

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
March 16, 2021  
Tele-Conference/Live-Stream Meeting**

**March 16, 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 16<sup>th</sup> day of March, 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  
Patricia “Patti” Ketcham – via Live-Stream  
Guy Sanchez, Jr. – excused absence  
Richard Barbara – via Live-Stream  
Renee Butler – via Live-Stream

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

**Education Agenda**

Giovanna Corona, Executive Director, presented 3 Real Estate Education Courses for the Commission’s review and consideration.

**Tab A** – Core Law – New Course (3 hours, Correspondence) – application number 46569– Novus Education LLC

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

**Tab B** – Home Warranty Benefits for Your Costumers – New Course (2 hours specialty, Classroom) – application number 45613 – Walk the Talk Presentations INC

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

**Tab C** – Sales Associate Post- License Course – New Course (45 hour, Distance) – application number 47251 – Azure Tide Realty Corp

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

**Summary of Applicants****Agenda A**

Giuvanna Corona, Executive Director, presented 36 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	Delrozier, Ronald Eugene Sr. Daniel Villazon, Esq.	Yes Yes	Commissioner Barbara moved; seconded by Vice-Chair Schwartz, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
B	Hoogland, Benjamin Daniel Villazon, Esq.	Yes Yes	Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald, to vacate the Notice of Intent to Deny and resume informal. Vice-Chair Schwartz moved; seconded by Commissioner Barbara, to approve the application. The motion passed unanimously.			
C	Parnell, Paul Andrew	Yes	Vice-Chair Schwartz moved; seconded by Commissioner Barbara, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
D	Sanders, Adriana	Yes	Vice-Chair Schwartz moved; seconded by Commissioner Barbara, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
E	Vasquez, Jacquelin Daniel Villazon, Esq.	Yes Yes	Commissioner Ketcham moved; seconded by Vice-Chair Schwartz, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
F	Amin, Hetal Daniel Villazon, Esq.	Yes Yes	Fitzgerald	Barbara	Approved	4-2
G	Bloomfield, Simon Nyjel	Yes	Schwartz	Barbara	Approved	Unanimous
H	Borrego, Luz C	Yes	Schwartz	Fitzgerald	Approved	5-1
I	Collins, Patrick Michael	Yes	Schwartz	Fitzgerald	Approved	Unanimous
J	Cuccarese, Vickie	Yes	Schwartz	Butler	Approved	Unanimous
K	Deluca, Christopher David	No	Fitzgerald	Schwartz	Approved	Unanimous
L	Delvalle, Deepak	No	Ketcham	Butler	Denied	4-2
M	Denny, Michael Thomas	No	Barbara	Schwartz	Approved	Unanimous
N	Diaz, Mayeline	Yes	Schwartz	Barbara	Approved	Unanimous
O	Dobelin, Moises	No	Schwartz	Butler	Denied	Unanimous
P	Dunlevy, Brian Martin	Yes	Fitzgerald	Schwartz	Approved	5-1
Q	Fehr, Frederick	Yes	Schwartz	Butler	Approved	Unanimous
R	Feliu Roque, Karelia	No	Schwartz	Fitzgerald	Approved	Unanimous
S	Ferrall, Shannon	Yes	Schwartz	Fitzgerald	Approved	Unanimous
T	Gissendanner, Latrina	Yes	Schwartz	Ketcham	Approved	Unanimous
U	Hernandez, Frank	No	Schwartz	Barbara	Denied	Unanimous
V	Houck, Benjamin J.	Yes	Schwartz	Butler	Approved	Unanimous
W	Isenberg, Dean Alan Daniel Villazon, Esq.	Yes Yes	Fitzgerald	Schwartz	Approved	Unanimous
X	Kubas, Stacey Lyn	Yes	Butler	Schwartz	Approved	Unanimous
Y	Lamy, Sammy	Yes	Schwartz	Barbara	Approved	Unanimous
Z	Latorre, Janet	Yes	Fitzgerald	Schwartz	Approved	5-1
AA	Lindsey, Elisa	No	Rescheduled and waived the 90-days.			
AB	Magnoli, Gustavo Daniel	Yes	Schwartz	Butler	Denied	Unanimous
AC	Malone, Brennen George	No	Schwartz	Barbara	Denied	Unanimous
AD	Morgan, Terry Lee Jr.	Yes	Schwartz	Fitzgerald	Approved	4-2
AE	Novembre, Selestre	No	Rescheduled and previously waived the 90-days.			
AF	Nurrenbern, Annabell Maria	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AG	Powell, Krystian L.	Yes	The applicant withdrew the application.			
AH	Saunders, Kate Justine	Yes	Schwartz	Barbara	Approved	5-1

AI	Wallace, Joshua Eugene	Yes	Fitzgerald	Schwartz	Approved	4-2
AJ	Wyatt, Joy	Yes	Schwartz	Fitzgerald	Approved	Unanimous

**Agenda B**

Giuvanna Corona, Executive Director, presented 45 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	Alicea, Vanessa Mini	Yes	Schwartz	Fitzgerald	Approved	Unanimous
B	Aparicio, Ricardo Javier Daniel Villazon, Esq.	Yes Yes	Barbara	Schwartz	Approved	4-2
C	Armstrong, Mark Anthony	Yes	Schwartz	Barbara	Approved	Unanimous
D	Bartilucci, Robert Lanier	Yes	Schwartz	Butler	Approved	Unanimous
E	Biggins, Marion	No	Schwartz	Fitzgerald	Approved	Unanimous
F	Bravo, Jeanpierre Daniel Villazon, Esq.	Yes Yes	Schwartz	Butler	Approved	Unanimous
G	Brooks, Kane Edward Daniel Villazon, Esq.	Yes Yes	Barbara	Schwartz	Approved	Unanimous
H	Burgess, Jordan	No	Schwartz	Fitzgerald	Approved	Unanimous
I	Calhoun, Sanford S Iii	Yes	Fitzgerald	Schwartz	Approved	5-1
J	Diaz, Marcos	Yes	Schwartz	Barbara	Approved	Unanimous
K	Drugalis, Leona Jewl	Yes	Schwartz	Fitzgerald	Approved	Unanimous
L	Gibo, John A.	Yes	Fitzgerald	Schwartz	Approved	Unanimous
M	Glispie, Calus Robert	No	Fitzgerald	Schwartz	Approved	Unanimous
N	Gordon, Matthew John	Yes	Schwartz	Fitzgerald	Approved	Unanimous
O	Hernandez, Ulises	Yes	Fitzgerald	Schwartz	Approved	Unanimous
P	Hoehn, Dennis Lee	Yes	Schwartz	Butler	Approved	Unanimous
Q	Jerebek, Craig J	Yes	Schwartz	Fitzgerald	Approved	Unanimous
R	Jones, Ivan	No	Schwartz	Barbara	Denied	Unanimous
S	Kerr, Sara	No	Schwartz	Butler	Denied	Unanimous
T	Levine, William	Yes	Schwartz	Barbara	Approved	Unanimous
U	Maxwell, Gerra Monet	Yes	Fitzgerald	Barbara	Approved	4-2
V	Maxwell, Romanda	Yes	Schwartz	Butler	Denied	Unanimous
W	Mercado, Xavier	Yes	Schwartz	Fitzgerald	Denied	Unanimous
X	Mills, Patrick	Yes	Schwartz	Butler	Approved	Unanimous
Y	Murphy, Renee Lorraine	Yes	Schwartz	Fitzgerald	Approved	Unanimous
Z	Nixon, La Toya Tatiana	Yes	Schwartz	Barbara	Approved	5-1
AA	Nosul, Kateryna	Yes	Fitzgerald	Schwartz	Denied	Unanimous
AB	Oliva, Damiris Elisa	Yes	Butler	Fitzgerald	Denied	Unanimous
AC	Patel, Sanket K Daniel Villazon, Esq.	Yes Yes	Fitzgerald	Schwartz	Approved	Unanimous
AD	Perez Gonzalez, Jose E	Yes	Barbara	Schwartz	Approved	Unanimous
AE	Pierog, Danielle Elizabeth	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AF	Reader, Germaine Andrew	No	Schwartz	Barbara	Denied	Unanimous
AG	Roundtree, Jasaundra	Yes	Barbara	Schwartz	Approved	Unanimous
AH	Sarmiento, Analia Edith	No	Schwartz	Barbara	Approved	5-1
AI	Schnietz, Michael	Yes	Barbara	Fitzgerald	Approved	Unanimous
AJ	Sierra, Jeffrey A	Yes	Schwartz	Fitzgerald	Approved	4-2
AK	Svoboda Lemmons, Jamie	Yes	Schwartz	Fitzgerald	Approved	5-1
AL	Triana, Leosnide Jaime	Yes	Schwartz	Barbara	Approved	5-1

AM	Vargas, Andres Felipe	Yes	Barbara	Schwartz	Approved	Unanimous
AN	Villalobos, Rosaly Noemi	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AO	Will, Charles Kennard	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AP	Wood, Brian James	No	Schwartz	Barbara	Approved	5-1
AQ	Woodruff, Arthur W	Yes	The applicant withdrew the application.			
AR	Yasika, Bianca	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AS	Young, Greg W	Yes	Schwartz	Fitzgerald	Approved	Unanimous

### **Agenda C**

Giuvanna Corona, Executive Director, presented 7 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	Paredes, Agustin E. Daniel Villazon, Esq.	No Yes	Commissioner Barbara moved; seconded by Commissioner Fitzgerald, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
B	Beyazaslan, Mehmet	Yes	Ketcham	Schwartz	Approved	Unanimous
C	Collier, Leon Alexander	Yes	Ketcham	Schwartz	Approved	Unanimous
D	Gonzalez, Enrique A.	Yes	Schwartz	Fitzgerald	Approved	Unanimous
E	Johanson, Nicholas	Yes	Schwartz	Fitzgerald	Approved	Unanimous
F	Marcus, Robert M.	Yes	Schwartz	Fitzgerald	Approved	Unanimous
G	Parry, Daniel Scott Daniel Villazon, Esq.	No Yes	Rescheduled and waived the 90-days.			

### **Special Agenda A**

Request for Multiple Broker License – Jeffrey Michael Glickman; Application Number 1307055

The petitioner was present via GoToMeeting Telephone/Live-Stream. After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Butler; to deny the request for multiple broker license. The motion passed without dissent.

### **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 March 16, 2021, via Tele-Conference/Live-Stream.

ATTEST:

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Richard "Dick" Fryer, Chair  
Florida Real Estate Commission

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Giuvanna Corona, Executive Director  
Florida Real Estate Commission

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
March 17, 2021  
Tele-Conference/Live-Stream Meeting**

**March 17, 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 Wednesday, the 17th day of March, 2021. Executive Director Giuvanna 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 “Patti” Ketcham – via Live-Stream  
Patricia “Pat” Fitzgerald – via Live-Stream  
Guy Sanchez, Jr. – excused absence  
Richard Barbara – via Live-Stream  
Renee Butler – via Live-Stream

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

**Staff**

Julie I. Brown, Secretary – via Live-Stream  
Chris Willenbring, Deputy Director – in person  
Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
James Fortunas, Deputy Chief Attorney – via telephone  
Mackenzie Medich, Deputy Chief Attorney – via telephone  
Gene Aldridge, Assistant General Counsel – via telephone  
Amanda Bova, Assistant General Counsel – in person  
Delhon Braaten, Assistant General Counsel – via telephone  
Kamilah Brennen, Assistant General Counsel – via telephone  
Heather Page, Assistant General Counsel – in person  
Katie Pareja, Assistant General Counsel – in person  
Emy Orellana, Regulatory Specialist III – in person

**Secretary’s Welcome**

Secretary Brown stated that as a Broker, with a current status of inactive, is especially passionate about the work we do and the licensure of real estate professionals. Secretary Brown thanked the Commission for the hard work they put in as volunteers and is grateful for their love of the profession. Secretary Brown stated she is very excited to be appointed Secretary of the DBPR and has a history in the public and private sector. Secretary Brown stated Florida has over 420,000 licensees and is the largest population in the entire country which keeps growing. Secretary Brown shared the Division’s year in review highlighting the reduction of investigative time by 28%, cutting the legal cases greater than 1 year by 72%, review of 120 rules and identifying 6 for possible removal based on being overly burdensome or having outdated measures. Secretary Brown stated Florida has been working very hard to ensure that we have a favorable regulatory climate for real estate professionals and March 2021 marks the fourth and final 50% reduction renewal cycle. Secretary Brown stated the Department will continue to look at reciprocity agreements to enable more seamless transitions for real estate professionals. Secretary Brown is excited with the current economic metrics which continue to point to an existing home market that appears to be fully recovered in the State of Florida. Secretary Brown stated home ownership is rising and the story is similar for sales prices reaching a new high in October 2020. Secretary Brown stated the Department is going to continue to be a part of the formula for sustaining the success for Florida Real Estate. Secretary Brown stated she is looking forward to creative opportunities for partnership with industries that are subject to regulation while maintaining a

focus on advancement in technology, increase efficiencies and ensuring that our team remains at the forefront of development and setting trends.

### **Escrow Disbursement Orders – Agenda**

Heather Page, Assistant General Counsel, presented 9 Escrow Disbursement Orders. Commissioner Sanchez had an excused absence was not present.

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

Vice-Chair Schwartz moved to order interpleader for Tab C of the Escrow Disbursement Order, seconded by Commissioner Fitzgerald; the motion passed unanimously. Broker William C. Marksbury was present via LiveStream.

Commissioner Fitzgerald moved to approve Tab H and Tab I of the Escrow Disbursement Order as a consent agenda, seconded by Vice-Chair Schwartz; the motion passed unanimously.

### **Legal Appearance Docket**

The Commission addressed the Legal Appearance Docket, hearing 17 docket items with the following results:

#### **Tab A – James Michael Carvajal, SL3034379 Case No. 2020-034973 – Respondent’s Request for Informal Hearing**

The Respondent was present and represented by counsel, Ms. Yinet Pino, Esquire, present. Ms. Bova represented the Department. Commissioner Fitzgerald served on probable cause and was recused.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to impose the following sanctions: **revocation; administrative fine of \$3,000.00; investigative costs of \$1,551.00**; the motion passed with a 3-2 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 475.42(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; 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.

#### **Tab B – Javier Ortiz, SL3310881, Case No. 2020-040205 – Respondent’s Request for Mitigation**

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

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Barbara; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Commissioner Barbara; to impose the following sanctions: **probation for 6 months; administrative fine of \$500.00; investigative costs of \$561.00; 3-hour Ethics continuing education course**; the motion passed with a 3-2 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.

### **Tabs C – Nidal Said Saleh, SL3257302, Case No. 2020-021063– Respondent’s Request for Informal Hearing**

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

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Barbara; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Commissioner Barbara; to impose the following sanctions: **suspension for 3 years; administrative fine of \$3,000.00; investigative costs of \$577.50; 3-hour Ethics continuing education course; 4 hour escrow management course;** the motion passed 4-1.

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

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

The Respondent was present and represented by counsel, Mr. Dwight Slater, Esquire, present. Mr. Aldridge represented the Department. Commissioner Fitzgerald and Chair Fryer served on probable cause and were recused. Commissioner Sanchez was noted with an excused absence.

After discussion, Commissioner Ketcham moved; seconded by Commissioner Barbara; to set aside the final order and convene with the Informal Hearing; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Barbara; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Barbara; to accept the Settlement Stipulation: **probation for 6 months and/or until verification of all escrow funds returned; administrative fine of \$1,000.00; investigative costs of \$506.55 and \$660.00;** the motion passed with a 3-1 vote.

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

### **Tabs F & G – Laurie Branch Conner, BK3148816, Case Nos. 2020-006856 and 2020-005334 – Respondent’s Request for Settlement Stipulation**

The Respondent was present and represented by counsel, Mr. Dwight Slater, Esquire, present. Mr. Aldridge represented the Department. Commissioner Fitzgerald and Chair Fryer served on probable cause and were recused. Commissioner Sanchez was noted with an excused absence.

After discussion, Commissioner Ketcham moved; seconded by Commissioner Barbara; to set aside the final order and convene with the Informal Hearing; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Barbara; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Barbara; to accept the Settlement Stipulation: **probation for 6 months and/or until verification of all escrow funds returned; administrative fine of \$1,000.00; investigative costs of \$767.25 and \$743.50**; the motion passed with a 3-1 vote.

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

#### **Tab H – Violette DeSantus, SL3387549, Case No. 2020-025444 – Respondent’s Request for Settlement Stipulation**

The Respondent was present and represented by counsel, Mr. Brian Sherman, Esquire, present. Ms. Bova represented the Department. Chair Fryer served on probable cause and was recused.

After discussion, Commissioner Barbara moved; seconded by Commissioner Fitzgerald; to accept the Settlement Stipulation: **probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$1,064.25; 45-hour Reactivation and Escrow Management continuing education course; 2 complete FREC Meetings**; the motion passed with a 3-2 vote.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; 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 475.25(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 I-K – Enis Qosja, BK3299552, Case Nos. 2020-017507, 2020-018373 and 2020-022359 – Respondent’s Request for Settlement Stipulation**

The Respondent was present and represented by counsel, Mr. James Rinaman, Esquire, present. Ms. Bova represented the Department. Vice Chair Schwartz served on probable cause and was recused.

After discussion, Commissioner Barbara moved; seconded by Commissioner Ketcham; to accept the Settlement Stipulation: **probation for 6 months; administrative fine of \$1,000.00; investigative costs of \$940.50; 45-hour Reactivation continuing education course; 2 complete FREC Meetings**; the motion passed unanimously.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; 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 L-M – Christopher Venditto, SL3280890, Case Nos. 2020-022525 and 2020-034357 – Respondent’s Request for Settlement Stipulation**

The Respondent was not present and was represented by counsel, Mr. Daniel Villazon, Esquire, present. Ms. Medich represented the Department. Vice-Chair Schwartz and Commissioner Ketcham served on probable cause and were recused.

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Barbara; to accept the Settlement Stipulation: **probation for 9 months; administrative fine of \$2,250.00; investigative costs of \$2,593.80; 28-hour Reactivation continuing education course; 1 complete FREC Meeting**; the motion passed 3-1.

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

**Tab N – Angela Worachek, BK3329933, Case No. 2020-042558 – Respondent’s Request for Settlement Stipulation**

The Respondent was present and was represented by counsel, Mr. Richard Smith, Esquire, present. Ms. Bova represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Commissioner Ketcham moved; seconded by Commissioner Barbara; to accept the Settlement Stipulation: **probation for 6 months; administrative fine of \$250.00; investigative costs of \$280.50; 3-hour Core law education course**; the motion passed unanimously.

**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 O – Kirk Nace, BK3184600, Case No. 2020-034650– Voluntary License Surrender**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department.

After discussion, Vice-Chair Schwartz moved to accept the Voluntary Relinquishment for Permanent Revocation; seconded by Commissioner Barbara; the motion passed without dissent.

**Tab P – Stephanie Barrus, SL3299794, Case No. 2020-023629 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Chair Fryer served on the probable cause panel and was recused. Ms. Medich represented the Department. The Commission granted the motion for a waiver hearing.

After discussion Commissioner Barbara 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 Ketcham; the motion passed without dissent to impose the following sanctions: **Revoke license; administrative fines of \$2,000.00; investigative costs \$1,534.50 within 6 months**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; 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 Q – Marco Linares, SL3445192, Case No. 2020-033987 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Commissioner Ketcham served on the probable cause panel and was recused. Mr. Aldridge represented the Department. The Commission granted the motion for a waiver hearing.

After discussion Commissioner Fitzgerald moved; seconded by Vice-Chair Schwartz to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald moved; seconded by Commissioner Barbara; the motion passed without dissent to impose the following sanctions: **6 month probation; administrative fines of \$1,000.00; investigative costs \$1,534.50 within 6 months**; the motion passed with a 3-2 vote.

**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;

#### **Consent Agenda A**

The Commission considered 52 applicants from the Consent Agenda A; Vice-Chair Schwartz moved; Commissioner Barbara seconded the motion to approve 22 applicants and require 30 applicants to be placed on the Summary of Applicant Agenda; the motion passed unanimously.

#### **Consent Agenda B**

The Commission considered 39 applicants from the Consent Agenda B; Vice-Chair Schwartz moved; Commissioner Barbara seconded the motion to approve 25 applicants and require 14 applicants to be placed on the Summary of Applicant Agenda; the motion passed unanimously.

#### **Special Agenda B**

##### **Motion to Set Aside Final Order and Request for Re-Hearing – Cristobal Marin – Case Number 2020-005128**

The petitioner was not present via live-stream/telephone and was represented by counsel, Mr. Adrian Middleton, Esquire, present. After discussion, Vice-Chair Schwartz moved to deny the request to set aside the final order and request for re-hearing; seconded by Commissioner Fitzgerald; the motion passed with a 5-1 vote.

#### **Special Agenda C**

##### **Motion to Set Aside Final Order – Armando Perez – Case Number 2018-034836**

The petitioner was not present via live-stream/ telephone and was represented by counsel, Mr. Damon Chase, Esquire, present. After discussion, Commissioner Fitzgerald moved to set aside the final order; seconded by Commissioner Ketcham; the motion passed without dissent.

## **Special Agenda D**

Respondent's Request for an Extension to Complete the Requirements of Probation – David Burr – Case Number 2017-028505, 2018-007919, 2018-020376, 2018-036061, 2018-043218, 2018-049345, 2018-051149, 2018-057950, 2018-059688 and 2019-010775

The petitioner was present via live-stream/ telephone and was not represented by counsel. After discussion, Vice-Chair Schwartz moved to approve the respondent's request for an extension to complete the requirement of probation; seconded by Commissioner Barbara; the motion passed without dissent.

## **Special Agenda E**

Florida Real Estate Broker Licensing Requirement Discussion

Commissioner Fitzgerald stated the Broker licensure requirements should be re-evaluated to ensure the licensee is attentive and responsive to Sales Associates which would raise the level of professionalism of the industry. Commissioner Fitzgerald suggested working alongside Florida Realtors to establish a plan to better the current Broker licensure requirements. Commissioner Fitzgerald noted a Broker is not a manager but a Chief Executive Officer of the firm and is responsible for everything that happens within that firm.

Chair Fryer noted concern for the current Broker standard and lack of practical hours. The Chair stated that collaborating with Florida Realtors would facilitate generating the discussion and hopes for the opportunity to facilitate change.

Commissioner Ketcham stated she is concerned for the lack of Broker accountability toward Sales Associates and the requirements should be more restrictive.

Vice-Chair Schwartz stated he is not in favor of spending time and resources to update the Broker licensure requirements if there is no support from the Department or Florida Realtors as the Commission does not have the authority to oppose legislation.

Commissioner Butler stated that it is refreshing to discuss Broker licensure requirements and expressed concern for the lack of solution.

Commissioner Barbara stated the favorable regulatory climate is consistent with the Florida style and that in practice there is a problematic reality due to the lack of qualified Brokers. Commissioner Barbara stated that Broker licensure requirements is a great area for review as it is in the Consumer's interest to ensure the Florida real estate profession has qualified Brokers.

The Chair closed the discussion stating that it would be great if Florida Realtors can support the action and additional Broker licensure requirements would not restrict entry into the industry but it would improve the quality of Brokers of the industry.

## **Meeting Minutes**

FREC Executive Corona presented January 2021 and February 2021 Meeting Minutes to the Commission. After discussion, Commissioner Fitzgerald moved; seconded by Vice-Chair Schwartz; to approve the minutes as presented. The motion passed unanimously.

## **Reports**

FREC Executive Corona presented the 2<sup>nd</sup> Quarter Financial Reports and continued the February Division Report to April 2021. Mr. Cheneler, Esq., Chief Attorney presented the Legal Reports for February 2021. Mr. Harris, Esq., FREC Counsel presented the Rules Report for February 2021.

## **Public Comments**

The Commission did not receive any public comment.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 1:20 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for March 17, 2021, via Tele-Conference/Live-Stream.

ATTEST:

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Richard “Dick” Fryer, Chair  
Florida Real Estate Commission

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Giuvanna Corona, Executive Director  
Florida Real Estate Commission

TAB	NAME	VOTE	DF		RS		PF		PK		GS		RBU		RBA		TOTAL	
			APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL
A	ABAD, ALBERTO	APPROVED	x		x		x		x				x	x			5	1
B	ALAMO RODRIGUEZ, CARLA MICHELLE	PULLED		x	x			x	x				x		x		2	4
C	ARAUJO, MIGUEL A	PULLED		x	x			x	x				x		x		2	4
D	BARNES, VERNA RENA	PULLED		x	x			x		x			x	x			2	4
E	BASHANT, GREG J	PULLED		x		x		x		x			x		x		0	6
F	BASHAW, COREY DANIEL	PULLED		x		x		x		x			x		x		0	6
G	BERGLUND, ERIC EDISON	PULLED		x	x			x		x			x		x		1	5
H	BINYAMIN, HANA	APPROVED		x	x		x		x				x	x			4	2
I	BLUM, FREDERICK	PULLED		x	x		x		x				x		x		3	3
J	BOULTON, KELLY ANNE	APPROVED	x		x		x		x				x	x			5	1
K	BRUETSCH, MARCEL	PULLED	x		x		x			x			x		x		3	3
L	BUTLER DANIELS, DIADRA	APPROVED	x		x			x	x				x	x			4	2
M	CLEOPHAS, KETLY	APPROVED	x		x		x		x				x		x		4	2
N	COHEN, BARRY SCOTT	PULLED		x		x	x		x				x	x			3	3
O	COLON, YAE MARTIN	APPROVED	x		x		x		x				x		x		4	2
P	DIAZ, LUIS	PULLED	x			x	x			x			x		x		2	4
Q	DISNEY, SHERRI	APPROVED	x		x		x		x				x	x			5	1
R	DIZUZIO, MARGARET	PULLED	x		x			x	x				x		x		3	3
S	GIRALDO, RONALD	PULLED	x			x		x		x			x	x			2	4
T	GUTHRIE, DANIELS LEWIS	APPROVED	x		x		x		x				x		x		4	2
U	HAAS, MELISSA E	PULLED		x	x		x		x				x		x		3	3
V	HACKLER, CASEY WAYNE	APPROVED		x	x		x		x				x	x			4	2
W	HELVERSON, ILIANA	PULLED		x	x			x	x				x	x			3	3
X	HIXSON, EDNA W	PULLED		x		x		x		x			x	x			1	5
Y	JANUSZ, KARLYANNA	APPROVED	x		x		x		x				x		x		4	2
Z	JIMENEZ MAGO, WEENA M	PULLED		x	x		x		x				x		x		3	3
AA	JOHNSON, MICHAEL SEAN	APPROVED	x		x		x		x				x	x			5	1

AB	JULIEN, EMMANUEL	APPROVED	x		x			x	x					x	x		4	2
AC	KUPKA, DONNA JEAN	APPROVED	x		x		x		x					x		x	4	2
AD	LLOYD, RASHIMA ANDREANA	PULLED		x	x			x		x				x	x		2	4
AE	MARCH, TRACIE DIANE	PULLED		x		x		x	x					x	x		2	4
AF	MARTINEZ, BREISYS	PULLED		x		x		x	x					x		x	1	5
AG	MASTRAPA, SAILYS B	PULLED	x		x			x	x					x		x	3	3
AH	MCSWAIN, DONNIE L	APPROVED	x		x		x		x					x		x	4	2
AI	MEALER, ARTHUR	APPROVED	x		x			x	x					x	x		4	2
AJ	NOZIERE, BERLITZ ARCHELEY	PULLED		x		x		x		x				x	x		1	5
AK	PIRES, DENISE ERICA	PULLED		x		x		x		x				x	x		1	5
AL	POWELL, MARK	APPROVED	x		x		x		x					x		x	4	2
AM	RAGIN, SHANNON KIMBERLY	APPROVED	x		x		x		x					x		x	4	2
AN	REALI, JEFFREY D	PULLED	x		x			x	x					x		x	3	3
AO	REES, SHANNON	APPROVED	x		x			x	x					x	x		4	2
AP	REINBERG, CHARLES EDUARDO	PULLED	x		x			x	x					x		x	3	3
AQ	ROBERTS, NICHOLAS KIRK	APPROVED	x		x		x		x					x		x	4	2
AR	ROSSO, GIAKOMO	APPROVED	x		x		x		x					x	x		5	1
AS	SANCHIOUS, ALLENA	PULLED	x		x			x	x					x		x	3	3
AT	SANTANA, JORGE LUSI	APPROVED	x		x		x		x					x		x	4	2
AU	SHAPIRO, HARRIETT WENDY	PULLED	x		x		x			x				x		x	3	3
AV	SHEBLEY, ALI	PULLED		x	x			x		x				x		x	1	5
AW	SILVA, EDWIN	APPROVED	x		x		x		x					x		x	4	2
AX	SPRINGHORN, SHANNON	PULLED		x		x		x		x				x	x		1	5
AY	THOMPSON, THERESA	PULLED	x			x	x		x					x		x	3	3
AZ	WAGNER, HAN DARNISE	PULLED		x	x			x	x					x	x		3	3
BA	WILSON, PRINCESS	PULLED	x		x		x			x				x		x	3	3

TAB	NAME	VOTE	DF		RS		PF		PK		GS		RBU		RBA		TOTAL	
			APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL
A	BELL, AARON ALEXANDER SEVEN	APPROVED	x		x			x	x				x	x			4	2
B	BLAKELY, SHANICE SABRINA	APPROVED	x		x		x		x				x	x			5	1
C	CORTIZO, RODRIGO M	APPROVED	x		x		x		x				x	x			5	1
D	DEBNAM, DEREK H	PULLED		x	x			x		x			x	x			2	4
E	DEMPSEY, JOHN PATRICK	PULLED	x		x			x	x				x		x		3	3
F	DICKERSON, JAMIE F	PULLED		x		x		x		x			x	x			1	5
G	EZEM, JHOANA	APPROVED	x		x		x		x				x	x			5	1
H	FILUS, MARVIN	PULLED	x		x			x		x			x		x		2	4
I	FREEMAN, LEWIS B	PULLED		x		x		x		x			x	x			1	5
J	GARCIA, PATRICIA MARIA	APPROVED	x		x		x		x				x	x			5	1
K	JERNIGAN, JOHN SHELDON	PULLED		x		x		x		x			x	x			1	5
L	JOSEPH, GEORGE LEWIS RD	PULLED		x	x			x	x				x	x			3	3
M	LLOREN, SORAYA	APPROVED	x		x		x		x				x		x		4	2
N	LOMANO, ANDREW MICHAEL	APPROVED	x		x		x						x		x		3	2
O	LOPEZ, RAMON JR	APPROVED	x		x		x		x				x		x		4	2
P	MANTLE, GARRET EVAN	APPROVED	x		x		x		x				x		x		4	2
Q	MARCANO, DESIREE	APPROVED	x		x		x		x				x		x		4	2
R	MAYNARD, WAYNE JENNINGS	APPROVED	x		x		x		x				x		x		4	2
S	MICHALAKOPOULOS, NIKI	APPROVED	x		x		x		x				x	x			5	1
T	MURPHY, MICHAEL JAMES	PULLED	x		x			x		x			x		x		2	4
U	PEAN, TILITHA	APPROVED	x		x		x		x				x		x		4	2
V	PETIT BEAU, FREDLY	APPROVED	x		x		x			x			x	x			4	2
W	QUILIO, GLORIA R	APPROVED	x		x		x		x				x		x		4	2
X	REGER, STEVEN	PULLED	x		x		x			x			x		x		3	3
Y	RICHARDSON, NATASHA B	APPROVED	x		x		x		x				x		x		4	2
Z	RIGBY, DAVID	APPROVED	x		x		x		x				x		x		4	2
AA	RIVERA, ANGELA LANNETTE	APPROVED	x		x			x	x				x	x			4	2
AB	RODRIGUEZ, MANUEL	APPROVED	x		x		x		x				x		x		4	2

AC	ROLLINS, JONATHON	APPROVED	x		x			x	x					x	x		4	2
AD	RUSSO, JODINE P	APPROVED	x		x		x		x					x		x	4	2
AE	SANCHEZ, NORBERTO	PULLED		x		x		x						x		x	0	5
AF	SKILES, BRIAN	PULLED	x		x			x	x					x		x	3	3
AG	SOEHLIG, RYAN	APPROVED	x		x		x		x					x		x	4	2
AH	SOFI, IRENE	APPROVED	x		x		x		x					x	x		5	1
AI	TAYLOR, SEDELLA	PULLED		x		x		x		x				x		x	0	6
AJ	TERRY, CHAUNA NATOSHA	PULLED		x		x		x						x	x		1	4
AK	VARGAS, RICHARD R	APPROVED	x		x		x		x					x	x		5	1
AL	WALCK, MICHAEL BRANDON	PULLED		x	x			x		x				x	x		2	4
AM	WILLIAMS, JAY	APPROVED	x		x			x	x					x	x		4	2