

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
January 12, 2021  
Tele-Conference/Live-Stream Meeting**

**January 12, 2021**

Chair Dick Fryer called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Tele-Conference/Live-Stream, on this Tuesday, the 12<sup>th</sup> day of January, 2021. Executive Director Giovanna Corona conducted Roll Call with the below listed participants responding with "present."

**Commissioners**

Guy Sanchez, Jr. – in person  
Vice-Chair Randy Schwartz – in person  
Poul Hornsleth – via telephone  
Patricia "Patti" Ketcham – via Live-Stream  
Patricia "Pat" Fitzgerald – via Live-Stream  
Chair Richard "Dick" Fryer – in person

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

**Staff**

Giovanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Emy Orellana, Regulatory Specialist III – in person  
Jocelyn Pomales, Education Coordinator – via telephone  
Janice Lugo, Operations Support Supervisor – via telephone  
Heather Page, General Counsel Attorney – in person

**Education Agenda**

Giovanna Corona, Executive Director, presented 1 Real Estate Education Course for the Commission's review and consideration.

**Tab A** – Becoming a Licensed Real Estate Broker – New Course (72 hour Broker Pre License, Distance) – application number 44533 – Compass Real Estate Academy

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

**Tab B** – Introduction to Opportunity Zone Investments – New Course (2 hours specialty, Distance) – application number 44838 – Connect Group Media Inc

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

**Tab C** – Building a Real Estate Team for Profit – New Course (4 hours specialty, classroom) – application number 44977 – Florida School of Real Estate Online and In Class

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

**Tab D – Sea Turtle Lighting Workshop for Real Estate Sales Associates – New Course (4 hours specialty, classroom) – application number 45255 – Sea Turtle Conservancy**

The applicant was present in support of the application. After discussion, Vice-Chair Schwartz moved to deny the course; seconded Commissioner Sanchez. The motion passed without dissent.

**Summary of Applicants**

**Agenda A**

Giuvanna Corona, Executive Director, presented 30 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	Allen, Ralph	Yes	Schwartz	Fitzgerald	Approved	5-1
B	Almanzar, Yaridcy	Yes	Hornsleth	Sanchez	Approved	Unanimous
C	Anderson, Richard David	Yes	Hornsleth	Schwartz	Approved	4-6
D	Baker, Demetrius C Sr	Yes	Fitzgerald	Hornsleth	Approved	5-1
E	Barnette, Lori N	Yes	Schwartz	Sanchez	Approved	Unanimous
F	Blakney, Adam James	Yes	Sanchez	Schwartz	Approved	Unanimous
G	Blanton, Brynn Elizabeth	Yes	Fitzgerald	Sanchez	Approved	Unanimous
H	Boles, Bradley Steven II	Yes	Schwartz	Sanchez	Approved	Unanimous
I	Boucicault, Andrew	No	Schwartz	Fitzgerald	Denied	Unanimous
J	Buhot, Danielle Bonita	Yes	Hornsleth	Schwartz	Approved	Unanimous
K	Cahill, Jennifer A	Yes	Hornsleth	Ketcham	Approved	Unanimous
L	Campos, Jose David	Yes	Fitzgerald	Sanchez	Approved	Unanimous
M	Corona, Karla Maria	Yes	Schwartz	Fitzgerald	Approved	5-1
N	Crapps, James Evan	Yes	Fitzgerald	Ketcham	Approved	Unanimous
O	Davis, Carter Lee Daniel Villazon, Esq.	Yes Yes	Hornsleth	Schwartz	Approved	Unanimous
P	De La Nuez, Julio Cesar Jr	Yes	Hornsleth	Schwartz	Approved	Unanimous
Q	Diaz, Janesis	No	Schwartz	Hornsleth	Denied	Unanimous
R	Dixon, Dion	Yes	Schwartz	Fitzgerald	Approved	Unanimous
S	Dudash, Dustin	Yes	Ketcham	Sanchez	Approved	Unanimous
T	Dunn, Tara Monique	Yes	Ketcham	Fitzgerald	Approved	5-1
U	Espinosa, Alexeis	Yes	Fitzgerald	Hornsleth	Approved	Unanimous
V	Evers, Ashley Marie	Yes	Schwartz	Ketcham	Approved	5-1
W	Flores, Isabel I	No	Sanchez	Schwartz	Approved	Unanimous
X	Franklin, Donald Ray Jr	Yes	Hornsleth	Fitzgerald	Approved	4-2
Y	Garcia, Miguel Angel li	No	Schwartz	Sanchez	Denied	Unanimous
Z	Goetterman, Gabriel P	Yes	Fitzgerald	Hornsleth	Approved	5-1
AA	Lindsey, Elisa	<i>Rescheduled</i>				
AB	Long, Joshua Dylan John Samaan, Esq.	Yes Yes	Hornsleth	Schwartz	Approved	Unanimous
AC	Toth, Janet Ann	Yes	Sanchez	Schwartz	Approved	Unanimous
AD	Wall, Jennifer	No	Schwartz	Sanchez	Denied	5-1

**Agenda B**

Giuvanna Corona, Executive Director, presented 26 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	Barouh, Ryan	Yes	Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald, to uphold the Notice of Intent to Deny. The motion passed unanimously.			
B	Cruz Perez, Nelson E	No	Commissioner Fitzgerald moved; seconded by Vice-Chair Schwartz, to uphold the Notice of Intent to Deny. The motion passed unanimously.			
C	El, Seti Hotep	Yes	Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald, to uphold the Notice of Intent to Deny. The motion passed unanimously.			
D	Guerra, Barbara Miosoti	Yes	Commissioner Sanchez moved; seconded by Vice-Chair Schwartz , to uphold the Notice of Intent to Deny. The motion passed unanimously.			
E	Miller, Albert Nathan III	Yes	Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald, to vacate the Notice of Intent to Deny and approve the application. The motion passed with a 4-2 vote.			
F	Bolton, Justin	Yes	Schwartz	Sanchez	Denied	Unanimous
G	Bunetta, Jason	Yes	Schwartz	Sanchez	Approved	5-1
H	Candelario, Radhames A Daniel Villazon, Esq.	Yes Yes	Fitzgerald	Sanchez	Approved	Unanimous
I	Caro, Luisa Amanda	Yes	Fitzgerald	Ketcham	Approved	2-4
J	Cougan, Casey	Yes	Hornsleth	Schwartz	Approved	Unanimous
K	De Brauwere, Stewart	Yes	Fitzgerald	Hornsleth	Approved	Unanimous
L	Desrosiers, Paultre Arthur	No	Schwartz	Sanchez	Denied	Unanimous
M	Doble, Susan H	Yes	Schwartz	Hornsleth	Approved	5-1
N	Figuroa, Giovanni	Yes	Hornsleth	Fitzgerald	Approved	5-1
O	Garyn, Elysa Meryl	Yes	Hornsleth	Schwartz	Approved	Unanimous
P	Hernandez, Candida	Yes	Schwartz	Fitzgerald	Approved	5-1
Q	Martin, Warren Diverre Sr	Yes	Fitzgerald	Ketcham	Approved	4-2
R	Mato, Mileidys	Yes	Schwartz	Ketcham	Approved	Unanimous
S	Navarro, Angelly	No Yes	<i>Continued And Waived 90 Days</i>			
T	Novembre, Selestre Jr	No	<i>Continued And Waived 90 Days</i>			
U	Pinto, Enri	No	<i>Continued And Waived 90 Days</i>			
V	Richmond, Tammy	Yes	<i>Withdrawn</i>			
W	Rivera Lebron, Julio I	Yes	Hornsleth	Schwartz	Approved.	5-1
X	Tanner, Kelso	Yes	Hornsleth	Schwartz	Approved	5-1
Y	Trednick, Donald William Iii	Yes	Sanchez	Hornsleth	Denied	4-2
Z	Westbrooks, Lashundra N	Yes	Schwartz	Fitzgerald	Approved	Unanimous

**Agenda C**

Giuvanna Corona, Executive Director, presented 14 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	Guillen, Luis E	Yes	Schwartz	Sanchez	Approved	Unanimous
B	Hamm, Casey E	Yes	Fitzgerald	Schwartz	Approved	Unanimous

C	Kuhn, Shirley Ann Star	Yes	Fitzgerald	Sanchez	Approved	Unanimous
D	Labarbera, John A III	Yes	Schwartz	Sanchez	Approved	Unanimous
E	Leszczynski, Dylan		Fitzgerald	Hornsleth	Approved	Unanimous
F	Lewis, Brian Paul	Yes	Sanchez	Hornsleth	Approved	5-1
G	Mas, Alberto Josoe	Yes	Schwartz	Hornsleth	Approved	5-1
H	Mickens, Raneisha D	Yes	Schwartz	Sanchez	Denied	4-2
I	Mitz, Alisha S	No	Sanchez	Schwartz	Denied	Unanimous
J	Moody, Tatiana	Yes	Schwartz	Sanchez	Approved	Unanimous
K	Morales, Simon Pedro	No	Sanchez	Schwartz	Approved	Unanimous
L	Nelson, Jonathan Scott	Yes	Hornsleth	Fitzgerald	Approved	5-1
M	Nichols, Michael	Yes	Hornsleth	Schwartz	Approved	5-1
N	Nunez, George	No	Sanchez	Schwartz	Denied	Unanimous

**Consent Agenda A**

The Commission considered 35 applicants from the Consent Agenda A; Vice-Chair Schwartz moved; Commissioner Fitzgerald seconded the motion to approve 19 applicants and require 16 applicants to be placed on the Summary of Applicant Agenda; the motion passed 5-1 vote.

**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 Fryer 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 5:00 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for January 14, 2021, via Tele-Conference/Live-Stream.

ATTEST:



Richard "Dick" Fryer, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
January 13, 2021  
Tele-Conference/Live-Stream Meeting**

**December 16, 2020**

Chair Dick Fryer called the meeting of the Florida Real Estate Commission to order at approximately 11:00 a.m., via Tele-Conference/Live-Stream, on this Wednesday, the 13<sup>th</sup> day of January, 2021. Executive Director Giovanna Corona conducted Roll Call with the below listed participants responding with "present."

**Commissioners**

Chair Richard "Dick" Fryer – in person  
Vice-Chair Randy Schwartz – in person  
Patricia "Pat" Fitzgerald – via Live-Stream  
Poul Hornsleth – via telephone  
Guy Sanchez, Jr. – in person  
Patricia "Patti" Ketcham – via Live-Stream

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

**Staff**

Giovanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
James Fortunas, Deputy Chief Attorney – via telephone  
Gene Aldridge, Assistant General Counsel – via telephone  
Delhon Braaten, Assistant General Counsel – via telephone  
Daniel David, Assistant General Counsel – via telephone  
Heather Page, Assistant General Counsel – in person  
Amanda Bova, Assistant General Counsel – in person  
Kamilah Brennen, Assistant General Counsel – via telephone  
Clair Dixon, Legal Assistant – via telephone  
Emy Orellana, Regulatory Specialist III – in person

**Escrow Disbursement Orders – Agenda**

Heather Page, Assistant General Counsel, presented 10 Escrow Disbursement Orders. Commissioner Ketcham was not present.

Vice-Chair Schwartz moved to approve Tabs B, E, F and G of the Escrow Disbursement Order, seconded by Commissioner Sanchez; the motion passed unanimously.

Vice-Chair Schwartz moved to approve Tab A, C and D of the Escrow Disbursement Order, seconded by Commissioner Ketcham; the motion passed unanimously. Commissioner Sanchez was recused.

Vice-Chair Schwartz moved to approve Tab J of the Escrow Disbursement Order, seconded by Commissioner Sanchez; the motion passed unanimously. Commissioner Fitzgerald was recused.

Vice-Chair Schwartz moved to approve Tab I of the Escrow Disbursement Order to the Seller, seconded by Commissioner Sanchez; the motion passed unanimously.

Vice-Chair Schwartz moved to approve Tab H of the Escrow Disbursement Order, seconded by Commissioner Hornsleth; the motion passed unanimously. Commissioner Sanchez was recused.

### Recovery Fund Claims Docket

Delhon Braaten, Assistant General Counsel, presented 2 Recovery Fund Claims.

#### **Tab A – Alvarado v. Garcia, Case Number 2020-038874**

Neither Claimant nor the Licensee were present or represented by Counsel. Ms. Page represented the Department. After discussion, Vice-Chair Schwartz moved to deny the claim as recommended by the Department; seconded by Commissioner Sanchez. The motion passed unanimously.

#### **Tab B and Tab C – Kees v. Duquet et al, Case Numbers 2020-043554 and 2020-035348**

The Claimant was present, represented by Ms. Rebecca Vaccariello, Esquire, present; Licensee not present or represented by Counsel. After discussion, Vice-Chair Schwartz moved to grant the claim as recommended by the Department; seconded by Commissioner Sanchez. The motion passed unanimously.

#### **Tab D – McCord v. Bradbery, Case Number 2020-0514754**

The Claimants, Victoria McCord and Roxanne DeBruce, were present, not represented counsel; Licensee not present or represented by Counsel. After discussion, Vice-Chair Schwartz moved to grant the claim as recommended by the Department; seconded by Commissioner Sanchez. The motion passed unanimously.

### Legal Appearance Docket

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

#### **Tab A – Ronald Fuenmayor, SL288682, Case No. 2020-034055 – Respondent’s Request for Informal Hearing**

The Respondent was present and represented by counsel, Mr. Daniel Villazon. Ms. Bova represented the Department. Commissioner Fitzgerald served on probable cause and was recused.

After discussion, Commissioner Sanchez moved; seconded by Vice-Chair Schwartz; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Vice-Chair Schwartz; to impose the following sanctions: **suspension for 18 months; probation for 18 months; administrative fine of \$1,000.00; investigative costs of \$280.50; 28-hours Reactivation 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 B – Constance Love, SL3398360, Case No. 2020-010186 – Respondent’s Request for Informal Hearing**

The Respondent was present and not represented by counsel. Ms. Page represented the Department. Vice-Chair Schwartz served on probable cause and was recused.

After discussion Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to refer the matter to the Division of Administrative Hearings; the motion passed with a 4-1 vote.

#### **Tabs C and D – Branch Connor Realty & Management Group LLC, CQ1048581, Case Nos. 2019-047451 and 2020-006856 – Respondent’s Request for Settlement Stipulation**

The case is continued to February 2021.

**Tabs E and F – Laurie Branch-Conner, BK3148816, Case Nos. 2019-047448 and 2020-005334 – Respondent’s Request for Settlement Stipulation**

The case is continued to February 2021.

**Tab G – James Michael Carvajal, SL3034379, Case No. 2020-034973 – Respondent’s Request for Settlement Stipulation**

The Respondent was not present and represented by Yinet Pino, Esq., not present. Ms. Bova represented the Department. Chair Fryer served on probable cause and was recused.

After discussion, Commissioner Sanchez moved; seconded by Commissioner Fitzgerald; to deny the Settlement Stipulation. 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)(a), Florida Statutes, by violating any provision of Section 455.227(1), Florida Statutes, or Section 475.42, Florida Statutes; Section 475.25(1)(d), 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.

**Tabs H and I – Corey Clarkston, SL3423966, Case Nos. 2020-019035 – Settlement Stipulation**

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

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Hornsleth; to accept the Settlement Stipulation: **probation for 12 months; administrative fine of \$500.00; investigative costs of \$1,518.00; 28-hour Reactivation Course; 1 complete FREC meeting;** 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 J – William Andrew Cunningham III, SL3369482, Case No. 2020-043682 – Respondent’s Request for Settlement Stipulation**

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

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald; to accept the Settlement Stipulation: **probation for 6 months; administrative fines of \$500.00; investigative costs of \$511.50; 3-hour Core Law education course; 1 complete FREC meeting.** 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 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; 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 K – Nidal Said Saleh, SL3257302, Case No. 2020-021063 – Respondent’s Request for Settlement Stipulation**

The Respondent was present and not represented by counsel. Ms. Bova represented the Department. Chair Fryer served on probable cause and was recused.

After discussion, Commissioner Sanchez moved; seconded by Commissioner Fitzgerald; to deny the Settlement Stipulation. 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 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer; Section 475.25(1)(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 L – Michael Twyman, SL3264714, Case No. 2020-009668 – Respondent’s Request for Settlement Stipulation**

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

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to accept the Settlement Stipulation: **probation for 6 months; administrative fines of \$1,000.00; investigative costs of \$1,559.25; 28-hour reactivation education course; 1 complete FREC meeting.** 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.

**Tabs M and N – Shawna Clark, BK3262186, Case Nos. 2020-040211 and 2020-043289 – Voluntary Surrender of License**

Commissioner Sanchez moved; seconded by Vice-Chair Schwartz; to accept the voluntary surrender; the motion passed without dissent.

**Tab O – SDLC, LLC dba Beach & Beyond Rentals and Real Estate, CQ1051577, Case No. 2020-043295 – Voluntary Surrender of License**

Commissioner Sanchez moved; seconded by Vice-Chair Schwartz; to accept the voluntary surrender; the motion passed without dissent.

**Tab P – Carmine Biello, Jr., BK3014043, Case No. 2019-032861 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and represented by counsel, Mr. Tyler Trumbach, Esquire, present. Mr. Aldridge represented the Department. Chair Fryer 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; administrative fine of \$2,000.00; investigative cost of \$24.75**; 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)(e), Florida Statutes, through a violation of Section 475.42(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.

**Tab Q – Max Bright, SL3419007, Case No. 2020-035175 – Motion for Finding of Waiver and Entry of Final Order**

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

After discussion, Commissioner Hornsleth moved; seconded by Vice-Chair Schwartz; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Vice-Chair Schwartz; to impose the following sanctions: **probation for 90 days; administrative fine of \$1,000.00; investigative cost of \$561.00**; 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 R – Emily Echavarria, BK622495, Case No. 2018-031744 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and not represented by counsel. Ms. Medich represented the Department. Vice-Chair Schwartz 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; administrative fine of \$1,000.00; investigative cost 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.

**Tab S – Kelli Oglesby, SL3215451, Case No. 2020-015977 – Respondent’s Request for Settlement Stipulation**

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

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Ketcham; to accept the Settlement Stipulation: **probation for 12 months; administrative fines of \$250.00; investigative costs of \$200.00; 3-hour Core Law education course.** The motion passed without dissent.

**Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-10.038, Florida Administrative Code, by failing to notify the BPR in writing of the current mailing address within 10 days after the change.

**Tab T – Mario Williams, SL3303155, Case No. 2019-063676 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and represented by counsel, Mr. Jamaal Chatman, Esquire, present. Mr. Braaten represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Commissioner Fitzgerald moved; seconded by Vice-Chair Schwartz; to grant the Respondent’s Request for Informal Hearing. Commissioner Sanchez moved; seconded by Commissioner Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Vice-Chair Schwartz; to impose the following sanctions: **probation for 6 months; administrative fines of \$500.00; investigative costs of \$280.50; modify previous Final Order 2017-058597 for an additional 6 months.** The motion passed with a 4-1 vote.

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

**Special Agenda**

**Tab A – Motion for Reconsideration of Penalty – Karpova, Yana – DBPR Case No. 2018-019114**

The petitioner was present and represented by counsel, Mr. Daniel Villazon, Esquire, present. After discussion, Commissioner Sanchez moved; seconded by Commissioner Ketcham; to deny the Reconsideration of Penalty. The motion passed with a 3-2 vote.

**Tab B – Petition to Modify Final Order for the Limited Purpose of Waiving or Deleting the Fine – Sanchez-Martinez, Jesus – DBPR Case No. 2020-007763**

The petitioner was not present and represented by counsel, Mr. Mycki Ratzan, Esquire, present. After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to approve the modification of the final order to waive the fine. The motion passed without dissent.

**Tab C – Emergency Motion for Rehearing and Stay Pending Appeal – Moore, Andrew, BK318200 – DBPR Case No. 2020-009152**

The petitioner was present and represented by counsel, Mr. John Samaan, Esquire, present. Mr. Fortunas represented the Department. Commissioner Hornsleth was recused. After discussion, Commissioner Fitzgerald moved; seconded by Vice-Chair Schwartz; to vacate the final order revoking license and accept the settlement agreement: suspension for 90 days retroactive to December 11, 2020; administrative fine of \$1,000.00; investigative costs of \$305.25; Respondent shall dismiss the appeal pending in this matter file with the First District Court of Appeal, DCA Case Number 1D21-45. The motion passed with a 3-2 vote.

**Tab D – Petition for Reconsideration of Final Order – Campbell, Hannah – DBPR Case No. 2011-005083**

The petitioner was not present or represented by counsel. After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Sanchez; to deny the petition for reconsideration of final order. The motion passed without dissent.

**Tab E – Discussion to Increase Broker Education and FREC Hearing Attendance**

Commissioner Sanchez requested the matter to be on the agenda to re-introduce prior discussion to increase Broker Continuing Education and FREC Hearing Attendance.

The Chair recalled previous discussion to create a separate broker continuing education course; however, the current standard is guided by statutes. Chair Fryer confirmed the Florida Real Estate Commission has the authority in the composition of the education not the amount of education hours. The Chair stated he would be interested in reviewing Arello discipline statistics relating to the State of Texas given they have the highest education hours requirement in the country – 270 hours for sales associates and 940 hours for broker associates. The Chair reminded the Commission the current climate is in favor of deregulating professions. Chair Fryer reminded the Commission of the current statutory discipline provision relating to a Broker's failure to supervise sales associate licensees.

Vice-Chair Schwartz commented the Department of Justice will strongly be looking into the relationship of independent contractors and employees and asks the Commission to tread softly in changing the relationship between a salesperson and broker as it could end the status of independent contractors.

Commissioner Ketcham was in favor with increasing broker continuing education and hopeful for alternate accountability opportunities for negligent brokers. Commissioner Ketcham stated she hopes more consideration in the use of the statutory provision relating to negligent brokers and understands the tremendous amount of strain this would cause the Office of General Counsel and Investigators.

Commissioner Fitzgerald was in favor with increasing Broker continuing education and inquired if there were any current provision in Rule that would promote increased continuing education hours. Commissioner Fitzgerald expressed concern that current sales associates are not receiving sufficient competent broker supervision which impacts public safety. Commissioner Fitzgerald stated she hopes Florida Realtors brings this topic to the forefront.

Commissioner Hornsleth reminded the Commission of Deregulation, the amount of education hours needed by other Divisions within the Department and not limiting the number of people into a profession. He is in support of improving education to increase the quality of industry members.

Commissioner Sanchez thanked the Chair and stated the increase of broker continuing education would improve the quality of the current brokers, not restrict entry into the industry.

**Meeting Minutes and Reports**

Ms. Giuvanna Corona, FREC Executive Director, presented the December 2020 meeting minutes for approval. Commissioner Sanchez moved; seconded by Vice-Chair Schwartz; to approve the December 2020 meeting minutes.

Ms. Giuvanna Corona presented the Division reports for December 2020. The Quarter 1 Financial Report was continued to February. Mr. Cheneler, Esq., Chief Attorney presented the Legal Reports for December 2020. Mr. Harris, Esq., FREC Counsel presented the Rules Report for December 2020.

**Public Comments**

The Commission did not receive any public comment.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 5:03 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for February 17, 2021, via Tele-Conference/Live-Stream.

ATTEST:



Richard "Dick" Fryer, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
January 14, 2021  
Tele-Conference/Live-Stream Meeting**

**January 14, 2021**

Chair Dick Fryer called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Tele-Conference/Live-Stream, on this Tuesday, the 14<sup>th</sup> day of January, 2021. Executive Director Giovanna Corona conducted Roll Call with the below listed participants responding with "present."

**Commissioners**

Chair Richard "Dick" Fryer – in person  
Vice-Chair Randy Schwartz – in person  
Patricia "Pat" Fitzgerald – via Live-Stream  
Poul Hornsleth – via telephone  
Patricia "Patti" Ketcham – via Live-Stream  
Guy Sanchez Jr. – excused absence

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

**Staff**

Giovanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Emy Orellana, Regulatory Specialist III – in person  
Janice Lugo, Operations Support Supervisor – via telephone

**Summary of Applicants**

**Agenda D**

Giovanna Corona, Executive Director, presented 51 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	Flores, Joshua	Yes	Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald, to vacate the Notice of Intent to Deny and approve the application. The motion passed with a 4-1 vote.			
B	Hanna, Jacob Daniel Villazon, Esq.	Yes Yes	Hornsleth	Schwartz	Approved	Unanimous
C	Hawkins, Cedric	Yes	Hornsleth	Schwartz	Approved	Unanimous
D	Heard, Tyrone Vincent	Yes	Schwartz	Fitzgerald	Approved	Unanimous
E	Hernandez, Aurora	No	Schwartz	Hornsleth	Denied	Unanimous
F	Horn, Edward	Yes	Hornsleth	Schwartz	Approved	Unanimous
G	Houlne McMaster, Paul F	Yes	Schwartz	Hornsleth	Approved	Unanimous
H	Jenzano, Vincent Michael	Yes	Schwartz	Fitzgerald	Approved	4-1
I	Jimenez, Miguel Angel	Yes	Ketcham	Hornsleth	Approved	Unanimous
J	Johnson, Kendall D	Yes	Schwartz	Hornsleth	Approved	Unanimous
K	Jungquist, Heidi Ann	No	Schwartz	Hornsleth	Denied	Unanimous
L	Offer, Adam C	Yes	Schwartz	Fitzgerald	Approved	4-1
M	Osorio, Julio Cesar Interpreter Alina Paradoa	Yes Yes	Hornsleth	Fitzgerald	Approved	Unanimous
N	Paredes, Agustin E	No	Schwartz	Hornsleth	Denied	Unanimous
O	Peralta Gomez, Mirian	Yes	Ketcham	Schwartz	Approved	Unanimous

	Interpreter Alina Paradoa	Yes				
P	Perez, Jean Carlos Charles Pinson, Esq	Yes Yes	Hornsleth	Schwartz	Approved	Unanimous
Q	Perez, Kathy Lee	Yes	Schwartz	Ketcham	Approved	Unanimous
R	Phillips, Lateema Ann	Yes	Hornsleth	Schwartz	Approved	Unanimous
S	Pickett, Zackary	Yes	Hornsleth	Schwartz	Approved	Unanimous
T	Pollock, Thomas	Yes	Fitzgerald	Schwartz	Approved	4-1
U	Porter Hall, Derek S	No	Schwartz	Ketcham	Approved	Unanimous
V	Price, Anthony Shawn	Yes	Fitzgerald	Schwartz	Approved	Unanimous
W	Price, Melonie Rose	Yes	Schwartz	Fitzgerald	Approved	Unanimous
X	Roberts, Sujana Kim	Yes	Fitzgerald	Hornsleth	Approved	Unanimous
Y	Robinson, Siobhan	Yes	Hornsleth	Schwartz	Approved	Unanimous
Z	Rodriguez, Javier M	No	Hornsleth	Schwartz	Approved	Unanimous
AA	Rojas Solarte, Andres F	Yes	Schwartz	Hornsleth	Approved	Unanimous
AB	Rosario, Dania	Yes	The applicant did not request an interpreter prior to the hearing; hence, a certified interpreter was not available. As such, the application was continued to the March 2021 FREC meeting.			
AC	Rudd, Michael Shawn	Yes	Fitzgerald	Ketcham	Approved	Unanimous
AD	Ruiz Torres, Jeselle	Yes	Schwartz	Hornsleth	Denied	Unanimous
AE	Santana, Noriela	No	Fitzgerald	Hornsleth	Approved	Unanimous
AF	Sibert, Stephen E	Yes	Hornsleth	Schwartz	Approved	Unanimous
AG	Sierra, Pedro A	Yes	Hornsleth	Schwartz	Approved	Unanimous
AH	Simmons, Gaetrenia	Yes	Schwartz	Hornsleth	Approved	Unanimous
AI	Sines, John	Yes	Schwartz	Hornsleth	Denied	Unanimous
AJ	Smith, Nathan A	No	Schwartz	Hornsleth	Approved	Unanimous
AK	Steele, Samantha Duran	Yes	Hornsleth	Fitzgerald	Approved	Unanimous
AL	Stuckey, Deborah F	No	Continued and waived the 90-days.			
AM	Suriel, Frankely	Yes	Fitzgerald	Hornsleth	Approved	4-1
AN	Tarr, Adam Phillip	Yes	Schwartz	Hornsleth	Approved	Unanimous
AO	Tetreault, Michael George	No	Ketcham	Hornsleth	Approved	Unanimous
AP	Thompkins, Shakiria A	Yes	Hornsleth	Fitzgerald	Approved	4-1
AQ	Thompson, Christina M	Yes	Hornsleth	Schwartz	Approved	Unanimous
AR	Tiburcio, Kelvis	No	Hornsleth	Schwartz	Approved	Unanimous
AS	Tupacyupanqui, Victor M	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AT	Turnbow, Edward Mark	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AU	Vasquez, Jacqueline	No	Fitzgerald	Schwartz	Approved	Unanimous
AV	Villela, Rodrigo Dos S Daniel Villazon, Esq.	Yes Yes	Hornsleth	Schwartz	Approved	Unanimous
AW	Vitale, Robert	Yes	Schwartz	Hornsleth	Denied	Unanimous
AX	Wasson, Albert J Iv	Yes	Schwartz	Hornsleth	Approved	Unanimous
AY	Williams, James L	Yes	Ketcham	Fitzgerald	Approved	Unanimous
AZ	Zic, Andrew S	Yes	Schwartz	Ketcham	Approved	Unanimous

### **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 Fryer 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 5:00 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for January 14, 2021, via Tele-Conference/Live-Stream.

ATTEST:



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Richard "Dick" Fryer, Chair  
Florida Real Estate Commission



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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	APPROVE
A	ALLEN, CAITLYN	PULLED		X		X			X				X			0	6
B	ANDREASEN, OMAR SAHID	PULLED		X		X			X					X		1	5
C	BELYSHEV, DIMITRY	APPROVED	X			X		X			X			X		5	1
D	BOLAND, NICOLE DIANE	PULLED		X		X		X					X			2	4
E	BROWN, AARON	PULLED		X		X			X					X		0	6
F	CARDONA, NELSON RAMIRO JR	PULLED		X		X		X						X		3	3
G	CHIARAMONTE, MARK ANTHONY	APPROVED	X			X		X			X			X		6	0
H	FORBES, NATHAN TREVER	PULLED	X			X			X						X	2	4
I	GOLDMAN, BENNETT MICHAEL	APPROVED	X			X		X						X		5	1
J	GREENWOOD, ARIEL LEA	PULLED		X		X			X					X		1	5
K	HAQUE, MAHMUDUL	PULLED	X			X			X					X		2	4
L	HOOD, CURTIS D	APPROVED	X			X		X						X		4	2
M	KAPLAN, ADAM KAPLAN	APPROVED	X			X		X				X		X		6	0
N	KYC, ABRAHAM R	APPROVED	X			X		X						X		5	1
O	MATHIS, EMMANUEL	APPROVED	X			X			X					X		4	2
P	MCELHANEY, NIKKI	APPROVED	X			X		X						X		5	1
Q	MCKENZIE, DANIEL E	PULLED	X			X			X					X		2	4
R	MCNUTT, DYLAN	APPROVED	X			X			X					X		4	2
S	MOORE, STEPHANIE	PULLED		X		X			X						X	0	6
T	NEIL, JAKARIUS T	APPROVED	X			X			X					X		4	2
U	OLSON, KIMBERLY LYNN	APPROVED	X			X		X						X		5	1
V	PEDROZA, NANCY VERONICA	APPROVED	X			X		X				X		X		6	0
W	PETERSON, HANS GILBERT	APPROVED	X			X		X						X		5	1
X	QUICK, JASON PERRY	APPROVED	X			X		X				X		X		5	1
Y	RODRIGUEZ, DAVID	PULLED	X			X			X						X	2	4
Z	RUSSELL, OMAR VIVIAN	APPROVED	X			X		X						X		6	0
AA	SERVO, JOSHUA ROBERT	PULLED	X			X			X					X		2	4
AB	SHIVOCK, MICHAEL ANTHONY JR	APPROVED	X			X		X						X		5	1



