

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
March 15, 2022
Hybrid Meeting**

March 15, 2022

Chair Randy Schwartz called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Tuesday, the 15th day of March 2022.

Commissioners

Chair Randy Schwartz – in person
Vice-Chair Patricia Fitzgerald – excused absence
Patricia Ketcham – in person
Richard Barbara – in person
Renee Butler – in person
Millie Kanyar – in person
Kelly Price – in person

Mr. Lawrence Harris, Senior Assistant Attorney General, appeared in person 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 Consultant – excused absence
Tobechi “Charles” Bob-Duru, Regulatory Specialist III – in person
Jocelyn Pomales, Education Coordinator – via Live-Stream
Janice Lugo, Operations Support Supervisor – via Live-Stream
Linda Doolittle, Regulatory Consultant – in person
Luis Rivera, Administrative Assistant II – in person
Amanda Bova, Assistant General Counsel Attorney – in person
Katie Pareja, Assistant General Counsel Attorney – in person
Christie Earls, Legal Intern – in person

Education Agenda

Giuvanna Corona, Executive Director, presented 5 Real Estate Education Courses for the Commission’s review and consideration.

Tab A – Florida Core Law – New Course (3 hours Core Law, Distance) – application number 54255 – Ce Shop LLC

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

Tab B – Real Estate Workout – New Course (3 hours Specialty, Distance) – application number 54372 – Connect Group Media Inc.

The applicant was present in support of the application. After discussion, Commissioner Ketcham moved to approve the course with conditions; seconded by Commissioner Kanyar. The motion passed without dissent.

Tab C – Multifamily Rental Moratorium – New Course (3 hours Specialty, Distance) – application number 54373 – Connect Group Media Inc.

The applicant was present in support of the application. After discussion, Commissioner Ketcham moved to approve the course with conditions; seconded by Commissioner Kanyar. The motion passed without dissent.

Tab D – Business Ethics CE – New Course (3 hours Business Ethics, Distance) – application number 54380 – Dolphin School of Real Estate.

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

Tab E – Lead Gen – New Course (2 hours Specialty, Classroom) – application number 54002 – Elm Street Technology

The applicant was present (online) in support of the application. After discussion, Commissioner Ketcham moved to approve the course with conditions; seconded by Commissioner Barbara. The motion passed without dissent.

Special Agenda

Tab A – Request for Broker License with Foreign Jurisdiction Experience Endorsement – Carlos Mateus Amorim Tristao

The petitioner was present and was not represented by counsel. After discussion, Commissioner Barbara moved to approve the request; seconded by Commissioner Kanyar; the motion passed without dissent.

Summary of Applicants

Agenda A

Executive Director, Giuvanna Corona presented 60 Applicants requesting to sit for the real estate examination. Results are as follows:

Informal Hearings (2)

Kenny Duong – the applicant was present and represented by counsel, Mr. Daniel Villazon, Esquire. After discussion, Vice-Chair Fitzgerald moved to vacate the Notice of Intent to Deny and approve the application; seconded by Commissioner Kanyar; the motion passed without dissent.

Jessica Hyde – the applicant was present and represented by counsel, Mr. John Wylie, Esquire. After discussion, Commissioner Barbara moved to uphold the Notice of Intent to Deny and deny the application; seconded by Commissioner Butler and Commissioner Kanyar; the motion passed without dissent.

Approved by Consent Vote (36)

Martin Lee Allen Jr, present
Victor Arbuzow, present
Ellen Authement, not present
Bryson Callaway, present
Eduardo E Castillo, present
Vera Chong, present
Anthony Colon, present
Alexis Diaz, present
Drew Duffy, present
Paula Escobar, not present

John Fricano, present
Akeem Che Huggins, not present
Timothy Lawn, present
Cassandra V Lemos, present
Jason Hugh Lyday, present
Ashley Nicole Miller, present
Guiomar Moncada, not present
Christina C Monzo, present
Klee Morgan, not present
Michael E Petrik, present
Jose A Pichardo, present
Melisa Pierce, not present
Luis A Pimentel, present
Gleniya Rawls, present
Koree Alexa Ream, present
Ofra Rodriguez, present
Erika Santana, present
Kristina Serrano, not present
Glenn Siesser, present
Robert Subida, not present
Mark Symes, present
Ashley Van Pelt, present
Victoria Vazquez, present
Cole Weaver, present
Morgan West, present
Sandra Wilder, present

Approved by Unanimous Vote (18)

Dylan John Cecere represented by Daniel Villazon, Esquire, both present
Riera Inlian Gomez, not present
Kenneth Ryan Jensen, present
Michelle Lewis represented by Daniel Villazon, Esquire, both present
Jeffery Jose Lorenzo represented by Daniel Villazon, Esquire, both present
Taylor Elizabeth Loyd represented by Daniel Villazon, Esquire, both present
Michelle Lottie Miller, present
Nathan Montgomery, present
Michael Albert Peters represented by Daniel Villazon, Esquire, both present
Karie Robinett represented by Daniel Villazon, Esquire, both present
Sandra Rosario, present
Kimberly Jo Scott, present
Janeen Soler represented by Daniel Villazon, Esquire, present
Andrew James Swan, present
Jude Termidor, present
Ratonda White, not present
Jameelah Young, present

Approved by Majority Vote (3)

Timothy Bowman, present
Christopher Coburn, present
Daniel Livermore, present

Denied (1)

Joseph Lawrence Boze, not present

Rescheduled and Waived 90-days (1)

Bryan May

Agenda B

Executive Director, Giuvanna Corona presented 27 Applicants requesting to sit for the real estate examination. Results are as follows:

Approved by Unanimous Vote (18)

Daniella Beltran, present
Katie M Bonds, present
Fior Dalixa Davila, present
Tanoria Duffus, present
Morgan Gelsleichter, present
Desmond Henderson, present
Tanya Maria Hlinka, present
Kristina Kumi, not present
Charity Mann, present
Deonco Marshall, present
Reinaldo Montalvo, present
Sarah Min Phillips, present
Yusimy Rodriguez, not present
Rosemary Rubino, present
Dessie Santiago, present
Ronald I Vidaurre, present
Larry K Wallace, present
Richard Z Wyzanski, present

Approved by Majority Vote (8)

Michael Campos, present
Ricardo Del Rio, present
De Abernathy Nelly Fonseca, not present
Johnathan Fuentes, present
Daniel Tom Kulach, present
Shanti V Mitchell, present
Brayan Steven Rivera, present
Brent Wood, present

Rescheduled and Waived 90-days (1)

Joshua Enriquez

Agenda C

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

Approved by Unanimous Vote (1)

Daniel McFee, present

Consent Agenda A

The Commission considered 50 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Ketcham seconded the motion to “pull” 13 applicants and place them on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Juan Carlos Alcantara
Barbara Avalos
Jason Callaghan

Daphne Casimir
Lawrence Cipollone
Kevin Colladel

Ariel Janais Dagenais
Jermaine Lee Dowdell
Tina Edwards

Pablo Nicolas Falero
Yovany Gonzales
Sara Jean Grieves
Brandi Halstead
Vincent Hoskins
Amanda Irizarrylairson
Gage David Kaplan
Ronald T Kimble
Nicholas Scott Kippenberg
Craig Kozloski

Bianca McMillon
John Jacob Meghan
Allen Metts
Brady Michael Murray
Olutosin Oduwole
Jayme E Park
Kathleen Teresa Riggs
Pauline Roberta Rocco
Wilmer Ruiz
Ryan Saslow

Andrea Scannell
Deanna Marie Segovia
Benjamin Adam Sironel
Laura Jo Thompson
Jason Todd
Sarah Elizabeth Volpe
Ronald Ward
Nathan William Wilhort

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

Abigail Grace Joan Anderson
Latoya Lynne Bisby
Samuel David Cobb
David Dueno
Uchenna Maxwell Ibe

Ronel Junior Lamour
Bryant Benjamin Larzelere
Joshua Allen Mallory
Karissa Danielle Sluus
Eyelen O Suarez

Thomas W Taglieri
Floyd Major Jr Williams
Dominic Young

Consent Agenda B

The Commission considered 24 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Butler seconded the motion to “pull” 9 applicants and place them on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Dennis J Befumo
Timothy M Hoth
Rebekah Langelle
Tracy Lynn Leary
Manuel Joseph Manna
Andres Raul Munoz Giuliani
Stephen Peregoy
Michael Thomas Perry
Morgan Elizabeth Porter
William Powell
Peter Sadkhin
Amber Soulds
Darrell Turner
Laurel R Walker
Brooke Wilson

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

Melissa Marie Bretegra
Leticia Gallegos
Thomas Murphy
Carlos Mario Posada
Megan Belle Roberts
Neil Brian Sherman

Michele Simonis
Rainer P Warner III
Cory Williams-McClain

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 Schwartz 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 3:10 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for April 19, 2022, via hybrid.

ATTEST:

Randy Schwartz, Chair
Florida Real Estate Commission

Giovanna Corona, Executive Director
Florida Real Estate Commission

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
March 16, 2022
Hybrid Meeting**

March 16, 2022

Chair Randy Schwartz called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Wednesday, the 16th day of March, 2022.

Commissioners

Chair Randy Schwartz – in person
Vice-Chair Patricia “Pat” Fitzgerald – excused absence
Patricia “Patti” Ketcham – in person
Richard Barbara – in person
Renee Butler – in person
Millie Kanyar – in person
Kelly Price – in person

Mr. Lawrence Harris, Senior Assistant Attorney General, appeared in person as 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 Live-Stream
Mackenzie Medich, Deputy Chief Attorney – in person
Amanda Bova, Assistant General Counsel Attorney – in person
Delhon Braaten, Assistant General Counsel Attorney – via Live-Stream
William Childers, Assistant General Counsel Attorney – in person
Dan David, Assistant General Counsel Attorney – excused absence
Katie Pareja, Assistant General Counsel Attorney – in person
Christie Earls, Legal Intern – in person
Emy Orellana, Regulatory Consultant – excused absence
Tobechi “Charles” Bob-Duru, Regulatory Specialist III – in person

Escrow Disbursement Orders – Agenda

Ms. Katie Pareja, Assistant General Counsel, presented 3 Escrow Disbursement Orders.

Commissioner Barbara moved to approve Tab A and C of the Escrow Disbursement Order as a consent agenda, seconded by Commissioner Kanyar; the motion passed unanimously.

Commissioner Barbara moved to approve Tab B of the Escrow Disbursement Order, seconded by Commissioner Price; the motion passed unanimously. Commissioner Kanyar was recused.

Recovery Fund Claim – Agenda

Mr. Del Braaten, Assistant General Counsel, presented 1 Recovery Fund Claim.

Tab A – Case Number 2020-027228 – RFC West Manatee Inv. LLC., v. Platone

Claimant was not present and was not represented by Counsel; Licensee was not present and was not represented by Counsel. After discussion, Commissioner Kanyar moved to approve the claim as

recommended by the Department; seconded by Commissioner Barbara. The motion passed unanimously.

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 73 docket items with the following results:

Tab A – Steven Capen, SL3205975, Case No. 2021-048547 – Respondent’s Request for Informal Hearing

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

After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Butler; to impose the following sanctions: **probation for 6 months; administrative fine of \$250.00; investigative costs of \$264.00; 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 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 B – Henry Cruz, SL3299057, Case No. 2021-040051 – Respondent’s Request for Informal Hearing

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

After discussion, Commissioner Kanyar moved; seconded by Commissioner Butler; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved; seconded by Commissioner Butler; to impose the following sanctions: **probation for 6 months; suspension until attendance of 4 complete FREC Meetings; administrative fine of \$250.00; investigative costs of \$346.50**; the motion passed without dissent.

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

Tab C – Susan Hoffman, SL3133154, Case No. 2021-008004 – Petition to Set-Aside Final Order

The Respondent was not present and was represented by Counsel, Mr. Daniel Villazon, Esq., present. Mr. Childers represented the Department. Chair Schwartz and Commissioner Butler served on probable cause and were recused.

After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to vacate previous revocation and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved; seconded by Commissioner Kanyar; to impose the following sanctions: **probation for 6 months; 1 complete FREC Meeting; investigative costs of \$528.00**; the motion passed without dissent.

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

Tab D – Adil Hesem Kelekci, SL3474187, Case No. 2021-042327 – Respondent’s Request for Informal Hearing

The Respondent was present and was not represented by Counsel. Mr. Childers represented the Department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Barbara; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved; seconded by Commissioner Barbara; to impose the following sanctions: **probation for 6 months; investigative costs of \$313.50; public reprimand to license;** the motion passed with a 3-2 vote.

Violation(s): Section 475.25(1)(m), Florida Statutes, has obtained a license by means of fraud, misrepresentation, or concealment.

Tabs E – Brian Joseph Mylett, BK3081892, Case No. 2021-034080 – Petitioners Motion for Informal Hearing

The Respondent was present and was represented by Counsel, Ms. Rachel Clark, Esq., present. Ms. Bova represented the Department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Butler moved; seconded by Chair Schwartz; to impose the following sanctions: **probation for 12 months; administrative fine of \$250.00; investigative costs of \$858.00;** 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 F – Ugur Ozer, SL3467717, Case No. 2021-045671 – Respondent’s Request for Informal Hearing

The Respondent was not present and was represented by Counsel, Mr. Anthony Durant, Esq., present. Mr. Childers represented the Department. Commissioner Barbara served on probable cause and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Butler; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Butler; to impose the following sanctions: **probation for 6 months; administrative fine of \$250.00; investigative costs of \$280.50; 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. 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 G – Ritu Rani Pawha, SL3308085, Case No. 2020-052609 – Respondent’s Request for Informal Hearing

The case was continued to April 2022.

Tab H – Anthony Rangasammy, SL3210156, Case No. 2021-043617 – Respondent’s Request for Informal Hearing

The Respondent was not present and was not represented by Counsel. Mr. Childers represented the Department. Commissioner Barbara served on probable cause and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Butler; to impose the following sanctions: **probation for 6 months; administrative fine of \$250.00; investigative costs of \$495.00; 3-hour Core Law Education Course**; the motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to the department within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction. 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 I – Imari Sekajipo, SL3507670, Case No. 2021-048202 – Respondent’s Request for Informal Hearing

The Respondent was present and was not represented by Counsel. Ms. Pareja represented the Department. Commissioner Barbara served on probable cause and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Price; to impose the following sanctions: **probation for 6 months; administrative fine of \$500.00; investigative costs of \$313.50; 3-hour Core Law Education Course**; the motion passed without dissent.

Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

Tab J – Antonio Srado, SL3415657, Case No. 2021-048756 – Respondent’s Request for Informal Hearing

The Respondent was present and was not represented by Counsel. Mr. Childers represented the Department. Commissioner Barbara served on probable cause and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Kanyar; to impose the following sanctions: **probation for 6 months; administrative fine of \$250.00; investigative costs of \$379.50; 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. 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 K – Frank Bernard Williams, SL3380753, Case No. 2021-038190 – Respondent’s Request for Informal Hearing

The Respondent was not present and was represented by Counsel, Mr. Daniel Villazon, Esq., present. Mr. Braaten represented the Department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Barbara moved; seconded by Commissioner Kanyar; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Mr. Villazon requested a continuance on the sanctions to April 2022.

Tab L – Rosy A. Baron, BK3419520, Case No. 2021-036088 – Settlement Stipulation

The Respondent was not present and was represented by Counsel, Mr. Daniel Villazon, Esq., present. Mr. Braaten represented the Department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Barbara moved; seconded by Commissioner Kanyar; to accept the Settlement Stipulation; 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 M – Christopher D’Anna, SL3415526, Case No. 2021-038767 – Settlement Stipulation

The Respondent was not present and was represented by Counsel, Ms. Andrea O’Connor-Hall, Esq., present. Ms. Pareja represented the Department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Barbara moved; seconded by Commissioner Kanyar; to accept the Settlement Stipulation; the motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction.

Tab N – Bryan Franco Bravo, BL3379246, Case No. 2021-029634 – Settlement Stipulation

The Respondent was not present and was represented by Counsel, Ms. Nancy Campiglia, Esq., present. Mr. Braaten represented the Department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Barbara; to accept the Settlement Stipulation; the motion passed with a 4-1 vote.

Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; 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 O – Donald Lindsay, BK184901, Case No. 2021-028240 – Settlement Stipulation

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

After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to accept the Settlement Stipulation (with an investigative cost of \$660); the motion passed without dissent.

Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony.

Tab P-AI – 305 Rentals & Sales Realty LLC, CQ1061967, Case No. 2021-042240, 2021-045962, 2021-057009, 2021-057011, 2021-057039, 2021-057069, 2021-057086, 2021-057153, 2021-057162, 2021-057167, 2021-057215, 2021-057237, 2021-057263, 2021-057268, 2021-057282, 2021-057304, 2021-057408, 2021-057432, 2021-057458, 2021-057489 – Voluntary Surrender of License

Commissioner Barbara moved; seconded by Commissioner Butler; to accept the voluntary surrender; the motion passed without dissent. Commissioner Ketcham was recused.

Tab AJ-AU – Reyner Labrada, BK3186318, Case No. 2021-045863, 2021-045867, 2021-045885, 2021-057006, 2021-057037, 2021-057065, 2021-057150, 2021-057157, 2021-057165, 2021-057277, 2021-057402, 2021-057448 – Voluntary Surrender of License

Commissioner Barbara moved; seconded by Commissioner Butler; to accept the voluntary surrender; the motion passed without dissent. Commissioner Ketcham was recused.

Tab AV-BO – Esperanza Mendoza Labrada, BK3322938, Case No. 2021-043519, 2021-045975, 2021-057005, 2021-057007, 2021-057038, 2021-057067, 2021-057080, 2021-057151, 2021-057159, 2021-057166, 2021-057213, 2021-057230, 2021-057261, 2021-057266, 2021-057280, 2021-057302, 2021-057405, 2021-057430, 2021-057456, 2021-057487 – Voluntary Surrender of License

Commissioner Barbara moved; seconded by Commissioner Butler; to accept the voluntary surrender; the motion passed without dissent. Commissioner Ketcham was recused.

Tab BP – Miami Neighborhood, CQ 1031209, Case No. 2021-057403 – Voluntary Surrender of License

Commissioner Barbara moved; seconded by Commissioner Butler; to accept the voluntary surrender; the motion passed without dissent.

Tabs BQ – Nicolas Boler, SL3474069, Case No. 2021-042586 – Motion For Waiver And Entry of Final Order

The Respondent was not present and was not represented by Counsel. Mr. Childers represented the Department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the waiver.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Barbara; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Barbara moved; seconded by Commissioner Butler; to impose the following sanctions:

revocation (reapplication allowed); administrative fine of \$250.00; investigative costs of \$115.50; the motion passed without dissent.

Violation(s): Section 475.25(1)(m), Florida Statutes, has obtained a license by means of fraud, misrepresentation, or concealment; Section 455.275(1) Each licensee of the department is solely responsible for notifying the department in writing of the licensee's current mailing address, e-mail address, and place of practice, as defined by rule of the board or the department when there is no board. A licensee's failure to notify the department of a change of address constitutes a violation of this section, and the licensee may be disciplined by the board or the department when there is no board.

Tab BR – Kim Glisson, BK670280, Case No. 2021-039546 – 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. The Commission granted the waiver.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved; seconded by Commissioner Butler; to impose the following sanctions: **revocation; administrative fine of \$3,500.00; investigative costs of \$627.00;** 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 BS – Reyner Labrada, BK3186318, Case No. 2021-015126 – Motion For Waiver And Entry of Final Order

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. The Commission granted the waiver.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Barbara; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Barbara moved; seconded by Commissioner Butler; to impose the following sanctions: **revocation; administrative fine of \$3,500.00; investigative costs of \$921.36;** 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; 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 BT – Reyner Labrada, BK3186318, Case No. 2021-035785 – Motion For Waiver And Entry of Final Order

The Respondent was not present and was not represented by Counsel. Ms. Bova represented the Department. Commissioner Barbara served on probable cause and was recused. The Commission granted the waiver.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Butler; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved; seconded by Commissioner Butler; to impose the following sanctions: **revocation; administrative fine of \$3,500.00; investigative costs of \$1,402.50**; 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.

Tab BU – Luis Maqueira, BK3170557, Case No. 2021-034123 – Motion for an Informal Hearing

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

After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved; seconded by Commissioner Kanyar; to impose the following sanctions: **probation for 6 months; administrative fine of \$2,500.00; investigative costs of \$957.00; 3-hour Core Law Education Course; FREC-approved Property Management Course**; the motion passed without dissent.

Violation(s): ; Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme.

Rules

RULE NUMBER	RULE NAME	OUTCOME
61J2-3.008	Minimum Education Requirements (FREC I Course Syllabus)	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language and comments from the Joint Administrative Procedures Committee was submitted to the Commission for review and consideration. After discussion, Commissioner Ketcham, seconded by Vice-Chair Fitzgerald, to open the rule for development; the motion passed without dissent.
61J2-3.010	Continuing Education for School Instructors	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language was submitted to the Commission for review and consideration. The Commission received comments

61J2-3.011	License Reactivation Education for Brokers and Sales Associates	from the public. After discussion, the Commission decided leave the rule as is.
61J2-10.025	Advertising	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language was submitted to the Commission for review and consideration. The Commission received comments from the public. After discussion, the Commission decided to leave the rule as is.
61J2-10.026	Team or Group Advertising	
61J2-17.011	School Instructor Requirements and Qualifications	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language and comments from the Joint Administrative Procedures Committee was submitted to the Commission for review and consideration. The Commission received comments from the public. After discussion, Commissioner Kanyar, seconded by Commissioner Ketcham, to open the rule for development; the motion passed without dissent.
61J2-17.013	Interpretation of Particular Phrases	
61J2-17.014	Guest Lecturers	
61J2-17.016	Renewal of Instructor Permits	
61J2-20.048	Principal Office	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language and comments from the Joint Administrative Procedures Committee was submitted to the Commission for review and consideration. After discussion, the Commission decided to leave the rule as is.
61J2-20.051	Authorized Signatures on Final Orders	
61J2-20.052	Designation of Official Reporter	
61J2-23.001	Time-Share Resale Listing Agreement Disclosure	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language and comments from the Joint Administrative Procedures Committee was submitted to the Commission for review and consideration. After discussion, Commissioner Barbara, seconded by Commissioner Kanyar, to open the rule for development; the motion passed without dissent.
61J2-23.002	Time-Share Resale Contract Disclosure	
61J2-24.003	Notification of Noncompliance	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language and comments from the Joint Administrative Procedures Committee was submitted to the Commission for review and consideration. After discussion, Commissioner Ketcham, seconded by Vice-Chair Fitzgerald, to open the rule for development; the motion passed without dissent.
61J2-24.006	Probation	The purpose of this rule discussion is to update and revise the language regarding types of applications, renewals and certain fees. Proposed language and comments from the Joint Administrative Procedures Committee was submitted to the Commission for review and consideration. The Commission received comments from the public. After discussion, Commissioner Ketcham, seconded by Vice-Chair Fitzgerald, to open the rule for development; the motion passed without dissent.

Agenda D

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

TAB	NAME	PRESENT	MOVED by COMMISSIONER	SECONDED by COMMISSIONER	VOTE	COUNT
A	Charles Norton	Yes	Barbara	Butler	Approved	5-1

Meeting Minutes

FREC Executive Director Corona presented the December 2021, January, and February 2022 Meeting Minutes to the Commission. After discussion, Commissioner Ketcham moved; Commissioner Butler seconded; to approve the minutes as presented. The motion passed without dissent.

Reports

FREC Executive Director Corona presented the Division Reports for February 2022. FREC Chief Attorney, Mr. Cheneler, Esquire, presented the Legal Reports for February 2022. FREC Counsel, Mr. Harris, Esquire, presented the Rules Report for February 2022.

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 Schwartz thanked the Commission and Division staff for a great meeting.

Public Comments

The Commission did not receive any public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 1:00 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for April 20, 2022, in Orlando and via Hybrid.

ATTEST:

Randy Schwartz, Chair
Florida Real Estate Commission

Giuvanna Corona, Executive Director
Florida Real Estate Commission