

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
April 20, 2021  
Tele-Conference/Live-Stream Meeting**

**April 20, 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 20<sup>th</sup> day of April, 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  
Guy Sanchez, Jr. – in person  
Patricia "Pat" Fitzgerald – via Live-Stream  
Patricia "Patti" Ketcham – via Live-Stream  
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**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Emy Orellana, Regulatory Specialist III – in person  
Jocelyn Pomales, Education Coordinator – via telephone

**Education Agenda**

Giuvanna Corona, Executive Director, presented 6 Real Estate Education Courses for the Commission's review and consideration.

**Tab A** – Florida Law – New Course (3 hours Core Law, Distance) – application number 47262–360Training.Com, Inc.

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

**Tab B** – Agency Law – New Course (4 hours Specialty, Distance) – application number 47231 – McKissock LP

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 Barbara. The motion passed without dissent.

**Tab C** – Helping Buyers Narrow in on Their Dream Home – New Course (2 hours Specialty, Distance) – application number 47235 – McKissock LP

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

**Tab D** – Helping Clients Understand Real Estate Financing – New Course (3 hours Specialty, Distance) – application number 47572 – McKissock LP

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

**Tab E – Stucco 101: For Real Estate Agents – New Course (2 hours Specialty, Classroom) – application number 47376 – Preferred Systems Inc**

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

**Tab F – Basic Probate Estate Planning for Realtors – New Course (2 hours Specialty, Classroom) – application number 47182 – Steven E. Gurian**

The applicant was 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.

### Summary of Applicants

#### Agenda A

Giuvanna Corona, Executive Director, presented 33 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	Atha, Tina Ann Daniel Villazon, Esq.	Yes Yes	Schwartz	Sanchez	Approved	Unanimous
B	Bohrer, Timothy Charles	Yes	Barbara	Schwartz	Approved	6-1
C	Burkard, Philipp Daniel Villazon, Esq.	Yes Yes	Barbara	Schwartz	Approved	4-3
D	De Leon, Dorena Mary Ellen	Yes	Schwartz	Sanchez	Approved	Unanimous
E	Elliott, Heather Anne	Yes	Schwartz	Butler	Approved	Unanimous
F	Ellison, Vernadine Racheal	Yes	Barbara	Schwartz	Approved	Unanimous
G	Fernandez, Christopher Phillip	Yes	Ketcham	Sanchez	Denied	Unanimous
H	Freeze, Konstandina	Yes	Ketcham	Schwartz	Approved	Unanimous
I	Galvan, Johndee Daniel Villazon, Esq.	No Yes	Schwartz	Butler	Approved	6-1
J	Gross, Jasmine	Yes	The applicant withdrew the application.			
K	Gundrum, Alincia	Yes	Schwartz	Fitzgerald	Approved	Unanimous
L	Hartwell, Quitereia Trinette	Yes	Schwartz	Fitzgerald	Approved	6-1
M	Holcomb, Hunter Steven	Yes	Fitzgerald	Schwartz	Approved	Unanimous
N	Horton, Robbie Lesa	No	The applicant withdrew the application.			
O	Jabkiewicz, Anthony	Yes	Barbara	Schwartz	Approved	Unanimous
P	Jefferson, Charity	Yes	Barbara	Schwartz	Approved	5-2
Q	Johnson, Gregory Rudolph	Yes	Barbara	Fitzgerald	Approved	4-3
R	Johnson, Hagen Alexander	Yes	Barbara	Fitzgerald	Approved	Unanimous
S	Kirk, Alysia	Yes	Fitzgerald	Ketcham	Approved	5-2
T	Lee, Krista	No	Sanchez	Ketcham/ Butler	Denied	Unanimous
U	Lopez, Joel Alexander	Yes	Fitzgerald	Ketcham	Approved	6-2
V	Malcolm, Vanessa	Yes	Fitzgerald	Sanchez	Approved	Unanimous
W	Miller, Eric Daniel	Yes	Schwartz	Sanchez	Approved	6-1
X	Miller, Nathaniel	No	Fitzgerald	Barbara	Approved	Unanimous
Y	Moses, Rhonda Lynn	Yes	Schwartz	Sanchez	Approved	Unanimous

Z	Nunez Leon, Andy Interpreter	Yes Yes	Vice-Chair Schwartz moved; seconded by Commissioner Barbara, to vacate the prior vote and decision to Deny and accept the voluntary withdrawal of application. The motion passed with a 5-2 vote.			
AA	Parrish, Charles Keith Jr.	Yes	Sanchez	Schwartz	Approved	Unanimous
AB	Plasencia, Belgrave	Yes	Schwartz	Sanchez	Approved	Unanimous
AC	Reid, April	Yes	Schwartz	Ketcham	Approved	Unanimous
AD	Rossique, Abdiel A.	Yes	Schwartz	Fitzgerald	Approved	Unanimous
AE	Rowe, Chad Hunter	Yes	Schwartz	Butler	Approved	Unanimous
AF	Vasquez, Juan	Yes	Schwartz	Fitzgerald	Approved	6-1
AG	Walker, Brandi Alyn	Yes	Barbara	Ketcham	Approved	5-2

### Agenda B

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	Hyppolite, Victoria Ayzia	Yes	The Commission accepted the applicant's request to withdraw the application.			
B	Cooper, Jasmine	No	Sanchez	Schwartz	Approved	Unanimous
C	El, Seth Hotep	Yes	Sanchez	Schwartz	Denied	Unanimous
D	Fairfield, Annalisa Marie	Yes	Sanchez	Schwartz	Approved	Unanimous
E	Guy, Natassja	Yes	Schwartz	Barbara	Approved	4-3
F	Haase, Alana K	Yes	Schwartz	Butler	Approved	Unanimous
G	Krushall, Goldie Lastrada	Yes	Schwartz	Butler	Approved	Unanimous
H	Levine, Mitchell	Yes	Ketcham	Barbara	Approved	Unanimous
I	Lewis, George	Yes	Barbara	Fitzgerald	Approved	4-3
J	Martinez Pupo, Carlos Daniel Villazon, Esq.	Yes Yes	Sanchez	Butler	Denied	6-1
K	Novembre, Selestre Jr	No	Rescheduled and previously waived the 90-days.			
L	Parry, Daniel Scott Daniel Villazon, Esq.	Yes Yes	Sanchez	Schwartz	Denied	Unanimous
M	Ridling, Barbara Jean	Yes	Schwartz	Butler	Approved	Unanimous
N	Soberay, Frederick	Yes	Fitzgerald	Schwartz	Approved	Unanimous

### Agenda C

Giuvanna Corona, Executive Director, presented 29 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	Alamo Rodriguez, Carla Michelle	Yes	Schwartz	Sanchez	Approved	Unanimous
B	Araujo, Miguel A	Yes	Schwartz	Sanchez	Approved	Unanimous
C	Barnes, Verna Rena	Yes	Ketcham	Schwartz	Approved	5-2
D	Bashant, Greg J	No	Rescheduled and waived the 90-days.			
E	Bashaw, Corey Daniel	Yes	Fitzgerald	Schwartz	Approved	5-2
F	Berglund, Eric Edison	Yes	Schwartz	Sanchez	Denied	Unanimous
G	Blum, Frederick	Yes	Schwartz	Sanchez	Approved	Unanimous
H	Bruetsch, Marcel	Yes	Fitzgerald	Sanchez	Approved	Unanimous
I	Cohen, Barry Scott	Yes	Schwartz	Barbara	Approved	Unanimous
J	Debnam, Derek H	Yes	Barbara	Fitzgerald	Approved	5-2
K	Dempsey, John Patrick	No	Rescheduled and waived the 90-days.			

L	Diaz, Luis	Yes	Barbara	Fitzgerald	Approved	Unanimous
M	Dickerson, Jamie F	Yes	The applicant withdrew the application.			
N	Dizuzio, Margaret	Yes	Schwartz	Barbara	Approved	6-1
O	Filus, Marvin	No	Schwartz	Barbara	Approved	Unanimous
P	Freeman, Lewis B Daniel Villazon, Esq.	Yes Yes	Schwartz	Butler	Denied	6-1
Q	Giraldo, Ronald Daniel Villazon, Esq.	Yes Yes	Fitzgerald	Schwartz	Approved	6-1
R	Haas, Melissa E	No	Rescheduled and waived the 90-days.			
S	Helverson, Iliana	Yes	Fitzgerald	Schwartz	Approved	Unanimous
T	Hixson, Edna W	Yes	Sanchez	Fitzgerald	Approved	Unanimous
U	Jernigan, John Sheldon	Yes	Fitzgerald	Barbara	Approved	Unanimous
V	Jimenez Mago, Weena M Interpreter	Yes Yes	Schwartz	Fitzgerald	Approved	5-2
W	Joseph, George Lewis Iii	Yes	Schwartz	Fitzgerald	Approved	Unanimous
X	Lloyd, Rashima Andreana	Yes	Schwartz	Barbara	Approved	5-2
Y	March, Tracie Diane	Yes	Sanchez	Butler	Denied	Unanimous
Z	Martinez, Breisys	Yes	Sanchez	Schwartz	Denied	Unanimous
AA	Mastrapa, Sailys B	Yes	Ketcham	Sanchez	Approved	Unanimous
AB	Noziere, Berlitz Archeley	No	Sanchez	Schwartz	Denied	Unanimous
AC	Pires, Denise Erica	Yes	Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald, to vacate the prior vote and decision to Deny and accept the voluntary withdrawal of application. The motion passed with a 5-2 vote.			

**Agenda E**

Giuvanna Corona, Executive Director, presented 2 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	Bruner, Adam	Yes	Sanchez	Schwartz	Approved	Unanimous
B	Soni, Jay	Yes	Sanchez	Schwartz	Denied	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.

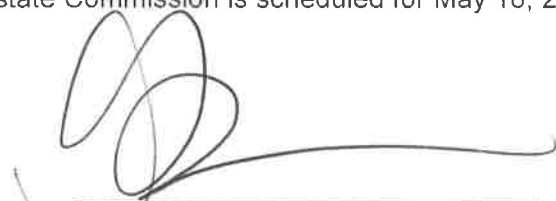
**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 5:40 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for May 18, 2021, via Tele-Conference/Live-Stream.

ATTEST:



Richard "Dick" Fryer, Chair  
Florida Real Estate Commission



Giuvanna Corona, Executive Director  
Florida Real Estate Commission

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
April 21, 2021  
Tele-Conference/Live-Stream Meeting**

**April 21, 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 21st day of April, 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  
Guy Sanchez, Jr. – in person  
Patricia "Patti" Ketcham – via Live-Stream  
Patricia "Pat" Fitzgerald – via Live-Stream  
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**

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

**Escrow Disbursement Orders – Agenda**

Heather Page, Assistant General Counsel, presented 7 Escrow Disbursement Orders and 1 Interpleader.

Vice-Chair Schwartz moved to approve Tabs B, C, and D of the Escrow Disbursement Order as a consent agenda, seconded by Commissioner Fitzgerald; the motion passed with a 6-0 vote.

Commissioner Fitzgerald moved to approve Tabs E, F, and G of the Escrow Disbursement Order as a consent agenda, seconded by Vice-Chair Schwartz; the motion passed with a 6-0 vote. Commissioner Sanchez was recused.

Vice-Chair Schwartz moved to approve Tab A of the Escrow Disbursement Order, seconded by Commissioner Sanchez; the motion passed with a 6-0 vote. Commissioner Fitzgerald was recused.

Vice-Chair Schwartz moved to approve the interpleader for Tab H of the Escrow Disbursement Order, seconded by Commissioner Sanchez; the motion passed with a 6-0 vote.

### Recovery Fund Claims Docket

Delhon Braaten, Assistant General Counsel, presented 3 Recovery Fund Claims.

#### **Tab A – RFC Bester V Rodriguez, Case Number 2020-009341**

The Claimant was present and was not represented by counsel; Licensee was not present or represented by Counsel. Mr. Braaten represented the Department. After discussion, Vice-Chair Schwartz moved to deny the claim as recommended by the Department; seconded by Commissioner Fitzgerald. The motion passed with a 6-0 vote.

#### **Tab B – RFC Crew V Nesor, Case Number 2021-004309**

The Claimant nor Licensee were present or represented by Counsel. Mr. Braaten represented the Department. After discussion, Vice-Chair Schwartz moved to deny the claim as recommended by the Department; seconded by Commissioner Sanchez and Barbara. The motion passed with a 6-0 vote.

#### **Tab C – RFC Gallucci V Foss, Case Number 2020-056157**

The Claimant nor Licensee were present or represented by Counsel. Mr. Braaten 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 with a 6-0 vote.

### Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 14 docket items with the following results:

#### **Tab A – Berto Sabin, SL3301525 Case No. 2020-032095 – Respondent's Request for Informal Hearing**

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

After discussion, Commissioner Sanchez moved; seconded by Commissioner Butler; 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: **revocation; administrative fine of \$2,000.00; investigative costs of \$500.00**; 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; 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 – Leticia Elejalde, SL3013710, Case No. 2020-029784 – Respondent's Request for Informal Hearing**

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

After discussion, Vice-Chair Schwartz moved; seconded by Commissioners Sanchez and Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Sanchez; to impose the following sanctions: **revocation; administrative fine of \$3,000.00; investigative costs of \$1,584.00**; 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; 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; 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 C – Constance Love, SL3398360, Case No. 2020-010186 – Petitioner’s Request for Informal Hearing**

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

After discussion, Commissioner Sanchez moved; seconded by Commissioners Barbara and Ketcham; 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 \$2,000.00; investigative costs of \$1,039.50;** the motion passed without dissent.

**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)(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.

### **Tabs D – Joshua McAlees, SL3033004, Case Nos. 2020-033836 – Motion to Vacate Administrative Complaint**

The Respondent was present and represented by counsel, Ms. Rachel Clark, Esquire, present. Ms. Page represented the Department. Commissioner Sanchez served on probable cause and was recused. Commissioner Butler did not participate in this case.

After discussion, Commissioner Fitzgerald and Commissioner Ketcham moved; seconded by Commissioner Barbara; to vacate the administrative complaint; the motion passed with a 5-0 vote.

### **Tabs E – Armando Perez, SL3416457, Case No. 2018-034836 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and represented by counsel, Mr. Damon A. Chase, Esquire, present. Ms. Medich represented the Department. Vice-Chair Schwartz served on probable cause and was recused.

After discussion, Commissioner Barbara moved; seconded by Commissioner Fitzgerald; to find the Respondent not guilty as charged in the Administrative Complaint; the motion passed with a 6-0 vote. Commissioner Barbara moved; seconded by Commissioner Fitzgerald; to dismiss the Administrative Complaint; the motion passed with a 5-1 vote.

**Tab F – Allen Jenkins, BK3209344; BK3374928; BK3353993; BK3089116; BK3107605, Case No. 2020-026500 – Respondent’s Request for Settlement Stipulation**

The Respondent was present and represented by counsel, Ms. Lori Heim, Esquire, present. Mr. Aldridge represented the Department. Commissioner Hornsleth served on probable cause and Chair Fryer recused himself.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to reject the Settlement Stipulation; the motion passed with a 5-1 vote. The Commission offered a counter Settlement Agreement to include all original terms, except **suspension for 7 months; investigative costs of \$709.50.**

**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.

**Tab G – Kenneth Jensen, SL3255843, Case No. 2020-049348 – Respondent’s Request for Settlement Stipulation**

The Respondent was present and was represented by counsel, Mr. Kevin Griffith, Esquire, not present. Ms. Brennen represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to accept the Settlement Stipulation: **suspension for 90 days; administrative fine of \$250.00; investigative costs of \$651.75; 3-Hour Core Law Education;** 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 H – Martha Londono, SL3069985, Case No. 2020-041745 – Respondent’s Request for Settlement Stipulation**

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

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Ketcham; to accept the Settlement Stipulation: **administrative fine of \$1,000.00; investigative costs of \$825.00; 28-hour Reactivation Course Education; 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.



**Tab I – Joseph Mondelli, BK573844, Case No. 2020-049143 – Respondent’s Request for Settlement Stipulation**

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

After discussion, Vice-Chair Schwartz and Commissioner Ketcham moved; seconded by Commissioners Butler; to deny the Settlement Stipulation; 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 J – Siesta Annual Rentals INC, CQ1020799, Case No. 2020-026501– Respondent’s Request for Settlement Stipulation**

The Respondent was present and was represented by counsel, Ms. Lori Heim, Esquire, present. Mr. Aldridge represented the Department. Commissioner Hornsleth served on probable cause and Chair Fryer recused himself.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to reject the Settlement Stipulation; the motion passed with a 5-1 vote. The Commission offered a counter Settlement Agreement to include all original terms, except **suspension for 7 months; investigative costs of \$709.50.**

**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 K – James Zizzi, SL3379315, Case No. 2020-043680 – Respondent’s Request for Settlement Stipulation**

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

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Barbara; to accept the Settlement Stipulation: **administrative fine of \$250.00; investigative costs of \$594.00; 3 Hour Core Law Education**; the motion passed with a 5-2 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 L – Jay Passerino, SL3445236 Case No. 2020-047708 – Voluntary License Surrender**

The Respondent was not present and was not represented by counsel. Ms. Brennen represented the Department.

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

#### **Tab M – Detric Copeland, SL702517, Case No. 2020-0023265 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Bova represented the Department. Commissioner Fitzgerald served on the probable cause panel and was recused. The Commission denied the motion for a waiver hearing.

After discussion Vice-Chair Schwartz moved; seconded by Commissioner Sanchez to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; the motion passed without dissent to impose the following sanctions: **revocation; administrative fines of \$3,000.00; investigative costs \$1,534.50**; 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 475.42(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 475.25(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 N – Cheryle Rose Desi, SL3437075, Case No. 2020-046821 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Ms. Brennen represented the Department. Commissioner Hornsleth served on the probable cause panel and Commissioner Sanchez recused himself. The Commission granted the motion for a waiver hearing.

After discussion Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **probation for 6 months; administrative fines of \$250.00; investigative costs \$330.00; 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.

#### **Consent Agenda A**

The Commission considered 35 applicants from the Consent Agenda A; Vice-Chair Schwartz moved; Commissioner Barbara seconded; to approve 15 applicants and require 20 applicants to be placed on the Summary of Applicant Agenda; the motion passed with a 6-1 vote.

### **Consent Agenda B**

The Commission considered 36 applicants from the Consent Agenda B; Vice-Chair Schwartz moved; Commissioner Barbara seconded, to approve 25 applicants and require 11 applicants to be placed on the Summary of Applicant Agenda; the motion passed with a 6-1 vote.

### **Consent Agenda C**

The Commission considered 20 applicants from the Consent Agenda B; Vice-Chair Schwartz moved; Commissioner Barbara seconded; to approve 9 applicants and require 11 applicants to be placed on the Summary of Applicant Agenda; the motion passed with a 6-1 vote.

### **Consent Agenda D**

The Commission considered 1 applicant from the Consent Agenda B; Vice-Chair Schwartz moved; Commissioner Barbara seconded; to approve 1 applicant and require 0 applicants to be placed on the Summary of Applicant Agenda; the motion passed with a 6-1 vote.

### **Petitions**

#### **Declaratory Statement – Hoss Pratt International, DS 2021-011**

The petitioner was not present and was not represented by counsel. After discussion, Vice-Chair Schwartz and Commissioner Fitzgerald moved; seconded by Commissioner Sanchez; to deny the petition for Declaratory Statement; the motion passed without dissent.

#### **Rule Variance or Waiver – Rule 61J2-3.008(1), F.A.C. and Rule 61J2-3.008(8), F.A.C – David Jarashow, Esquire, VW 2020-022**

The petitioner was present and was not represented by counsel. Vice-Chair Schwartz moved; seconded by Commissioner Sanchez; to deny the petition for Rule Variance or Waiver; the motion passed without dissent.

### **Special Agenda**

#### **Request for Reconsideration of Final Order – Hetsler, Robert DBPR Case No. 2018-003303**

Continued to May 2021.

#### **Request for Reconsideration of Final Order – Tassi, James DBPR Case No. 2017-044898**

The petitioner was present and was represented by counsel, Mr. Jack Fleischman, Esquire. Commissioner Ketcham served on the probable cause panel and was recused. After discussion, Commissioner Barbara moved; seconded by Commissioner Fitzgerald; to terminate the suspension based on the mitigation presented; the motion passed with a 4-2 vote.

### **Meeting Minutes**

FREC Executive Corona presented March 2021 Meeting Minutes to the Commission. After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Sanchez; to approve the minutes as presented; the motion passed without dissent.

### **Reports**

FREC Executive Corona presented the February and March Division Reports. Chief Attorney Cheneler presented the Legal Reports for March 2021. FREC Counsel Harris presented the Rules Report for March 2021.

### **Public Comments**

The Commission received public comment via email: "Mr. Harris, thank you for that thorough explanation. YOU are the reason that these meetings are educational. Thank you" and "Failure to self-report is not part of the FREC Course 1 syllabus

<http://www.myfloridalicense.com/dbpr/re/documents/FREC%20Meeting%20Documents/2013/09-13%20Meeting/0913FRECSyllabus.pdf>"

Commissioner Fitzgerald stated she received a comment from the real estate community that people and companies are running into a problem with the processing time for Broker change requests, RE13, and asked the Division to inquire into the matter.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 2:15 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for May 19, 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	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	BAKER, SHALITA	PULLED		X										X			X	2	5
B	BURDIER HERNANDEZ, BRENDA NATA	APPROVED	X		X		X		X			X			X			6	1
C	CASTO, WINNIE L	APPROVED	X		X		X		X			X			X			6	1
D	CHRISMER, SCOTT EDWARD	PULLED		X					X			X				X		3	4
E	COBB, MATTHEW JAMES	PULLED		X			X		X			X				X		1	6
F	CORREA, JAVIER ANTONIO	APPROVED	X		X		X		X			X			X			5	2
G	CRUZ, RAMON E	PULLED		X		X			X			X			X			3	4
H	DANZY, TRAIYAUNE	APPROVED	X		X		X		X			X			X			4	3
I	DELGADO, ALESY	APPROVED	X		X		X		X			X			X			4	3
J	FAILS, DESTINY CRAWFORD	APPROVED	X		X		X		X			X			X			5	2
K	FOLDS, SAVANNAH	PULLED			X			X	X			X			X			2	4
L	FROST, EDWARD	PULLED		X				X		X		X			X			0	7
M	GARCIA, ROLANDO E	APPROVED	X		X		X		X			X			X			6	1
N	GONZALEZ, JENNY	APPROVED		X		X		X	X			X			X			4	3
O	HEIL, TREINOR	APPROVED		X		X		X	X			X			X			4	3
P	HUTCHISON, JARED WAYNE	APPROVED	X		X		X		X			X			X			4	3
Q	JARAMILLO, CARLOS J	PULLED		X				X	X			X			X			1	6
R	KATZ, JORDAN MICHAEL	APPROVED	X		X		X		X			X			X			4	3
S	MAKHLOUF, AOURI	PULLED		X		X		X	X			X			X			3	4
T	MARPOE, NATHANIEL	PULLED	X					X	X			X			X			2	5
U	MAYTIN, ANTONIO	APPROVED		X		X		X	X			X			X			4	3
V	MCGRATH, STEPHEN MICHAEL	PULLED	X		X			X	X			X			X			3	4
W	MENDOZA, ESTRELLA LASTENIA	PULLED		X				X	X			X			X			1	6
X	MIMS, CRYSTAL ANASTASIA	PULLED		X				X	X			X			X			1	6
Y	OLIVEIRA, ROBERTO FRIZEIRO	PULLED		X		X		X	X			X			X			3	4
Z	RADILLO, DANILO	PULLED		X		X		X		X		X			X			3	4
AA	RIFFAUD, PASCAL M	APPROVED	X		X		X		X			X			X			6	1





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	BALADO, MONTY ZEL	APPROVED	X		X		X		X		X		X		X		7	0
B	BOWLING, AISHIA	APPROVED		X	X		X		X		X		X		X		6	1
C	CATROPA DOUGLAS	PULLED	X			X				X			X			X	1	6
D	CHOPEK, STEPHENIE H	PULLED	X			X				X			X			X	2	5
E	CLARK, ANGELA ELIZABETH	PULLED		X		X					X			X		X	3	4
F	DIAZ, JANESIS	PULLED		X		X			X			X			X		2	5
G	DINKEL, ADRIAN	PULLED		X			X			X					X		0	7
H	FEATHERSTONE, SHARON KAY	APPROVED	X			X		X		X			X			X	5	2
I	FITZGERALD, CALLAN GRACE	APPROVED	X			X		X		X			X			X	5	2
J	FRANCOIS, BRYAN	PULLED		X			X			X			X			X	0	7
K	HAVARD, JENNIFER NICOLE	APPROVED	X			X		X		X			X			X	6	1
L	LANTZ, WILLIAM R	APPROVED		X		X		X		X			X			X	4	3
M	LARBUS, BENJAMIN R	APPROVED	X			X		X		X			X			X	5	2
N	LICHTY, JOHN	APPROVED	X			X		X		X			X			X	7	0
O	PEREZ, MILDREY	APPROVED		X		X		X		X			X			X	4	3
P	POE, BRANDON	PULLED		X		X			X				X			X	3	4
Q	SANTANA, NEA	PULLED		X		X		X			X		X			X	2	5
R	STANTON, CORDERIUS	PULLED		X		X			X				X			X	1	6
S	VERA LA CRUZ, YOWANDY K	PULLED		X		X			X				X			X	2	5
T	WHITESALL, DONNA VIOLA	PULLED		X		X			X				X			X	2	5

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	MOORE, DOUGLAS ALAN	APPROVED	x			x				x				x				6	1