

Halsey Beshears, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
December 17, 2019
General Meeting**

December 17, 2019

Chair Patti Ketcham called the meeting of the Florida Real Estate Commission to order at approximately 8:15 a.m., in Orlando, Florida, on this Tuesday, the 17th day of December, 2019.

Commissioners

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

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

Staff

Lori Crawford, Executive Director
Al Cheneler, Chief Attorney
James Fortunas, Deputy Chief Attorney (via video conference)
Merribeth Bohanan, Deputy Chief Attorney
David Aring, Senior Attorney (via video conference)
Mackenzie Medich, Senior Attorney (via video conference)
Robin Rogers, Senior Attorney (via video conference)
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
Alexandra Lee, Regulatory Specialist III
Jocelyn Pomaes, Education Coordinator
Thomas Jones, Administrative Assistant II
Magnolia Reporting, Inc. (407) 896-1813 provided court services.

Escrow Disbursement Orders – Agenda

Mr. Kevin Harris, legal clerk, presented 6 Escrow Disbursement Orders.

Commissioner Fryer moved to approve Tabs A Escrow Disbursement Order, seconded by Commissioner Sanchez; the motion passed without dissent. Commissioner Fitzgerald was recused.

Commissioner Fryer moved to approve Tabs D, E and F of the Escrow Disbursement Orders, seconded by Commissioner Fitzgerald; the motion passed without dissent. Commissioner Sanchez was recused.

Commissioner Fryer moved to approve Tabs B and C of the Escrow Disbursement Orders, seconded by Commissioner Schwartz; the motion passed without dissent.

Recovery Fund Claims Docket

Ms. Robin Rogers, Senior Attorney, presented 1 Recovery Fund Claim.

Tab A – Patel v. Guzzo, Case No. 2018-027025

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

Legal Appearance Docket

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

(1) Tab A – Michael Ceparano, SL 3331183, Case No. 2019016386 – Respondent's Request for Informal Hearing

The Respondent was not present and not represented by counsel. Chair Ketcham served on probable cause.

Case was continued to January 2020.

(2) Tab B – Ingrid Freeman, BL 3068689, Case No. 2019025003 – Respondent's Request for Informal Hearing

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

Ms. Medich represented the Department. After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Commissioner Schwartz; the motion passed with a 3-1 vote to impose the following sanctions:

Action Taken: Investigative costs of \$544.50. **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 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.

(3) Tab C – Dylan Jaeck, SL 3331255, Case No. 2018050536 – Respondent's Request for Informal Hearing

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

Ms. Bohanan represented the Department. The Respondent was found guilty as charged in the Administrative Complaint at the November 19, 2019 meeting. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; the motion passed with a 4-1 vote to impose the following sanctions:

Action Taken: Administrative fine of \$500.00; investigative costs of \$255.75; 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)(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.

(8) Tab D – Danielle Miller, SL 3326407, Case No. 2019016635 – Respondent’s Request for Informal Hearing

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

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

Action Taken: Administrative fine of \$500.00; investigative costs of \$297.00; 14-hours continuing education course (classroom only); 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 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.

(8) Tab E – Melissa Moniz, SL 3116747, Case No. 2019011096 – 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. Bohanan represented the Department. After discussion, Vice-Chair Fryer moved; seconded by Commissioner Sanchez to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair 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 being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a trick or scheme in or related to the practice of the profession; count.; 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.

(10) Tab F – James Moynihan, BK 462890, Case No. 2017023281– Respondent’s Request for Informal Hearing

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

Mr. Fortunas represented the Department. After discussion, Vice-Chair Fryer moved; seconded by Commissioner Sanchez to find the Respondent guilty as charged in Counts 1, 2, and 4 of the Administrative Complaint and dismissing Count 3; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Schwartz; the motion passed without dissent to impose the following sanctions.

Action Taken: Revocation; administrative fine of \$3,000.00; investigative costs of \$805.20.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate to immediately place with her or his registered employer any money, fund deposit, check or draft entrusted to her or him by any person dealing with her or him as agent of the registered employer.

(9) Tab G – Vincent Paterno Jr., SL 537485, Case No. 2018064611 – Respondent’s Request for Informal Hearing

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

Ms. Rogers 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 \$1,000.00; investigative costs of \$660.00.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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.

(4) Tab H – Robert Richmond, SL 3306574, Case No. 2018024813 – Respondent’s Request for Informal Hearing

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

Ms. Rogers represented the Department. After discussion Commissioner Sanchez moved; seconded by Commissioner Fitzgerald to find the Respondent guilty as charged in Count 2 of the Administrative Complaint and dismissing Count 1; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; the motion passed with a 3-1 vote to impose the following sanctions:

Action Taken: Suspension for 6 months; administrative fine of \$1,000.00; investigative costs of \$396.00; 3-hour core law course; probation for 6 months; 2 complete FREC meetings. **Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

(12) Tab I – Mark Richmond, BK 654194, Case No. 201803185 – 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.

Ms. Medich represented the Department. After discussion Commissioner Sanchez moved; seconded by Commissioner Fitzgerald to find the Respondent guilty as charged in Count 1 of the Administrative Complaint and dismissing Count 2; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Fitzgerald; the motion passed without dissent to impose the following sanctions.

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$495.00.

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.

(14) Tab J – Mary Robertson, BL 96938, Case No. 2019020834 – Respondent’s Request for Informal Hearing

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

Ms. Bohanan represented the Department. After discussion Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth; the motion passed with a 4-1 vote to impose the following sanctions:

Action Taken: Administrative fine of \$500.00; investigative costs of \$198.00. **Violation(s):** Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

(13) Tab K – Lawrence Weisberg, BK 632902, Case No. 2018043650 – Respondent’s Request for Informal Hearing

The Respondent was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Bohanan represented the Department. The Respondent was found guilty as charged in the Administrative Complaint at the November 19, 2019 meeting. Commissioner Fryer moved; seconded by Vice-Chair Fryer; the motion passed with a 3-2 to impose the following sanctions:

Action Taken: Administrative fine of \$1,000.00; investigative costs of \$264.00; probation for 6 months; 1 complete FREC. **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.

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

The Respondent was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present. Commissioner Hornsleth served on the probable cause panel and was recused.

Ms. Bohanan represented the Department. The Respondent was found guilty as charged in the Administrative Complaint at the November 19, 2019 meeting. Commissioner Fitzgerald moved;

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

Action Taken: Suspension for 30 days; administrative fine of \$1,000.00; investigative costs of \$231.00; probation for 12 months not subject to early termination; 2 complete FREC meetings – if Respondent violates the terms of the sanctions or incurs any additional violations/crimes a 5-year suspension will be imposed. **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.

By consent, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to accept the 3 Relinquishments of Licenses for Permanent Revocation for the following cases:

(5) Tab M – Peggy Collier, BL 3331770, Case No. 2019038126

(6) Tab N – Amy Moran, SL 3294641, Case No. 2019021454

(7) Tab O – Ivan Peralta, BK 3029354 , Case No. 2019015351

(15) Tab P – Andrew Arce, SL 3352324, Case No. 2019014123 – Motion for Waiver of Rights and Entry of Final Order

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

Action Taken: Revocation; administrative fine of \$5,000.00; investigative costs of \$280.50. **Violation(s):** Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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)(m), Florida Statutes, by making untrue or fraudulent representations in or related to the practice of a profession or employing a trick 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; 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.

(16) Tab Q – Atlantic Consulting Partners, Inc., CQ 1047483; Case No. 20190070052020 – 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 Fitzgerald to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent.

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

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$66.66. **Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

(17) Tab U – Magda Gariel, BK 3183504; Case No. 2018064073 – 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 Fitzgerald to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Fitzgerald; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$204.93. **Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

(18) Tab V – Otto Gabriel, BK 3183077, Case No. 2019007003 – 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 Fitzgerald to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Commissioner Fitzgerald; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$191.07. **Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

(19) Tab R – Gregg Bernard, BK 489898, Case No. 2018056530 – 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 January 2020.

(20) Tab S – Emily Echavarria, BK 622495, Case No. 2018031744 – 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 January 2020.

(21) Tab T– First Luxury Realty, LLC, CQ 1047853; Case No. 2019011506 – Motion for Finding of Waiver and Entry of Final Order

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

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

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$151.80.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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.

(22) Tab X – Bayyinah Suliaman, SL 3313603; Case No. 2019002166 – Motion for Finding of Waiver and Entry of Final Order

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

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

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$181.50.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, dishonest dealings, concealment, 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.

(23) Tab W – Brandon Piegari, SL 3281809; Case No. 2018059645 – 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 Vice-Chair Fryer moved; seconded by Commissioner Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Schwartz; the motion passed without dissent to impose the following sanctions:

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$238.85.
Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

(24) Tab Y – Sunshine Resort Rentals, LLC, CQ 1034870; Case No. 2019024624 – Motion for Finding of Waiver and Entry of Final Order

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

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

Action Taken: Revocation; administrative fine of \$1,000.00; investigative costs of \$151.80.
Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

Review and Consideration of the Real Estate Education Courses

Jocelyn Pomales, Education Coordinator, presented 1 Real Estate Education Course for the Commission's review and consideration.

Tab E – *Insurances Claims through the Eyes of the Insured – Your Client* – New Course (2 hours specialty, classroom) – application number 38536 – Five Star Claims Adjusting

The applicant, Chelsea Camero Lintz, was present in support of the application. Vice-Chair Fryer moved to deny the course; Commissioner Sanchez seconded the motion. The motion passed without dissent.

Special Agenda

Request for Approval of Guest Lecturers- Permit Holder for Advance School of Business, Inc. #1002085

The applicant was present in support of the application. After discussion, Vice-Chair Fryer moved; seconded by Commissioner Schwartz to approve with conditions the request for Guest Lecturers. The motion passed without dissent.

Request for Broker Upgrade – Lisette Minnick, Application # 5574231

The applicant was present in support of the application and represented by counsel, Ms. Leslie Candes, Esquire, present. After discussion, Commissioner Sanchez moved; seconded by Commissioner Schwartz to deny the Request for Broker Upgrade. The motion passed without dissent.

Request for Mutual Recognition (Georgia) – Debbea Saltrese, Application # 5578362

The applicant was present in support of the application. After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald to deny the request for Mutual Recognition. The motion passed without dissent.

Request for Reinstatement due to Hardship – George Mavromatis, License Number SL 3223004

The applicant was present in support of the application. After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Schwartz to deny the request for Reinstatement due to Hardship. The motion passed without dissent.

Summary of Applicants

Agenda A

Regulatory Consultant Giuvanna Corona presented 50 Applicants requesting to sit for the real estate examination. Results are as follows:

Informal Hearings (5)

Alvarez, Vania – present; unanimous vote to vacate the NOID and approve the application.
Arnold, Matthew – present; unanimous vote to vacate the NOID and approve the application.
Grabowski, Robert – present; unanimous vote to terminate the hearing
Makozy, Maria – present; unanimous vote to uphold the NOID
Price, Kevin – present; unanimous vote to vacate the NOID

Approved by Unanimous Vote (14)

Dalmida, James – present
Figueroa Rosado, Jaime – present
Gazoo, Tyler – not present
Gonzalez, Alexander – present; represented by Daniel Villazon, Esquire, present
Gonzalez, Andrew – present
Grahl, Jason – present
Hakkraainen, Andrew – present; represented by Daniel Villazon, Esquire, present
Johnson, Christian – present
Landriau, Kimberly – present
Mansour, Denise – present
Martinez, Daniel – present
Perelman, Jeffrey – present
Robles, William – present
Webb, Jeremy – present

Approved by Majority Vote (14)

Aylor, Brandon – present; 5/1
Baptisme, Ronald – present; 5/1
Carreras, Candace – present; 5/1
Crane, Jeffrey – present; 4/2
Dosch, Sarah – present; 5/1
Estades, Wanda – present; 4/2
Farber, Esther – present; 5/1
Janoyan, Jamie – present; 4/2
Jean Claude, Gregory – present; represented by Jean Richardson, Esquire, present; 5/1
Lugo, Emil – present; 5/1
Martinez, Michael – present; 5/1
Murphy, Keith – present; 4/2
Neubauer, Kurt – present; 5/1
Pilgrim, Mark – present; 5/1

Denied by Unanimous Vote (9)

Campbell, Lionel – not present
Gause, Temika – not present
Harrell, Herbert – not present
Holliday, Clyde – present
Morales, Julio – not present
Nieves, Fatima – present
Powers, Daniel – present
Rodriguez Lopez, Eury – present
Schultz, Erikc – present

Denied by Majority Vote (2)

Carter Jr., Walter – present; 5/1
Caserta, Anthony – present; represented by Daniel Villazon, Esquire, present; 4/2

Withdrawn (1)

Copeland Jr.; John – present

Rescheduled (6)

Alonzo, Luis – Vice-Chair Fryer; seconded by Commissioner Fitzgerald moved to deny further continuances. Motion passed without dissent.

Arrington, Paul

Carpenter, Sandra

Sanders, Nina – Vice-Chair Fryer; seconded by Commissioner Sanchez moved to deny further continuances. Motion passed without dissent.

Ashimi, Adeyemo

Zoobi, Omar

Review and Consideration of the Real Estate Education Courses

Jocelyn Pomales, Education Coordinator, presented 1 Real Estate Education Course for the Commission's review and consideration.

Tab A – FARBAR Contract and Philosophy of Real Estate – New Course (2 hours specialty, classroom) – application number 38864 – Cohen Gregory Ryan Esquire

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

Tab B – Strategies for Successful Contracts and Closings – New Course (2 hours specialty, classroom) – application number 38427 – Coleman, Yovanovich & Koester

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

Tab C – Technology and Plans for Success – New Course (8 hours specialty, classroom) – application number 38513 – Council of Residential Specialists, An Affiliate of National A

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

Tab D – Credit Strong + Common Loan Products – New Course (3 hours specialty, classroom) – application number 38760 – Equity Resources Inc.

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

Tab F – Valuation of Real Estate Investments – New Course (14 hours sales associate post-licensure, classroom) – application number 38518 – Florida International University

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

Tab G – The Real Estate Closing and Understanding the Title Commitment – New Course (2 hours business ethics, classroom) – application number 38862 – Joy P Ewertz, Esquire

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

Tab H – FREC 1 Sales Associate 63 Hour Pre-License Hybrid – New Course (63 hours sales associate pre-license, hybrid) – application number 38681 – Ling and Associates LLC

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

Tab I – Mortgage Lending Appraisal Requirements: Fannie Mae and Freddie Mac – New Course (7 hours specialty, classroom) – application number 38898 – McKissock LP

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

Tab J – Understanding New Homes: For Real Estate Agents – New Course (2 hours specialty, classroom) – application number 38546 – Preferred Systems Inc.

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

Tab K – Understanding Drain Line Inspections: What Real Estate Agents Need to Know – New Course (2 hours specialty, classroom) – application number 38547 – Preferred Systems Inc.

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

Tab L – HR Solutions for Teams – New Course (8 hours specialty, classroom) – application number 37991 – South Florida Real Estate School

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

Tab M – Social Media for Realtors – New Course (2 hours specialty, classroom) – application number 38918 – Space Coast Association of Realtors Inc.

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

Tab N – Objection Obliteration Handbook: Establishing Credibility, Trust Rapport with Customers – New Course (4 hours specialty, classroom) – application number 38888 – Walk the Talk Presentation Inc.

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

Consent Agenda A

The Commission considered 51 applicants from the Consent Agenda A; Commissioner Hornsleth moved; Vice-Chair Fryer seconded the motion to approve 28 applicants and require 23 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Banville, Jessica
Battley, Cherrita
Bonhomme, Dorismathe
Broome, Tammy
Brown, Jamie
Cardenas, Yuleisi

Coles, Togo
Durham, Michael
Foley, Adam
Grytsak, Oleg
Harris, Mark
Korman, Ronald

Lee, Luther
Marz, Cassandra
Mouriz, Jorge
Nordin, William
Nowak, Sean
Oldserg, Genevieve

Pelegrina, Alejandro
Phillips, Marquita
Qadir, Amilia
Rollins, Jonathan

Singh, Jennifer
Trapp, Alex
Velez, Gilbert
White, Durawn

Williams, Joel
Zoglio, Heather

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

Abney, Kahlil
Alsamman, Kutaieba
Avoletta, Jamie
Beckwith, Dmytro
Custer, Christopher
Espitia, Camila
Gordon, Jodi
Graber, Dean

Harell, Marlene
Hernandez, Luis
Hicks, Taylor
Hoffman, Katelyn
Johnson, Ryan
Justiniano Jr., William
Luna, Carlos
Morales, Seward

Newsome, Scherell
Osceola, Shayne
Ratliff, Derek
Rutland, John
Stokes Jr., Dean
Toledo, Dayani
Zahriyeh, Abdel

Consent Agenda B

The Commission considered 32 applicants from the Consent Agenda B; Commissioner Fryer moved; seconded by Commissioner Sanchez to approve 21 applicants and require 11 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Alger Jr., Robert
Benton, Charles
Bowers, James
Brock, Michael
Carli, Jared
Cash, Marilyn
Fenn III, Robert

Gomez, Evelyn
GUssin, Frederic
Gutierrez, Iran
Harris, James
Jordan, Daniel
Kumm, Carley
Loffredo, Marcos

Miranda, Allian
Nguyen, Richard
Patterson, Ricky
Piagetti, Alexander
Poppiti, Dareios
Rios, Paul
Steets, Ryan

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

Caballero, Marcela
Davis, Dwayne
El Koush, Hassan
Khan, Asif

Mendez, Neyvis
Mercier, Bryant
Murphy, Amanda
Regalado, Scarlet

Shores, James
Stojak, Ryan
Whitehead, Todd

Approval of the Minutes

Commissioner Sanchez moved to approve the minutes of the November 19-20, 2019, general meeting as written; Vice-Chair Fryer seconded; the motion passed without dissent.

Reports

The following reports were provided to the Commission:

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

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.

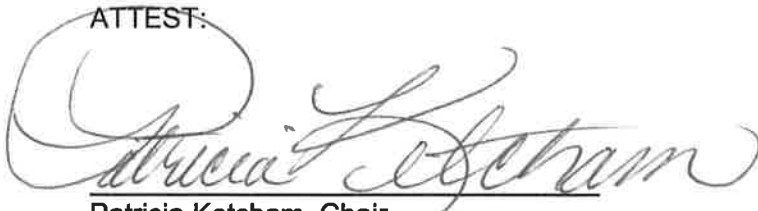
Public Comments

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

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 5:00 p.m. The next general meeting of the Florida Real Estate Commission is scheduled for January 14, 2020, in Orlando.

ATTEST:



Patricia Ketcham, Chair
Florida Real Estate Commission



Lori Crawford, Executive Director
Florida Real Estate Commission