the following sanctions:

Action Taken: Administrative fine of \$1,000.00; investigative costs of \$330.00; probation for 9 months; 2 complete FREC meetings. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(35) Tab T – Dirk Saecker, BL 3050489, Case No. 2018042040 – Respondent’s Request for Informal Hearing

The Respondent was not present; and not represented by counsel. Commissioner Hornsleth served on probable cause and was recused.

Case was continued to November 2019.

(13) Tab U – Michael Schaffer, SL 706310, Case No. 2018053296 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Medich represented the Department. After discussion Vice-Chair Ketcham moved; seconded by Commissioner Sanchez to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Fryer; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$3,000.00; investigative costs of \$98.00. **Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or 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 entering a plea, or being convicted or found guilty of a felony.

(4) Tab V – Avi Stern, SL 3244448, Case No. 2018059072 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Ms. Jordana Sarrell, Esquire, present. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Medich represented the Department. After discussion Commissioner Sanchez moved; seconded by Commissioner Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Schwartz; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$2,500.00; investigative costs of \$148.50. **Violation(s):** Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(7) Tab W – Jerad Withrow, SL 3226275, Case No. 2018061622 – Respondent’s Request for Informal Hearing

The Respondent was not present and represented by counsel, Mr. Daniel Villazon, Esquire, present. Commissioner Hornsleth served on the probable cause panel and was recused.

Case was continued to November 2019.

(36) Tab X – Michael Vizcaino, SL 3404629, Case No. 2018013037 – Settlement Stipulation

The Respondent was not present and not represented by counsel. Commissioner Fryer served on the probable cause panel and was recused.

Case continued to November 2019.

By consent, Commissioner Fryer moved; seconded by Commissioner Schwartz; to accept the 8 Relinquishments of Licenses for Permanent Revocation for the following cases:

(14) Tab Y – Daniel Bolino, BL 3141734, Case No. 2018052749

(15-17) Tab Z-AB – Obed Guzman, SL 3220894, Case Nos. 2019028431, 2019024863 and 2019025287

(18-20) Tab AC-AE – Market America Property Management, INC, CQ 1039479, Case Nos. 2019028826, 2019028051 and 2019027967

(21) Tab AF – Rosa Martinez, SL 3015561, Case No. 2006001356

(6) Tab AG – Scott Meyers, SL 707989, Case No. 2019010827 – Relinquishment of License for Permanent Revocation

The Respondent was not present and represented by counsel, Mr. Ricky Strong, Esquire, present. Probable cause was waived.

Ms. Bohanan represented the Department. After discussion Commissioner Fryer moved; seconded by Commissioner Schwarz to accept the settlement agreement; the motion passed without dissent.

(22) Tab AH – Hugo Escorche Luque, SL 3317263, Case No. 2018042863 – Motion for Waiver of Rights and Entry of Final Order

The Respondent was not present and not represented by counsel. Vice-Chair Ketcham served on the probable cause panel and was recused.

Ms. Medich represented the Department. The Commission granted the waiver hearing. After discussion Commissioner Sanchez moved; seconded by Commissioner Hornsleth to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Hornsleth; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$3,000.00; investigative costs of \$247.50.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of dishonest dealings, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme; Section 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.009, Florida Administrative Code, by failing to deliver any deposit to the broker, or employer, no later than the end of the next business day following the receipt of the item to be deposited.

(23) Tab AI – Kyle Korrav, SL 3322554; Case No. 2018063990 – Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present and not represented by counsel. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Medich represented the Department. The Commission granted the waiver hearing. After discussion Commissioner Fryer moved; seconded by Commissioner Sanchez to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Fryer; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$4,500.00; investigative costs of \$198.00.

Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(24) Tab AJ – Charlton Morris, SL 3367636; Case No. 2019004323 – Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present and not represented by counsel. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Medich represented the Department. The Commission granted the waiver hearing. After discussion Commissioner Sanchez moved; seconded by Commissioner Fryer to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Fryer the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$4,500.00; investigative costs of \$198.00.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of dishonest dealings, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme; Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the Commission within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

(37) Tab AK – Karyn Roach, BK 694077, Case No. 2019003370 – Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present; and not represented by counsel. Commissioner Fryer served on probable cause and was recused.

Case was continued to November 2019.

(38) Tab AL – Sunshine Resorts Rentals, LLC, CQ 1034870, Case No. 2019012887 – Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present; and not represented by counsel. Commissioner Fryer served on probable cause and was recused.

Case was continued to November 2019.

FREC-Petitions

Petition for Declaratory Statement – PEL REALTY, LLC, Case No. 2019-047

Mr. Lawrence Harris, Esquire, presented the PEL REALTY, LLC Declaratory Statement Final Order to the Commissioners. After discussion, Commissioner Schwartz moved to approve the Final Order; seconded by Commissioner Fryer; motion passed without dissent.

Review and Consideration of the Real Estate Education Courses

Executive Director Crawford presented 2 Real Estate Education Courses for the Commission's review and consideration.

Tab E – Contracts for Real Estate Investing – New Course (3 hours core law, classroom) – application number 37531 – Compass Training Center

The applicant, Andrea Tolbert, was present in support of the application. Commissioner Fryer moved to approve the course with conditions; Vice-Chair Ketcham seconded the motion. The motion passed without dissent.

Tab F – Blue Jeans Investing Boot Camp – New Course (14 hours combination law, specialty and business ethics, classroom) – application number 37532 – Compass Training Center

The applicant, Andrea Tolbert, was present in support of the application. Commissioner Fryer moved to approve the course with conditions; Commissioner Hornsleth seconded the motion. The motion passed without dissent.

Special Agenda

Broker's License with Out of State Experience – Parellada Eller, Veronica – Application #551308

The applicant, Veronica Parellada Eller, was present and not represented by counsel. After discussion, Commissioner Fryer moved to approve the application for Broker's License with Out of State Experience; seconded by Commissioner Sanchez; motion passed without dissent.

Request for Multiple Licenses – Paul William Arrington – Application #1092351

The applicant, Paul William Arrington, was present and not represented by counsel. After discussion, Commissioner Sanchez moved to deny the application for Request for Multiple Licenses; seconded by Commissioner Fryer; motion passed without dissent.

Summary of Applicants

Regulatory Consultant Giuvanna Corona presented 71 Summary of Applicants Agendas A requesting to sit for the real estate examination.

1. Tab W – Terence A. Fernandez, present; Mr. Jason Samaan, Esquire, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Schwartz; unanimous vote.
2. Tab C – Kerri L. Tavarozzi, present; Mr. Daniel Villazon, Esquire, present; Sales associate application continued, waived 90-day requirement.
3. Tab R – Robert J. Dwyer, present; Mr. Daniel Villazon, Esquire, present; Sales associate application approved; Commissioner Fryer/Commissioner Schwartz; unanimous vote.
4. Tab AB – Craig Goodman, present; Mr. Daniel Villazon, Esquire, present; Broker associate application approved; Commissioner Schwartz/Commissioner Fryer; 4-2 vote.
5. Tab AE – Mario Hernandez, present; Mr. Daniel Villazon, Esquire, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; 5-1 vote.
6. Tab AU – Bojan Parlov, present; Mr. Daniel Villazon, Esquire, present; Sales associate application approved; Commissioner Sanchez/Commissioner Fryer; unanimous vote.

7. Tab B – Jared D. Moussa, present; Mr. Daniel Villazon, Esquire, present; Notice of Intent to Deny waived and Sales application approved; Commissioner Hornsleth/Commissioner Sanchez; unanimous vote.
8. Tab BL – Christopher E. Stout, not present; Mr. Daniel Villazon, Esquire, present; Sales associate application continued; previously waived the 90-day requirement.
9. Tab T – Kyle L. Erwin, present; Sales associate application approved; Commissioner Schwartz /Commissioner Fryer; unanimous vote.
10. Tab E – Catherine Addison, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Fryer; unanimous vote.
11. Tab F – Andrew S. Alleman, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; unanimous 5-1 vote.
12. Tab BS – Daniel L. Zeeman, present; Sales associate application denied; Vice-Chair Ketcham/Commissioner Sanchez; 5-1 vote.
13. Tab G – James R. Beck, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Fryer; unanimous vote.
14. Tab H – Victor M. Berrios, Jr., present; Sales associate application approved; Commissioner Fryer /Vice-Chair Ketcham; unanimous vote.
15. Tab I – Remone St. George Blake, present; Broker associate application approved; Commissioner Hornsleth/Commissioner Fryer; 5-1 vote.
16. Tab J – Kevin Byrd, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Fryer; unanimous vote.
17. Tab L – Alfonso Cruz Jr., present; Sales associate application approved; Commissioner Sanchez /Commissioner Fryer; unanimous vote.
18. Tab M – Barbara M. Cruzado, present; Sales associate application approved; Vice-Chair Ketcham/Commissioner Hornsleth; unanimous vote.
19. Tab N – Dawn R. Davis, present; Sales associate application approved; Commissioner Fryer/Commissioner Sanchez; unanimous vote.
20. Tab O – Gary P. DeFalco, present; Sales associate application approved; Commissioner Hornsleth /Commissioner Fryer; unanimous vote.
21. Tab Q – Angel J. Diaz, present; Sales associate application approved; Commissioner Fryer/Commissioner Sanchez; unanimous vote.
22. Tab U – Hector Estupinan, present; Sales associate application approved; Commissioner Fryer/ Vice-Chair Ketcham; unanimous vote.
23. Tab V – Arlene J. Evans, present; Sales associate application approved; Commissioner Hornsleth/ Commissioner Sanchez; unanimous vote.
24. Tab X – Tammi K. Fisher, present; Sales associate application approved; Commissioner Fryer/Commissioner Hornsleth; unanimous vote.
25. Tab Y – Donna S. Forster, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Fryer; unanimous vote.

26. Tab Z – Gale Derek, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Fryer; unanimous vote.
27. Tab AA – Varinia J. Godoy, present; Sales associate application approved; Vice-Chair Ketcham/Commissioner Schwartz; unanimous vote.
28. Tab AC – Suave Gordon, present; Sales associate application approved; Commissioner Fryer/Commissioner Schwartz; 5-1 vote.
29. Tab AG – Charles L. Hunter, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Schwartz; unanimous vote.
30. Tab AH – Deanna I. Iaboni, present; Sales associate application approved; Vice-Chair Ketcham/Commissioner Fryer; unanimous vote.
31. Tab AI – Juana R. Icon, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Fryer; 5-1 vote.
32. Tab AK – Terri M. Mann, present; Sales associate application withdrawn.
33. Tab AM – Maureen J. McGinnes, present; Sales associate application approved; Commissioner Fryer/Commissioner Schwartz; unanimous vote.
34. Tab BH – Edin Sejdic, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Schwartz; unanimous vote.
35. Tab BI – Keith M. Southwood, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Sanchez; unanimous vote.
36. Tab BO – Nicholas R. Thigpen, present; Sales associate application approved; Commissioner Fryer/Commissioner Sanchez; unanimous vote.
37. Tab AP – Jorge Montenegro, present; Sales associate application approved; Commissioner Fryer/Commissioner Sanchez; unanimous vote.
38. Tab BB – Eddilydis Rejes, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; 5-1 vote.
39. Tab BR – Ehud A. Winitzky, present; Sales associate application approved; Commissioner Fryer/Commissioner Sanchez; unanimous vote.
40. Tab AQ – Natalie B. Murch, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; unanimous vote.
41. Tab AR – Marcus B. Neely, present; Sales associate application approved; Commissioner Schwartz/Commissioner Hornsleth; unanimous vote.
42. Tab AX – Erin E. Prescott, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; unanimous vote.
43. Tab AZ – Jonathan D. Rausch, present; Broker associate application approved; Commissioner Hornsleth/Commissioner Schwartz; unanimous vote.
44. Tab BF – Shawna Saxon, present; Sales associate application approved; Commissioner Fryer/Commissioner Schwartz; unanimous vote.
45. Tab BC – Michael Ritchko, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; unanimous vote.

46. Tab AN – Ashley E. Mendoza, present; Sales associate application approved; Commissioner Hornsleth/Commissioner Schwartz; unanimous vote.
47. Tab AO – Mark J. Mistretta, present; Sales associate application approved; Commissioner Fryer/Commissioner Schwartz; unanimous vote.
48. Tab BQ – Justin Wentworth, present; Sales associate application approved; Vice-Chair Ketcham/Commissioner Fryer; unanimous vote.
49. Tab BK – Sean D. Steiding, present; Sales associate application approved; Commissioner Fryer/Commissioner Sanchez; unanimous vote.
50. Tab BN – Earl Summerline, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; unanimous vote.
51. Tab BP – Brandon J. Towne, present; Sales associate application approved; Commissioner Sanchez/Commissioner Fryer; unanimous vote.
52. Tab AY – Joshua Ramos, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; unanimous vote.
53. Tab BM – Crystal G. Stubblefield, present; Sales associate application approved; Commissioner Fryer/Commissioner Sanchez; unanimous vote.
54. Tab BD – Juan Roldan, present; Sales associate application approved; Commissioner Schwartz/Commissioner Fryer; unanimous vote.
55. Tab A – Luis D. Alonzo, not present; Sales associate application continued; waived the 90-day requirement.
56. Tab D – Sufian Abu-Ghannam, not present; Sales associate application continued; waived the 90-day requirement.
57. Tab K – Andrew G. Conrad, not present; Sales associate application withdrawn.
58. Tab P – Wenston B. Desue, not present; Sales associate application continued; previously waived the 90-day requirement.
59. Tab S – Jason Dzindolet, not present; Sales associate application approved; Commissioner Fryer/Commissioner Schwartz; 4-1 vote.
60. Tab AD – Edward R. Henderson, not present; Sales associate application approved; Commissioner Hornsleth/Commissioner Fryer; 5-1 vote.
61. Tab AF– Sarah N. Higgins, not present; Sales associate application continued; waived the 90-day requirement.
62. Tab AJ – Jake Kazmerski, not present; Sales associate application denied; Commissioner Sanchez/Commissioner Fryer; 5-1 vote.
63. Tab AL – Stacey McCarragher, not present; Sales associate application continued; waived the 90-day requirement.
64. Tab AS – Carlos Orozco, not present; Sales associate application continued; waived the 90-day requirement.
65. Tab AT – Kim Paolino, not present; Sales associate application withdrawn.

66. Tab AV – Ezekiel Pike, not present; Sales associate application denied; Commissioner Sanchez/Commissioner Fryer; unanimous vote.

67. Tab AW – Eva Porrata Hernandez, not present; Sales associate application approved; Commissioner Fryer/Commissioner Schwartz; unanimous vote.

68. Tab BA – Jessica A. Redondo, not present; Broker associate application approved; Commissioner Fryer/Commissioner Sanchez; 4-2 vote.

69. Tab BE – Lizette A. Rosado, not present; Sales associate application approved; Commissioner Hornsleth/Commissioner Schwartz; unanimous vote.

70. Tab BG – Antonio Sciancalepore, not present; Sales associate application approved; Vice-Chair Ketcham/Commissioner Hornsleth; unanimous vote.

71. Tab BJ – Lamesha Stanley, not present; Sales associate application denied; Commissioner Sanchez/Commissioner Hornsleth; unanimous vote.

Public Comments

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

Adjournment

The Chair adjourned the meeting at approximately 4:57 p.m. remaining non-appearances agenda items were deferred to October 16, 2019 beginning at 8:15 a.m.

October 16, 2019

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:15 a.m., in Orlando, Florida, on this Wednesday, the 16th day of October.

Review and Consideration of the Real Estate Education Courses

Executive Director Crawford presented 7 Real Estate Education Courses for the Commission's review and consideration.

Tab A – e-Pro Certification – New Course (12 hours specialty, distance) – application number 37354 – CE Shop, Inc.

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

Tab B – Ethics at Work – New Course (3 hours specialty, distance) – application number 37355 – CE Shop, Inc.

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

Tab C – Hot Topics in Real Estate – New Course (3 hours specialty, distance) – application number 37767 – CE Shop, Inc.

The applicant was not present in support of the application. Commissioner Fryer moved to approve the course with conditions; Vice-Chair Ketcham seconded the motion. The motion passed with a 4-1 vote.

Tab D – Bi-Directional Amplifier Overview – New Course (2 hours specialty, classroom) – application number 37376 – Commercial Fire & Communications, Inc.

The applicant was not present in support of the application. Commissioner Sanchez moved to deny the course; Vice-Chair Ketcham seconded the motion. The motion passed without dissent.

Tab G – Increasing Wealth with Rentals and Other Investment Properties – New Course (8 hour specialty, classroom) – application number 37733 – Council of Residential Specialists, an Affiliate of National A

The applicant was not present in support of the application. Commissioner Fryer moved to approve the course with conditions; Vice-Chair Ketcham seconded the motion. The motion passed without dissent.

Tab H – HR Solutions for Teams – New Course (7 hours specialty, classroom) – application number 37381 – Florida Association of Realtors

The applicant was not present in support of the application. Commissioner Sanchez moved to deny the course; Commissioner Fryer seconded the motion. The motion passed without dissent.

Tab I – Professional Standards Education Seminar – New Course (7 hours business ethics, did not mark delivery mechanism) – application number 37684 – Shore Real Estate Academy

The applicant was not present in support of the application. Commissioner Fryer moved to deny the course; Commissioner Sanchez seconded the motion. The motion passed without dissent.

Consent Agenda A

The Commission considered 46 applicants from the Consent Agenda A; Commissioner Fryer moved; Commissioner Sanchez seconded the motion to approve 27 applicants and require 19 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Antoine, Stephenson	Hitchcock, Cameron A	Perez, Adrian
Bernier, Elizabeth	Klapatch, Jacqueline C	Roeder, Chad P
Brooks, Markeisha	Kline, Leah	Smith, Mark E
Cardona, Daniel	Mass, London L	Stafford, Michael
Crawford Lang, Jesse	Moore, Jaenea A	Stanford, Scott A
Daniels, Tausha	Moore, Tennille S	Suarez, Darlene M
Danzig, William G	Mori Maldonado, Paola	Uren, Kevin
Deaton, Dolores	Mutter, Samantha L	Vanden Bosch, Suzanne L
Hines, Kimberly	Nalley, Donald L	Williams, Chiniqua S

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

Arnold, Matthew	Hannaway, Michael K	Serikov, Stanislav
De La Cruz Sr., Pedro	Joseph, Walker	Tima Jean, Rose C
Dozier, Cierra K	North, Ryan	Torres Penedo, Enrique
Francois, Calvin	Obeck, Lindsay	Vasquez, Enrique
Ghoneim, Maria	Randolph III, Eugene W	Vincelio Jr, Stephen
Gutman, Alan	Robertson, Don P	
Hall, Brody D	Robertson, Pierce E	

Consent Agenda B

The Commission considered 36 applicants from the Consent Agenda B; Commissioner Fryer moved; seconded by Commissioner Sanchez to approve 14 applicants and require 22 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Bohorquez, Andres A	Courageux, Venix	Henderson, Catherine
Cardenas, Ana L	Flores, Jose	McCray, Michael S
Castillo, Fabricio J	Fong Yee, Ashley	Morgan Jr., Scott B

Nickley, Bret M
Palma, Ricardo R

Peraza, Maria E
Reese, Mellani D

Smart, Zachary A

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

Bednarczyk, Natacha
Bello, Karla
Botha, Johannes A
Buie, John
Chouinard III, Alfred R
Crosby Jr., James V
Genberg, Mitchell
Gonzalez, Guillermo J

Hernandez, Sonya L
Hofman, Alexa M
Kerwin, Robert M
Lang, Corey
Latson, Ty D
Marsh, Johathan D
Pozgar, Katherine E
Rainville, Daniel

Robinette, Gregory L
Rodriguez Jr., John
Rotta, Peter
Smith III, Cicero
Sweeney, Tyler J
Workman, Bryann W

Executive Director's Comments

Executive Director Crawford addressed questions and comments from the Commission.

Chair's Comments

Chair Fitzgerald thanked the Commission and Division staff for a great meeting.

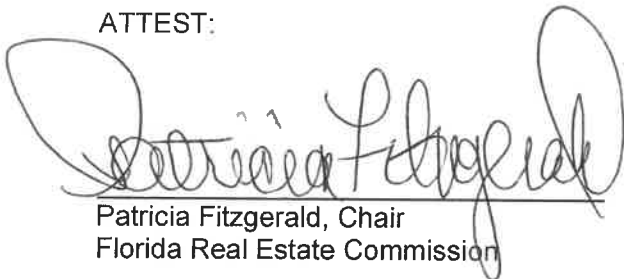
Public Comments

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

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 9:37 a.m. The next general meeting of the Florida Real Estate Commission is scheduled for November 19, 2019, in Orlando.

ATTEST:



Patricia Fitzgerald, Chair
Florida Real Estate Commission



Lori Crawford, Executive Director
Florida Real Estate Commission