

Halsey Beshears, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
September 15, 2020
Tele-Conference/Live-Stream Meeting**

APPROVED

November 2020

September 15, 2020

Chair Ketcham called the meeting of the Florida Real Estate Commission to order at approximately 8:15 a.m., via Tele-Conference/Live-Stream, on this Tuesday, the 15th day of September, 2020 and conducted Roll Call with the below listed participants responding with “present.”

Commissioners

Chair Patti Ketcham – via Live-Stream
Vice-Chair Dick Fryer – via Live-Stream
Patricia Fitzgerald – via Live-Stream
Poul Hornsleth – via telephone
Guy Sanchez – via Live-Stream
Randy Schwartz – excused absence

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

Staff

Giuvanna Corona, Executive Director – in person
Al Cheneler, Chief Attorney – via telephone
Janice Lugo, Operations Support Supervisor – via Live-Stream
Taylor Bailey, Operations Support – in person
Emy Orellana, Regulatory Specialist III – in person
Jocelyn Pomales, Education Coordinator – via Live-Stream
Magnolia Reporting, Inc. (407) 896-1813 provided court services – via telephone

Education Agenda

Jocelyn Pomales, Education Coordinator, presented 3 Real Estate Education Course for the Commission’s review and consideration.

Agenda A

Tab A – Advanced Seminar: Deciphering the Adjustment Process – New Course (3 hours specialty, classroom) – application number 44330 – Academy of Real Estate, LLC

The applicant, Steve King, Executive Vice-President of Academy of Real Estate, LLC and Maple Evans, Director of Academy of Real Estate, LLC, were present in support of the application. After discussion, Mr. King withdrew the application. **During discussion, Chair Ketcham experienced a power outage and Vice-Chair Fryer resumed the meeting**

Tab B – Diversity & Inclusion for Real Estate Professionals II – New Course (2 hours specialty, classroom) – application number 42823 – Mighty Real Estate School LLC

The applicant, Aaron Mighty, Owner of Mighty Real Estate School LLC, was present in support of the application. After discussion, Commissioner Hornsleth moved to approve; Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

Tab C – Diversity & Inclusion for Real Estate Professionals I – New Course (2 hours specialty, classroom) – application number 42825 – Mighty Real Estate School LLC

The applicant, Aaron Mighty, Owner of Mighty Real Estate School LLC, was present in support of the application. Vice-Chair Fryer expressed objection to the word “fiduciary” in relationship to the word client per Florida Statute. Commissioner Hornsleth moved to approve with condition to remove the word “fiduciary”; Commissioner Fitzgerald seconded the motion. The motion passed without dissent.

Special Agenda A

Approvable Guidelines Discussion – Sarah Dugan, Bureau Chief of Central Intake and Licensure

Ms. Sarah Dugan, Bureau Chief of Central Intake and Licensure, George Ayrish, Director of Service Operations, Bill Arnoldy, Senior Management Analyst Supervisor, were present. Ms. Dugan reported there are currently 5,700 applications pending processing and on average of 40% have criminal history; therefore, the proposed tier-structured approvable guidelines would streamline the process and improve efficiencies. Commissioner Hornsleth iterated the Division of Real Estate differs from other professions in that access is being given to home and it his duty and responsibility is to protect the public. Vice-Chair Fryer seconded Commissioner Hornsleth’s statement and requested to read into the record his comments of the approvable guidelines into the record: “arrest date is greater than 3 years” this should be adjudication date; Tier 2 “the arrest date” should be adjudication date; issues with Tier 3 assignation of Cultivation of Marijuana (Felony) and Possession with the intent to distribute (Felony) – need to present to the Commission, Fraud-Insufficient Funds/Dishonored and Check/Worthless Check/Bad Check/Uttering a Forged Document should be a Tier 2, Probation Violation, Reckless Driving and Resisting Arrest/Officer without violence need to be at least Tier 2; a business judgment, application denials, disciplinary action on license, registration or permit “always” requires supporting documentation. Commissioner Fitzgerald commented that shoplifting of any amount is still stealing and should not be in Tier 3. Commissioner Sanchez agreed with his fellow Commissioners and is not in favor of the proposed guidelines. Furthermore, Commissioner Sanchez takes great issues with incomplete applications as it is the responsibility of the applicant to ensure it is completed accurately and to submit the needed documentation, not the Department’s, and suggested the Commission should apply the applicant’s failure to follow instructions during deliberation of approving real estate applications. Chair Ketcham iterated that a real estate license is a privilege, not a right.

Board Counsel’s Request for Reconsideration and to Vacate the Antonia Tate NOID – Larry Harris, Esquire, Board Counsel

After a lengthy discussion, Board Counsel Harris and Chief Attorney Cheneler requested the matter be continued to a future date.

Request for Multiple Broker’s License – Zhang, Application Number 1206191

The applicant was not present. After discussion, Vice-Chair Fryer moved; seconded by Commissioner Sanchez; to deny Mr. Zhang’s request for Multiple Broker’s License. The motion passed without dissent.

Summary of Applicants

Agenda A

Giuvanna Corona, Regulatory Consultant, presented 15 Applicants requesting to sit for the real estate examination. Results are as follows:

| TAB | NAME | PRESENT | MOVED by COMMISSIONER | SECONDED by COMMISSIONER | VOTE | COUNT |
|-----|--|------------|-----------------------|--------------------------|---------|-----------|
| A | Blouse, Chelsi Joe Standley, Esq. | Yes Yes | Fryer | Fitzgerald | Approve | Unanimous |
| B | Burke, Leslie P | No | Continued | | | |
| C | Longstreth, Stephanie | Yes | Withdrawn | | | |
| D | Suarez, Eylen O | No | Continued | | | |
| E | Amen, Ruth C James Harwood, Esq. | Yes Yes | Withdrawn | | | |
| F | Cianciola, Dominic | Yes | Fitzgerald | Sanchez | Approve | Unanimous |
| G | Gonzalez, Cesar Manuel Jr Daniel Villazon, Esq. | No Yes | Fryer | Fitzgerald | Approve | Unanimous |
| H | Hill, Gerard Paul III Daniel Villazon, Esq. | Yes Yes | Sanchez | Hornsleth | Deny | 3-2 |
| I | Jaramillo, Paola Andrea | Yes | Fryer | Fitzgerald | Approve | Unanimous |
| J | Johnson Balcom, Christine | Yes | Fryer | Sanchez | | Unanimous |
| K | McDowell Waters, Tami M | No | Sanchez | Hornsleth | Deny | Unanimous |
| L | Mcleod, Crista Ann | Yes | Fryer | Hornsleth | Approve | Unanimous |
| M | Pichardo, Franklin | No | Fitzgerald | Fryer | Approve | 5-1 |
| N | Rodriguez, Loaisa | Yes | Sanchez | Hornsleth | Deny | Unanimous |
| O | Torrero, Yaramis | Yes | Fryer | Fitzgerald | Approve | Unanimous |

Agenda B

Giuvanna Corona, Regulatory Consultant, presented 1 Applicant requesting to sit for the real estate examination. Results are as follows:

| TAB | NAME | PRESENT | MOVED by COMMISSIONER | SECONDED by COMMISSIONER | VOTE | COUNT |
|-----|---|------------|-----------------------|--------------------------|---------|-----------|
| A | Baker, Amy Marie | Yes | Fitzgerald | Fryer | Approve | Unanimous |
| B | Boyce, Sean Patrick | Yes | Fitzgerald | Fryer | Approve | 5-1 |
| C | Brightmon, William | Yes | Fitzgerald | Fryer | Approve | Unanimous |
| D | Bucio, Cassandra Ashley | Yes | Hornsleth | Sanchez | Approve | Unanimous |
| E | Cruz, Leyda Enid | Yes | Fryer | Fitzgerald | Approve | 3-2 |
| F | Davis, Kenneth Theodore | Yes | Hornsleth | Fitzgerald | Approve | 3-2 |
| G | Doyle, Christopher Peter | Yes | Withdrew | | | |
| H | Hannigan Silva Cangiano, Myrlot | Yes | Withdrew | | | |
| I | Imrek, Omer Murat | Yes | Withdrew | | | |
| J | Kline, Jacob | No | Continued | | | |
| K | Knapp, Jennifer Hall | Yes | Hornsleth | Fryer | Approve | Unanimous |
| L | Miranda Roman, Yomarie | No | Sanchez | Hornsleth | Deny | Unanimous |
| M | Newman, Paul Elliott Francisco Garcia, Esquire | Yes Yes | Sanchez | Hornsleth | Deny | Unanimous |
| N | Pouerie, John | No | Schwartz | Sanchez | Approve | Unanimous |

| | | | | | | |
|---|----------------------|-----|------------|------------|---------|-----------|
| O | Ramirez, Xavier | Yes | Fitzgerald | Fryer | Approve | Unanimous |
| P | Reed, Justin Cord | Yes | Fryer | Fitzgerald | Approve | Unanimous |
| Q | Seay, Aimee Michele | Yes | Hornsleth | Fryer | Approve | 5-1 |
| R | Thomas, Joel Dewayne | Yes | Fitzgerald | Fryer | Approve | Unanimous |

Agenda C

Giuvanna Corona, Regulatory Consultant, presented 1 Applicant requesting to sit for the real estate examination. Results are as follows:

| TAB | NAME | PRESENT | MOVED by COMMISSIONER | SECONDED by COMMISSIONER | VOTE | COUNT |
|-----|--|------------|--|--------------------------|---------|-----------|
| A | Burns, Kelly Laurain | Yes | Fitzgerald | Fryer | Approve | 5-1 |
| B | Dacosta, Fane | Yes | Fryer | Sanchez | Approve | Unanimous |
| C | Edwards, Pamela B | Yes | Fryer | Schwartz | Approve | Unanimous |
| D | Florestal, Charles Wildwood | Yes | Withdrawn | | | |
| E | Glisson, Carol | Yes | Fitzgerald | Sanchez | Approve | Unanimous |
| F | Guzman, Cesarina Patricia | Yes | Withdrawn | | | |
| G | Jaramillo, Christopher Eugene | Yes | Fryer | Fitzgerald | Approve | Unanimous |
| H | Kasonic, Kristina | No | The application was pulled and approved. | | | |
| I | Kedan, Arion Oz | Yes | Schwartz | Fitzgerald | Approve | Unanimous |
| J | Miranda, Eddy | No | Fryer | Fitzgerald | Approve | Unanimous |
| K | Morton, Leira | Yes | Fryer | Fitzgerald | Approve | 5-1 |
| L | Muhammad, Sarah Jamelia Ron Herman, Esquire | Yes Yes | Withdrawn | | | |
| M | Perry, Brett Michael | Yes | Fryer | Schwartz | Approve | Unanimous |
| N | Schiavone, Anthony J Jr | Yes | Fryer | Schwartz | Approve | Unanimous |

Agenda D

Giuvanna Corona, Regulatory Consultant, presented 1 Applicant requesting to sit for the real estate examination. Results are as follows:

| TAB | NAME | PRESENT | MOVED by COMMISSIONER | SECONDED by COMMISSIONER | VOTE | COUNT |
|-----|----------------|---------|-----------------------|--------------------------|---------|-----------|
| A | Ubals, Suzette | Yes | Hornsleth | Fryer | Approve | Unanimous |

Consent Agenda A

The Commission considered 32 applicants from the Consent Agenda A; Commissioner Sanchez moved; Commissioner Hornsleth seconded the motion to approve 22 applicants and require 10 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent (see attached).

Consent Agenda B

The Commission considered 26 applicants from the Consent Agenda A; Commissioner Sanchez moved; Commissioner Hornsleth seconded the motion to approve 17 applicants and require 9 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent (see attached).

Executive Director's Comments

Executive Director Corona thanked the Commission and Division staff for a great meeting; addressed questions and comments from the Commission.

Chair's Comments

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

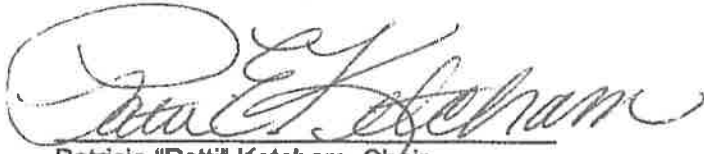
Public Comments

The Commission did not receive public comment.

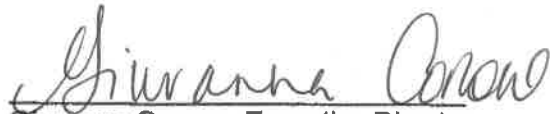
Adjournment

There being no other business, the Chair adjourned the meeting at approximately 4:30 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for October 20, 2020, via Tele-Conference/Live-Stream.

ATTEST:



Patricia "Patti" Ketcham, Chair
Florida Real Estate Commission



Giovanna Corona, Executive Director
Florida Real Estate Commission

| TAB | NAME | VOTE | PK | | DF | | PF | | PH | | GS | | RS | | TOTAL | |
|-----|--------------------------|----------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|------|
| | | | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL |
| A | ANDERSON, THEODORE F III | APPROVED | x | | | x | | | | x | | | x | | 3 | 2 |
| B | BASELICE, LIAM MICHAEL | APPROVED | x | | x | | | | | x | | | x | | 4 | 1 |
| C | BLANCO, CLAUDE DAVID | APPROVED | x | | x | | | | | x | | | x | | 4 | 1 |
| D | BLANKS, JARRETT | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| E | BOYD, ROBERT TAYLOR | APPROVED | x | | x | | | | | x | | | x | | 4 | 1 |
| F | CATRAMBONE, NICHOLAS | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| G | CHAPIN, KRISTIE ANNE | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| H | CHRISTENSON, JOSH | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| I | CHUNG, SHERIDAN C | APPROVED | x | | x | | | | | x | | | x | | 4 | 1 |
| J | CLAY, IVAN L SR | APPROVED | | x | x | | | | | x | | x | | | 4 | 1 |
| K | FRAZIER, CELETE FAYE | PULLED | x | | | x | | | | x | | | x | | 2 | 3 |
| L | LEVY, LAWRENCE | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| M | LEZCANO, JOSHUA | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| N | LIEBSCH, NICOLA | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| O | LUCKIE, CHRISTIAN | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| P | MANGIACAPRA, JONATHAN | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| Q | MARTIN, AMANDA MARIE | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| R | MBOKO, NICHOLE | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| S | MCGRATH, SCOTT | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| T | MELI, THOMAS | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| U | MILLER, TYLER ANDREW | APPROVED | x | | x | | | | | x | | | x | | 4 | 1 |
| V | MOJICA, JONATHAN | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| W | NEWMAN, TREVOR | PULLED | x | | x | | | | | | x | | x | | 2 | 3 |
| X | PAUL, TYNSLEY MARK | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |
| Y | PENARANDA, ITALO | APPROVED | x | | x | | | | | x | | x | | | 5 | 0 |

| | | | | | | | | | | | | | | | | |
|----|--------------------------|----------|---|--|---|--|--|--|---|--|---|---|---|--|---|---|
| Z | RAMAZETTI, DOMINIC RAMON | APPROVED | x | | x | | | | x | | | x | x | | 4 | 1 |
| AA | REYES MUNOZ, GLORIA F | APPROVED | x | | x | | | | x | | | x | x | | 4 | 1 |
| AB | RIVERA, DANIEL LUIS | APPROVED | x | | x | | | | x | | | x | x | | 4 | 1 |
| AC | STREITLER, RICHARD ALLEN | APPROVED | x | | x | | | | x | | x | | x | | 5 | 0 |
| AD | TURNBO, THOMAS WAYNE | APPROVED | x | | x | | | | x | | x | | x | | 5 | 0 |

| TAB | NAME | VOTE | PK | | DF | | PF | | PH | | GS | | RS | | TOTAL | |
|-----|----------------------------|----------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|------|---------|------|
| | | | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL | APPROVE | PULL |
| A | ARMSTRONG, CHASE MONROE | APPROVED | x | | | x | | | x | | | x | x | | 3 | 2 |
| B | BELZAIRE, FERNANDIE | APPROVED | x | | x | | | | x | | x | | x | | 5 | 0 |
| C | BENITEZ, EMANUEL J | PULLED | x | | | x | | | | x | | x | | x | 1 | 4 |
| D | BLACKWOOD, MELISSA | PULLED | | x | | x | | | | x | x | | x | | 2 | 3 |
| E | DAVILA, LUIS ANTONIO | PULLED | | x | | x | | | | x | | x | | x | 0 | 5 |
| F | FARIAS, HILDA YESENIA | PULLED | x | | | x | | | | x | | x | | x | 1 | 4 |
| G | GOLDRING, RICHARD ALONZO | APPROVED | x | | x | | | | x | | | x | x | | 4 | 1 |
| H | GUEVARA, JAVIER ALEJANDRO | PULLED | | x | | x | | | | x | | x | | x | 0 | 5 |
| I | LINCOLN, CHRISTOPHER WARR | APPROVED | x | | x | | | | x | | | x | x | | 4 | 1 |
| J | MURRAY, KASSANDRA | PULLED | x | | | x | | | | x | | x | | x | 1 | 4 |
| K | OMALEY, ZACHARY | APPROVED | x | | x | | | | x | | x | | x | | 5 | 0 |
| L | PIETROPAOLI, GRACE | APPROVED | x | | | x | | | x | | | x | x | | 3 | 2 |
| M | PULLIAM, MICHELE | PULLED | | x | | x | | | | x | | x | x | | 1 | 4 |
| N | SLATER, TERRACTITA SHARMAI | PULLED | | x | | x | | | | x | | x | | x | 0 | 5 |
| O | WIMES, JERMAINE D | PULLED | | x | | x | | | x | | | x | x | | 2 | 3 |

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
September 16, 2020
Tele-Conference/Live-Stream Meeting**

August 19, 2020

Chair Patti Ketcham called the meeting of the Florida Real Estate Commission to order at approximately 8:15 a.m., via Tele-Conference/Live-Stream, on this Wednesday, the 16th day of September, 2020. Executive Director Giuvanna Corona conducted Roll Call with the below listed participants responding with “present.”

Commissioners

Chair Patti Ketcham – via Live-Stream
Vice-Chair Dick Fryer – via Live-Stream
Patricia Fitzgerald – via Live-Stream
Poul Hornsleth – via telephone
Guy Sanchez – via Live-Stream
Randy Schwartz – excused absence

Mr. Lawrence Harris, Senior Assistant Attorney General appeared via Live-Stream counsel for the Commission. Mr. Harris declared quorum present.

Staff

Robin Rogers, Executive Director – in person
Al Cheneler, Chief Attorney – via telephone
James Fortunas, Deputy Chief Attorney – via telephone
Nadia Hamade, Deputy Chief Attorney – via telephone
Mackenzie Medich, Assistant General Counsel – via telephone
Gene Aldridge, Assistant General Counsel – via telephone
Delhon Braaten, Assistant General Counsel – via telephone
Heather Page, Assistant General Counsel – via telephone
Amanda Bova, Assistant General Counsel – via telephone
Clair Dixon, Legal Assistant – via telephone
Kevin Harris, Legal Assistant – via telephone
Giuvanna Corona, Regulatory Consultant – in person
Emy Orellana, Regulatory Specialist III – in person
Magnolia Reporting, Inc. (407) 896-1813 provided court services. – via Live-Stream

Escrow Disbursement Orders – Agenda

Nadia Hamade, Legal Assistant, presented 1 Escrow Disbursement Orders.

Vice-Chair Fryer moved to approve Tab A of the Escrow Disbursement Order, seconded by Commissioner Fitzgerald; the motion passed without dissent.

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 29 docket items with the following results:

Tab A – Bert Acevedo, BK452764, Case No. 2019048506 – Respondent’s Request for Informal Hearing

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

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Sanchez; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed with a 3-2 vote. Vice-Chair Fryer moved; seconded by Commissioner Sanchez; to impose the following sanctions: **probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$1,006.50; 28-hour Broker Reactivation education course**; the motion passed with a 3-2 vote.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.42(1)(i), Florida Statutes, by placing, or causing to be placed, upon the public records of any county, any contract, assignment, deed, will, mortgage, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to her or him to be false, void, or not authorized to be placed of record, or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or sales associate or other person, or for any unlawful purpose. However, nothing in this paragraph shall be construed to prohibit a broker or a sales associate from recording a judgment rendered by a court of this state or to prohibit a broker from placing a lien on a property where expressly permitted by contractual agreement or otherwise allowed by law; Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and 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.

Tab B – Julia Bari, SL3356662, Case No. 2020028004 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Mr. Brian Keifer, Esquire, present. Ms. Hamade represented the Department. Probable cause was waived.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; to impose the following sanctions: **probation for 90 days; administrative fine of \$250.00; investigative costs of \$396.00; 3-hour Core Law education course**; the motion passed with a 3-1 vote.

Violation(s): Section 475.25(1)(a), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to the department 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.

Tab C – Robert Cameron Jr., BK431032, Case No. 2019051231 – Respondent’s Request for Informal Hearing

The Respondent was not present and represented by counsel, Mr. Carter Adams, Esquire, present. Ms. Hamade represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **investigative costs of \$346.50**; the motion passed with a 3-1 vote.

Violation(s): 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; Section 475.25(1)(u), Florida Statutes, by failing, if a broker, to direct, control, or manage a broker associate or sales associate employed by such broker. A rebuttable presumption exists that a broker associate or sales associate is employed by a broker if the records of the department establish that the broker associate or sales associate is registered with that broker. A record of licensure which is certified or authenticated in such form as to be admissible in evidence under the laws of the state is admissible as prima facie evidence of such registration.

Tab D – Anthony Castro, SL3229428, Case No. 2020001651 – Respondent’s Request for Informal Hearing

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

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **probation for 30 days, administrative fine of \$500.00; investigative costs of \$495.00**; the motion passed without dissent.

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 or, if there is no board, to the department 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. A licensee must report a conviction, finding of guilt, plea, or adjudication entered before the effective date of this paragraph within 30 days after the effective date of this paragraph.

Tab E – Colin Riguard, BK3068683, Case No. 2020006294 – Respondent’s Request for Informal Hearing

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

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Sanchez; to impose the following sanctions: **revocation; administrative fines \$3,000.00; investigative costs of \$231.00**; the motion passed without dissent.

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)(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; 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 or, if there is no board, to the department 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. A licensee must report a conviction, finding of guilt, plea, or adjudication entered before the effective date of this paragraph within 30 days after the effective date of this paragraph.

Tab F – Jonathan Eismann, SL3243175, Case No. 2019052970 – Respondent’s Request for Informal Hearing

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

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **probation for 60 days; administrative fine of \$1,000.00; investigative costs of \$445.50**; the motion passed with a 3-1 vote.

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.

Tab G – Karla Giorgio, SL3309151, Case No. 2019062864 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Mr. Braaten represented the Department. Vice-Chair Fryer served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **probation for 90 days; administrative fines of \$500.00; investigative costs of \$255.75**; the motion passed without dissent.

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.

Tab H – Alexander Hartman, SL3289467, Case No. 2020027326 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Ms. Page represented the Department. Probable cause was waived.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to impose the following sanctions: **revocations; administrative fine of \$3,000.00; investigative costs of \$1,567.50**; the motion passed with a 3-2 vote.

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; 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.

Tab I – Sarah Hutchinson, SL3359769, Case No. 2020000433 – Respondent’s Request for Informal Hearing

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

After discussion, Commissioner Hornsleth moved; seconded by Vice-Chair Fryer; to continue the hearing to October 2020; the motion passed without dissent.

Tab J – Larman Company, LLC, CQ1059048, Case No. 2019052418 – Respondent’s Request for Informal Hearing

The Respondent was present and not represented by counsel. Ms. Medich represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Vice-Chair Fryer; to dismiss the Administrative Complaint; the motion passed without dissent.

Tab K – Charles Larman, BK3234077, Case No. 2019052726 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Ms. Medich represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Vice-Chair Fryer; to dismiss the Administrative Complaint; the motion passed without dissent.

Tab L – Cherisse Loudior, BK3234934, Case No. 2020008123 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Mr. David Anderson, Esquire. Ms. Page represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Vice-Chair Fryer; to impose the following sanctions: **probation for 60-days; administrative fine of \$500.00; investigative costs of \$792.00**; the motion passed without dissent.

Violation(s): 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.

Tab M – Linda Lowe, SL3354579, Case No. 2019062228 – Respondent’s Request for Informal Hearing

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

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Vice-Chair Fryer; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Vice-Chair Fryer; to impose the following sanctions: **suspension for 1 year; administrative fine of \$1,000.00; investigative costs of \$354.75; 28-hour Sales Associate Reactivation education course within 1 year and as a condition of reinstatement of license**; the motion passed without dissent.

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

Tab N – Terris Packer, SL3297044, Case No. 2020003506 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Mr. Kenneth Hammer. Ms. Hamade represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to dismiss the Administrative Complaint; the motion passed without dissent.

Tab O – Deshawn Robinson, SL3335121, Case No. 2020004784 – Respondent’s Request for Informal Hearing

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

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 Sanchez; to impose the following sanctions: **probation for 30 days; administrative fine of \$500.00; investigative costs of \$187.55**; the motion passed without dissent.

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.

Tab P – Lysa Rodgers, SL3381923, Case No. 2020014603 – Respondent’s Request for Informal Hearing

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

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to continue the case to October for mitigation; the motion passed without dissent.

Tab Q – Leonardo Santos, SL3034677, Case No. 2020000966 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Ms. Kristen Reynoso, Esquire. Mr. Aldridge represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **probation for 2 years; administrative fine of \$1,000.00; investigative costs of \$1,009.80; 28-hour Sales License Reactivation Education Course**; the motion passed without dissent.

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

Tab R – Samuel Schlesinger, SL3371196, Case No. 2020009293 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Mr. David Rankin, Esquire. Ms. Page represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **probation for 6 months; administrative fine of \$500.00; investigative costs of \$1,072.50; 3-hour Core Law education course**; the motion passed without dissent.

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.

Tab S – David Birr, BK639490, Case No. 2019033880 – Motion to Vacate Final Order

The Respondent was present and not represented by counsel. Ms. Hamade represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; to reconsider and vacate the Final Order issued July 15, 2020; the motion passed without dissent.

Tab T – First in Real Estate, LLC, CQ1040913, Case No. 2019033880 – Motion to Vacate Final Order

The Respondent was present and not represented by counsel. Ms. Hamade represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; to reconsider and vacate the Final Order issued July 15, 2020; the motion passed without dissent.

Tab U – Miguel Garcia, SL3081971, Case No. 2020025835 – Voluntary Surrender of License

The Respondent was present with an interpreter and not represented by counsel. Ms. Page represented the Department. Probable cause was waived.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; to accept the Voluntary Surrender of License; the motion passed without dissent.

Tab V – Global Real Estate Holdings of South Florida, LLC, CQ1053189, Case No. 2019047443 – Voluntary Surrender of License

The Respondent was not present and not represented by counsel. Ms. Hamade represented the Department. Commissioner Fitzgerald served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; moved to accept the Voluntary Surrender of License; the motion passed without dissent.

Tab W – Goal Line Properties, INC, CQ1052178, Case No. 2019051232 – Voluntary Surrender of License

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

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; moved to accept the Voluntary Surrender of License; the motion passed without dissent.

Tab X – Gregory Bartell, BK3061366, Case No. 2019062332 – Motion for Waiver and Entry or Final Order

The Respondent was present and not represented by counsel. Mr. Braaten represented the Department. Vice-Chair Fryer served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **administrative fine of \$500.00 and investigative costs of \$508.86**; the motion passed without dissent.

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 or, if there is no board, to the department 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. A licensee must report a conviction, finding of guilt, plea, or adjudication entered before the effective date of this paragraph within 30 days.

Tab Y – Brian Burklew, BK3142385, Case No. 2020005987 – Motion for Waiver and Entry or Final Order

The case was pulled from the agenda.

Tab Z – Tracey Resendez, SL3317940, Case No. 2019063674 – Motion for Waiver and Entry or Final Order

The Respondent was not present and represented by counsel, Mr. Antonio Hernandez, present. Mr. Braaten represented the Department. Commissioner Schwartz served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Hornsleth; to impose the following sanctions: **suspension until respondents attends once completed FREC meeting and investigative costs of \$330.00**; the motion passed without dissent.

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

Tab AA – Christopher Roy, SL3316976, Case No. 2020000104 – Motion for Waiver and Entry or Final Order

The Respondent was present and not represented by counsel. Mr. Braaten represented the Department. Vice-Chair Fryer served on probable cause and was recused.

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 Hornsleth; to impose the following sanctions: **probation for 10 months; administrative fine of \$2,000.00; investigative costs of \$255.75; 1 complete FREC meeting; 28-hour Sales License Reactivation education course;** the motion passed without dissent.

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)(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.

Tab AB – Jeannie Rutherford Ortiz, BK3336633, Case No. 2019016099 – Motion for Waiver and Entry or Final Order

The Respondent was not present and represented by counsel, Mr. Todd Hoepker, Esquire. Ms. Page represented the Department. Commissioner Fitzgerald served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to impose the following sanctions: **revocation and investigative costs of \$1,460.25;** the motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(f), 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)(g), Florida Statutes, by having had a broker's or sales associate's license revoked, suspended, or otherwise acted against, or has had an application for such licensure denied, by the real estate licensing agency of another state, territory, or country.

Tab AC – Jeffrey Thibault, BL3102822, Case No. 2020008296 – Motion for Waiver and Entry or Final Order

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

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; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$267.30;** the motion passed without dissent.

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

Meeting Minutes and Reports

Ms. Giovanna Corona, FREC Executive Director, requested a continuation of the August meeting minutes. The August 2020 reports were presented.

Executive Director's Comments

Executive Director Corona thanked the Commission and Division staff.

Chair's Comments

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

Public Comments

The Commission received public comments from members of the audience.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 4:30 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for September 17, 2020, via Tele-Conference/Live-Stream.

ATTEST:


Patricia "Patti" Ketcham, Chair
Florida Real Estate Commission


Giovanna Corona, Executive Director
Florida Real Estate Commission

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
September 17, 2020
Tele-Conference/Live-Stream Meeting**

September 17, 2020

Vice-Chair Dick Fryer called the meeting of the Florida Real Estate Commission to order at approximately 8:15 a.m., via Tele-Conference/Live-Stream, on this Thursday, the 17th day of September, 2020. Executive Director Giuvanna Corona conducted Roll Call with the below listed participants responding with “present.”

Commissioners

Chair Patti Ketcham – excused absence
Vice-Chair Dick Fryer – via Live-Stream
Patricia Fitzgerald – via Live-Stream
Poul Hornsleth – via telephone
Guy Sanchez – via Live-Stream
Randy Schwartz – via telephone

Mr. Lawrence Harris, Senior Assistant Attorney General appeared via Live-Stream counsel for the Commission. Mr. Harris declared quorum present.

Staff

Giuvanna Corona, Executive Director – in person
Al Cheneler, Chief Attorney – via telephone
James Fortunas, Deputy Chief Attorney – via telephone
Nadia Hamade, Deputy Chief Attorney – via telephone
Mackenzie Medich, Assistant General Counsel – via telephone
Gene Aldridge, Assistant General Counsel – via telephone
Delhon Braaten, Assistant General Counsel – via telephone
Heather Page, Assistant General Counsel – via telephone
Amanda Bova, Assistant General Counsel – via telephone
Clair Dixon, Legal Assistant – via telephone
Kevin Harris, Legal Assistant – via telephone
Giuvanna Corona, Regulatory Consultant – in person
Emy Orellana, Regulatory Specialist III – in person
Magnolia Reporting, Inc. (407) 896-1813 provided court services. – via Live-Stream

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 22 docket items with the following results:

Tab A – Gregg Bernard, BK489898, Case No. 2018056530 – Respondent’s Request for Informal Hearing

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

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Sanchez; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Commissioner Sanchez; to impose the following sanctions: **revocation and investigative costs of \$337.20**; the motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 475.42(1)(i), Florida Statutes, by placing, or causing to be placed, upon the public records of any county, any contract,

assignment, deed, will, mortgage, affidavit, or other writing which purports to affect the title of, or encumber, any real property if the same is known to her or him to be false, void, or not authorized to be placed of record, or not executed in the form entitling it to be recorded, or the execution or recording whereof has not been authorized by the owner of the property, maliciously or for the purpose of collecting a commission, or to coerce the payment of money to the broker or sales associate or other person, or for any unlawful purpose. However, nothing in this paragraph shall be construed to prohibit a broker or a sales associate from recording a judgment rendered by a court of this state or to prohibit a broker from placing a lien on a property where expressly permitted by contractual agreement or otherwise allowed by law; Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and 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.

Tab B – Anis Blemur, SL3080359, Case No. 2019035498 – Respondent’s Request for Informal Hearing

The Respondent was not present or represented by counsel. Ms. Medich represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **revocation; administrative fine of \$2,000.00; investigative costs of \$229.35 within 60 days**; the motion passed without dissent.

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; 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.

Tab C – James B. Cayo, SL3066937, Case No. 22019042194 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Brandon Steward, Esquire and present. Ms. Medich represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Commissioner Schwartz moved; seconded by Commissioner Sanchez; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed 3-1. Commissioner Sanchez moved; seconded by Commissioner Schwartz; to impose the following sanctions: **revocation; administrative fine \$2,000.00; investigative costs of \$379.50 within 6 months**; the motion passed with a 3-1 vote.

Violation(s): Section 475.25(1)(d)(2), Florida Statutes, by failing to deposit money in an escrow account when the licensee is the purchaser of real estate under a contract where the contract requires the purchaser to place deposit money in an escrow account to be applied to the purchase price if the sale is consummated; Section 475.42(1)(h), Florida Statutes, by obstructing or hindering the enforcement of Chapter 475, Florida Statute.

Tab D – Shawn Elliot, BK3248334, Case No. 2020004126 – Respondent’s Request for Informal Hearing

The Respondent was not present and not represented by counsel. Ms. Page represented the Department. Commissioner Sanchez served on probable cause and was recused.

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 Hornsleth moved; seconded by Commissioner Schwartz; to impose the following sanctions: **Revocation; administrative fine of \$1,000.00; investigative costs of \$627.00 within 60 days**; the motion passed without dissent.

Violation(s): Section 475.25(1)(s), Florida Statutes, by having had a registration suspended, revoked, or otherwise acted against in any jurisdiction.

Tab E – Alicia Gibbs, SL33223622, Case No. 2020005291– Respondent’s Request for Informal Hearing

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

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; to impose the following sanctions: **2 year Suspension; administrative fines \$1,000.00; investigative costs of \$1,023.00**; the motion passed without dissent.

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

Tab F – Cameron Andrew Hitchcock, SL3462545, Case No. 2020017237 – Respondent’s Request for Informal Hearing

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

After discussion, Commissioner Hornsleth moved; seconded by Vice-Chair Fryer; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Vice-Chair Fryer; to impose the following sanctions: **probation for 90 days; administrative fine of \$500.00; investigative costs of \$231.00; Continuing Education 3 hour Core Law**; the motion passed without dissent.

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.

Tab G – Mark Jeffrey Hollander, SL3183844, Case No. 2019007796 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel, Adrian Middleton, Esq. and present. Ms. Medich represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Commissioner Schwartz moved; seconded by Commissioner Sanchez; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved; seconded by Commissioner Sanchez; to impose the following sanctions: **2 year suspension; administrative fines of \$1,000.00; investigative costs of \$122.10**; the motion passed without dissent.

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; 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.

Tab H – Sheilagh Mirabilio, BK392202, Case No. 2020010318 – Respondent’s Request for Informal Hearing

The Respondent was present and not represented by counsel. Ms. Page represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Schwartz; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **90 days probation; investigative costs of \$642.05**; the motion passed without dissent.

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.

Tab I – Paola Ramirez, SL 3328777, Case No. 2020003104 – Respondent’s Request for Informal Hearing

The Respondent was present and not represented by counsel. Mr. Aldridge represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **30 days probation; investigative costs of \$379.50**; the motion passed without dissent.

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.

Tab J – Frank Viscaro, CQ1059048, Case No. 2019007357 – Respondent’s Request for Informal Hearing

The Respondent was present and represented by counsel Mr. Chad Orsatti, Esquire, present. Ms. Page represented the Department. Commissioner Fitzgerald served on probable cause and was recused.

After discussion, Commissioner Schwartz moved; seconded by Commissioner Sanchez; to find the Respondent guilty of only Count 3 as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved; seconded by Commissioner Sanchez; to impose the

following sanctions: **administrative fine of \$500.00; investigative costs of \$594.00; 3-hour Core Law education course**; the motion passed without dissent.

Violation(s): Section 475.42 (1)(a), Florida Statutes, by engaging in the practice of real estate by operating as a property manager for a fee, as if a broker, without being the holder of a valid and current active license.

Tab K – Theresa Wade, SL688747, Case No. 2020017898 – Respondent’s Request for Informal Hearing

The Respondent was present and not represented by counsel. Ms. Page represented the Department. Commissioner Sanchez served on probable cause and was recused.

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; to impose the following sanctions: **probation for 1 year; administrative fine of \$250.00; investigative costs of \$495.00; 3-hour Core Law education course**; the motion passed without dissent.

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 or, if there is no board, to the department 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.

Tab L – Ryan Williams, BK3031342, Case No. 2020003249 – Respondent’s Request for Informal Hearing

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

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 Schwartz; to impose the following sanctions: **suspended for 2 years; administrative fine of \$2,000.00; investigative costs of \$496.00; 30-hour Broker Office Management education course**; the motion passed with a 3-1 vote.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and 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)(c), Florida Statutes, by being guilty of advertising property or services in a manner which is fraudulent, false, deceptive, or misleading in form or content.

Tab M – Mark Zywotko, SL3174104, Case No. 2020007991 – Respondent’s Request for Informal Hearing

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

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; to impose the following sanctions: **probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$1,089.00**; the motion passed without dissent.

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.

Commissioner Sanchez moved; seconded by Commissioner Schwartz; to accept the voluntary surrenders; the motion passed without dissent.

Tab N-P – Saint John’s Property LLC, CQ1052972, Case Nos. 2020-012763, 2020-019547 and 2020-020352 – Voluntary Surrender

Tab S – Lester Thompson, BK586137, Case No. 2020-027940 – Voluntary Surrender

Commissioner Sanchez moved, seconded by Commissioner Hornsleth; to accept the voluntary surrenders; the motion passed without dissent. Vice-Chair Fryer served on probable cause and was recused.

Tab Q-R – Lester Thompson, BK586137, Case Nos. 2020-017311 and 2020-017445 – Voluntary Surrender

Tab T – Paul Cataldo, SL3246525, Case No. 2020006126 – Motion for Finding of Waiver and Entry of Final Order

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

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in Counts 2 and 3 of the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **administrative fine of \$500.00; investigative costs of \$775.50**; the motion passed without dissent.

Violation(s): 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; 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.

Tab U – Zachary Shelby, SL3223867, Case No. 2019050564 – Motion for Finding of Waiver and Entry of Final Order

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

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 Fitzgerald; to impose the following sanctions: **revocation; administrative fine of \$3,000.00; investigative costs of \$379.50**; the motion passed without dissent.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and 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 licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon 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.

Tab V – William Shue, SL3299933, Case No. 2019063672 – Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present and not represented by counsel. Mr. Braaten represented the Department. Vice-Chair Fryer served on probable cause and was recused.

After discussion, Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Fryer moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$181.50**; the motion passed without dissent.

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

Petitions

Mr. Lawrence Harris, Esquire, presented Petition for Rule Variance/Waiver Case Number VW2020-110 in regards to Rule 61J2-3.009, F.A.C., Mr. Brian Munari. The petitioner was not present in support of the petition. The petition was appropriately noticed and no public comment was received. After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Sanchez; to deny the petition.

Rules

Mr. Lawrence Harris, Esquire, presented discussion regarding Rules 61J2-2-10.032(4), F.A.C. After discussion, resolution is needed regarding rule and HUD requirements of a broker dealing in HUD transactions due to the inability of locating the broker participation agreement. Commissioner Schwartz moved; seconded by Commissioner Sanchez; to accept the proposed language (see attached); the motion passed without dissent. Discussion and proposed language to Rule 61J2-10.038 was presented regarding "place of practice." Commissioner Sanchez moved; seconded by Commissioner Fitzgerald, to accept the proposed language; the motion passed with dissent.

Discussion in reference to Rule 61J2-3.008(4)(d), F.A.C. Ms. Pomales confirmed that the outside evaluator does review duplicate question rule compliance. Furthermore, Ms. Pomales indicated that a procedural change is being tested in regards to streamlining the renewal of courses. The Commission received public comment from Ms. Linda Crawford, Dearborn.

Meeting Minutes and Reports

Ms. Giuvanna Corona, FREC Executive Director, requested a continuation of the August meeting minutes. The August 2020 reports were presented.

Executive Director's Comments

Executive Director Corona thanked the Commission and Division staff.

Chair's Comments

Vice-Chair Fryer thanked the Commission and Division staff for a great meeting.

Public Comments

The Commission received public comments from members of the audience.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 4:30 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for October 21, 2020,

via Tele-Conference/Live-Stream.

ATTEST:



Richard "Dick" Fryer, Chair
Florida Real Estate Commission



Giovanna Corona, Executive Director
Florida Real Estate Commission

Incorporation of Federal HUD Brokerage Standards in response to JAPC comment on existing rule.

COMMENT: 61J2-10.032(4): *This rule subsection requires the broker to follow “HUD’s Agreement to Abide, Broker Participation Requirements, and 24 C.F.R. s. 291.135.” Please provide a copy of those documents to the committee for review. Further, as compliance with this HUD document and the C.F.R. are required, it appears they should be specifically incorporated by reference in the rule text. As such, the dates of the documents should be included in the rule text and other requirements of section 120.54(1)(i) and Florida Administrative Code Rule 1-1.013 apply. Please amend the rule accordingly. See § 120.52(8)(a), Fla. Stat.*

BOARD RESPONSE 08/19/20: The Commission agrees with this comment, and will initiate rulemaking accordingly.

Board Counsel Note: It appears that section 291.135 has been repealed. Successor regulations, e.g. 24 C.F.R. 291.100, 291.200 *et. seq.*, etc., do not contain specific guidance on EMD procedures. In addition, Board Counsel has been unable to locate the referenced “broker participation agreement.”

Accordingly, Board Counsel recommends the specific language be removed.

61J2-10.032 Notice Requirements.

(1)(a) A real estate broker, upon receiving conflicting demands for any trust funds being maintained in the broker’s escrow account, must provide written notification to the Commission within 15 business days of the last party’s demand and the broker must institute one of the settlement procedures as set forth in section 475.25(1)(d)1., F.S., within 30 business days after the last demand.

(b) A broker, who has a good faith doubt as to whom is entitled to any trust funds held in the broker’s escrow account, must provide written notification to the Commission within 15 business days after having such doubt and must institute one of the settlement procedures as set forth in section 475.25(1)(d)1., F.S., within 30 business days after having such doubt. The determination of good faith doubt is based upon the facts of each case brought before the Commission.

(c) If one of the parties to a failed real estate sales transaction does not respond to the broker’s inquiry as to whether that party is placing a demand on the trust funds or is willing to release them to the other party, the broker may send a certified notice letter, return receipt requested, to the non-responding party. This notice should include the information that a demand has been placed by the other party, that a response must be received by a certain date, and that failure to respond will be construed as authorization for the broker to release the funds to the other party.

(2)(a) If the broker has instituted a settlement procedure other than a request for an Escrow Disbursement Order, the broker shall provide written notification to the Commission within 30 business days of the receipt of the last demand or good faith doubt of the procedure instituted to resolve the matter.

(b) If the broker has requested an Escrow Disbursement Order and the broker is notified in writing that no Escrow Disbursement Order will be issued, then the broker shall institute another settlement procedure and so notify the Commission within 30 business days after the broker’s

receipt of such notification.

(c) If the broker has requested an Escrow Disbursement Order and the dispute is subsequently settled or goes to court before the Order is issued, the broker shall notify the Commission within 10 business days of such event.

(3) For purposes of this rule, where a broker is required to provide written notification within a certain period, the effective date of that notification is deemed to be the date of the postmark or other dispatch of notification. A request for an Escrow Disbursement Order as a settlement procedure is deemed instituted when the completed request form is mailed or otherwise dispatched to the Commission.

(4) Brokers who are entrusted with an earnest money deposit (EMD), pursuant to a residential sales contract utilized by the Department of Housing and Urban Development (HUD) in the sale of property owned by HUD, shall comply with the EMD requirements of the specific HUD contract, and are not required to follow the notice or settlement procedures of section 475.25(1)(d)1., F.S., and subsection (1) of this rule. ~~The broker is to follow HUD's Agreement to Abide, Broker Participation Requirements, and 24 C.F.R. s. 291.135 as they pertain to the proper disposition of EMDs.~~

Rulemaking Authority 475.05, 475.25 FS. Law Implemented 83.49(3)(d), 475.25 FS. History—New 10-13-85, Formerly 21V-10.32, Amended 2-18-92, 12-8-92, 6-28-93, Formerly 21V-10.032, Amended 11-16-93, 6-6-94, 8-6-96, 11-10-97, 1-17-02.

DEFINITION OF “PLACE OF PRACTICE” as response to JAPC comment on existing rule.

JAPC COMMENT: 61J2-10.038: *Please explain why this rule does not define “place of practice” as required by section 455.275(1). Alternatively, please advise where “place of practice” is defined in rule.*

COMMISSION RESPONSE, 08/28/20: The Commission agrees with this comment, and will initiate rulemaking accordingly.

RULE: *Board counsel suggested language in blue:*

61J2-10.038 Mailing Address; Place of Practice; Requirement for Notification.

(1) Pursuant to section 455.275(1), F.S., the Commission defines “current mailing address” as the current residential address which is used by a licensee or permit holder to receive mail through the United States Postal Service and the Commission defines “place of practice” as the physical location of the Real Estate Brokerage office established and maintained pursuant to section 475.22(1), F.S.

(2) Each licensee and permit holder is required to notify the Department in writing of the current mailing and e-mail address and any change in the current mailing or e-mail address within 10 days after the change. A first time failure to comply with this requirement shall result in the issuance of a Citation; second or subsequent violations will result in disciplinary proceedings against the licensee.

Rulemaking Authority 455.275(1), 475.05 FS. Law Implemented 455.275 FS. History—New 4-9-95.

STATUTE IMPLEMENTED:

455.275 Address of record.—

(1) Each licensee of the department is solely responsible for notifying the department in writing of the licensee’s current mailing address, e-mail address, **and place of practice, as defined by rule of the board or the department when there is no board.** A licensee’s failure to notify the department of a change of address constitutes a violation of this section, and the licensee may be disciplined by the board or the department when there is no board.

Examples from other DBPR Professions:

YACHT AND SHIP BROKERS:

61B-60.001 Definitions and Scope.

(1)(g) “Principal place of business” shall mean the primary location of the business of a yacht and ship broker.

BOARD OF PROFESSIONAL GEOLOGY

61G16-1.0071 Notice to the Department of Mailing Address, Email Address, Place of Practice and Primary Place of Practice.

(1) It shall be the duty and sole responsibility of each licensee and each firm, corporation, partnership, association, or person holding a certificate of authorization to provide written notification to the Department of the licensee's or certificate of authorization holder's current mailing address, email address and all places of practice. Each licensee and certificate of authorization holder shall also provide written notification to the Department of any changes to the mailing address, email address or any additions to or deletion from the reported places of practice within thirty (30) days after the occurrence of the change, addition, or deletion.

(2) The term "mailing address" and "email address" shall mean the address at which the licensee or certificate of authorization holder wishes to receive all official communications, notifications, and correspondence from the Board or the Department through United States Postal Service delivery or through electronic mail.

(3) For licensees, the term "all places of practice" shall mean the address of all locations at which the licensee holds himself or herself out as qualified to engage in the practice of professional geology, and all firms, corporations, partnerships, agencies, or other entities at which the licensee is employed to engage in the practice of professional geology, or with whom the licensee has entered into an ongoing contractual relationship to engage in the practice of professional geology. The practice of professional geology for a firm, corporation, partnership, agency, or other entity for a single identifiable project shall not be considered as a place of practice unless the licensee's involvement with the project shall extend beyond six (6) months.

(4) For a firm, corporation, or partnership, association, or person which holds a certificate of authorization, the term "all places of practice" shall mean the address of all locations at which the firm, corporation, or partnership, association, or person offers geological services to the public.

(5) Each licensee shall also provide written notification to the Department of the address of the licensee's primary place of practice, and prior to any changes in the identity or address of the primary place of practice, shall notify the Department of said changes.

Rulemaking Authority 455.275, 492.104 FS. Law Implemented 455.275, 492.109 FS. History—New 5-4-97, Amended 3-2-00, 11-13-12, 11-18-18.