

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
July 19, 2022
Hybrid Meeting**

July 19, 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 19th day of July 2022.

Commissioners

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

Mr. Ed Tellechea, Chief Assistant Attorney General, was present as counsel for the Commission.
Mr. Tellechea declared quorum present.

Staff

Giuvanna Corona, Executive Director – in person
Al Cheneler, Chief Attorney – in person
Emy Orellana, Regulatory Consultant – in person
Camille Royal, Senior Consumer Service Analyst – in person
Jose Jimenez, Administrative Assistant II – in person
Damon Boodram, Operations Specialist – in person
Jocelyn Pomales, Education Coordinator – in person
Janice Lugo, Operations Support Supervisor – via Live-Stream
Linda Doolittle, Regulatory Consultant – in person
Bradley De Los Ramos, Regulatory Specialist III – in person
Amanda Bova, Assistant General Counsel – in person
Heather Page, Assistant General Counsel – in person
Katie Pareja, Assistant General Counsel – in person
Leah Matos, Legal Intern – in person

Education Agenda

Giuvanna Corona, Executive Director, presented 4 Real Estate Education Courses for the Commission's review and consideration.

Tab A – Understanding Ground Settlement in Florida – RE CEU – New Course (4 hours Specialty, Classroom) – application number 56391 – Structural Engineering and Inspections

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

Tab B – NARs Home Finance Resource Certification Course – New Course (7 hours Specialty, Livestream) – application number 56589 – Florida Association of Realtors

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

Tab C – NARs Home Finance Resource Certification Course – New Course (7 hours Specialty, Classroom) – application number 56590 – Florida Association of Realtors

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

Tab D – Alternative Lending Solutions, when your buyer can't use income documents – New Course (4 hours Specialty, Classroom) – application number 56601 – North Bay Capital

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

Special Agenda

Tab A – Request for Reinstatement of Real Estate SL3226243 – Ambrosio, Thomas

The petitioner was not present or represented by counsel. After discussion, Commissioner Price moved to deny the petitioner's request for reinstatement, seconded by Commissioner Butler; the motion passed without dissent. The Division received communication that the petitioner appeared via live-stream after the Commission's decision and requested to present. The Commission agreed to permit the petitioner to present his request. The matter was re-called into the record and there was no response from the petitioner.

Summary of Applicants – Agenda A

Regulatory Consultant Emy Orellana presented 42 Applicants requesting to sit for the real estate examination. Results are as follows:

Informal Hearings (1)

Carey, Randall Wallace	The applicant was present and not represented by counsel. After discussion, Vice Chair Fitzgerald moved to vacate the Notice of Intent to Deny and accept the applicant's request to withdraw the application; seconded by Commissioner Kanyar; the motion passed with a 6-1 vote.
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Approved by Unanimous Vote (26)

Akins, Charles	Present and represented by counsel, Mr. Daniel Villazon, present. The application was conditionally approved.
Augustin, Alan	present
Ault, Jeffrey Carl	not present
Cason, Brittany	not present
Dunagan, Frank Monroe Jr	not present
Genuth, Abe	present
Joseph, Michael J	present
Kelley, Christopher	not present
Kennington, Colleen	present
Kuper, David	present
Lewis, Marcelis	present
Liebegott, Darren Philip	not present
Lillie, Robin J	present
Marku, Anisa	not present
Morales, Leonardo Jose	not present

Nikaj, Nesti	not present
Perry, Michelle Suzanne	not present
Pruss, Kayla Jo	not present
Reed, Angel Santana	present
Schaeffer, Eric	not present
Speckman, Karol S	not present
Struble, Briana Joy	present
Szpak, Karolina	not present
Vasquez, Azalia Iris	present
Weber, Richard Dean	not present
Wert, Delana Amber	not present
White, Dillon T	present

Approved by Majority Vote (10)

Alvarez, Daniel	not present
Brown, Harrell Shawn	present
Casadonte, Joseph	present
Knight, Anastasia	not present
Martinez, Gonzalo	present
Morales, Jannette	not present
Palace, John	not present
Polite, Lahyana Elissa	not present
Scott, Shatondra	present
Stackle, Kevin Andrew	not present

Denied by Unanimous Vote (5)

Cason, Brittany	not present
Joseph, Michael	present
Lipis, Danny	not present
Morales, Leonardo Jose	not present
Weber, Richard Dean	not present

Rescheduled and Waived 90-days (3)

Frazier, Ervin IV	not present and represented by counsel, Mr. Daniel Martinez, present
Gomez, Emily	not present and represented by counsel, Mr. Daniel Villazon, present
Hernandez, Hector	not present and represented by counsel, Mr. Daniel Villazon, present

Summary of Applicants – Agenda B

Regulatory Consultant Emy Orellana presented 21 Applicants requesting to sit for the real estate examination. Results are as follows:

Approved by Unanimous Vote (12)

Barnes, Christopher Lee	present and represented by Mr. Daniel Villazon, Esq., present
Beckett, George Joseph	present
Davison, Lyle Ves	present
Dennis, Jacqueline Nicole	present
Dupalis, Berline	present
Durkin, Andrea Lynn	present
Gebus, Eva	present and represented by Mr. Daniel Villazon, Esq., present
Hawthorne, Nicholas Tyler	present
Hill, Breanna Estelle	present
Hobbs, Jody Allen	present
Rodriguez, Mayraliz	not present
Williams, Tswana Tameaka	present

Approved by Majority Vote (4)

Darlington, Trevor	present
Eaddy, Latasha	present and represented by Mr. Daniel Villazon, Esq., present
Patterson, Tiffany Aisha	present
Reynolds, Dustin Jay	present

Denied by Unanimous Vote (3)

Hainsworth, Richard Keith	not present
Joseph, Wadson	not present
Valk, Krisha Marie	not present

Rescheduled and Waived 90-days (1)

Martin, Cynthia	not present
Reynolds, Clifford	not present and represented by John R. Samaan, Esq., present

Agenda C

Regulatory Consultant Emy Orellana presented 11 Applicant requesting to sit for the real estate examination. Results are as follows:

Informal Hearings (1)

Clarida, Shawnee	Present and not represented by counsel. After discussion, Vice Chair Fitzgerald moved to uphold the Notice of Intent to Deny; seconded by Commissioner Kanyar; the motion passed unanimously.
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Approved by Unanimous Vote (14)

Anderson, Demetrius	present
Delves, Lana Christine	not present
Gray, Jason Dewey	not present
King, Angelica M.	present
Mendoza, Christopher Alexander	present
Sherman, Neil Brian	present and represented by Mr. John Samaan, Esq., present
Zarate, Sebastian	present

Approved by Majority Vote (2)

Cordova, Yoisel Vicente	present and represented by Mr. Daniel Villazon, Esq., present
Dennis, Matthew Aaron	present

Denied by Unanimous Vote (1)

Salter, Ronald David	not present
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Consent Agenda A

The Commission considered 66 applicants from the Consent Agenda A; Vice Chair Fitzgerald moved; Commissioner Kanyar seconded the motion to approve 51 applicants and require 15 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Allen, Antonio	Garcia, Orlando	Rice, Travis Dean
Arias, Leonard Enrique	Gary-Hamilton, Veverly	Riggs, Amber
Arrojo, Jose Jr	Gonzalez, Angeles	Romance, Roger L Jr
Aubin, Robert L Jr	Gray, Laura Ruth	Saintflina, Sylvia
Babbo, Bryan	Ingole, Gary	Simon, Nash
Barley, Tiffany Shireen	Jones, Darrell Maurice	Singh, Reyhan

Bassett, Alexander D	Kavanagh, George Gardner III	Teague, Jeremy
Basteiro, Kenneth M	Lavender, Patrick Oneal Jr	Theramene, Mickendy
Bedoya, Fredy	Layton, Chris William	Toto-Azeez, Linda
Belizaire, Vanessa	Ma, Wei	Turner, Larry
Bonanno, Vincent	Martinez, Erika M	Vargas, Rafael
Brown, Rachele	Mina, Jeffrey	Veras, Sasha Stephanie
Campbell, Jessica Nadine	Oliver, Angel	Vernon, Nicola Tracy Ann
Carter, Joseph	Parrish, Robert	Vitale, Nicholas Paul
Davey, Kaydee Lynn	Petrosky, Michael Adam	Ward, Tracy Lynn
Duren, David	Ramos, Yaimarelys	Warren, Lindsey
Foster, Marina Felicitas	Reid, James Michael III	White, John Thomas

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

Brown, Yvetta Michelle	Harris, Brittany Louvon	Purcell, Sierra Carlee
Burden, Joyous	Herrera, Julian	Pyles, Lasha Renna
Francois, Jonathan S	Jackson, Arsenio Kortez Sr	Rogers, Nathan Whitfield
Guevara, Glorianny	James, Aaron	Swindoll, Alexandra Leigh
Gutierrez, Ivelisse	Mastrangelo, Juan V	Yarbrough, Jaunquill Lamarr Sr

Consent Agenda B

The Commission considered 57 applicants from the Consent Agenda A; Vice Chair Fitzgerald moved; Commissioner Kanyar seconded the motion to approve 47 applicants and require 10 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

The following applicants were approved:

Anestal, Steve	Francis, Wilma J	Nicolas, Darin Jerome
Ashby Rodriguez, Nayelis	Garcia, Christopher Sergio	Ortiz, Evelisse Louise
Boston, Tyanna Joyrene	Guzman, Alvidalisse	Powell, Michael
Bowe, Kenneth Jr	Hepperly, Jason	Prego, Fernando Alberto
Brooks, Kara	Izotov, Yakub	Radtke, Brittany
Bullard, Kuniesha	King, Richard	Saieh, Maher S
Carrera, Suleida Sully	Lebrun, Alexi Gloria	Santiago, Anissa
Collins, Charmaine Shanee	Lopez, Lisa Marlene	Skutt, Ashley May
Cruz-Relles, Noe G	Lydle, Tami Renee	Smith, Cole Alexander
Cuervo, Andrew	Martin, Nanette	Smith, Nicole Ann
Davis, David A	Mayronas-Kovacs, Larissa	Starman, Tonya Hines
Eaddy, Chaya	Mccallister, Kristen Elaina	Tigner, Blake
Elien, Olivier Jeff	Michalosky, Damien J	Tise, Dinu
Federoff, Jane	Miller, Christian Connor	Todd, Ethan
Fossett Diaz, Lori	Montalvo, Michael	Vuelta Arafet, Loipa
Foster, Lesmond	Myers, Timothy	

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

Biron, David Normand	Davis, Wendy Denise	Lefranc, Marvin Ronel
Carter, Davonta Charleston	Garzon, Andrew	Riley, Jane Darlene
Chase, Christopher S	Hearren, Lenaya	Salcedo, Andres Alfredo
Chevalier, Fritzgerald		

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 1 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for July 20, 2022 in Orlando and 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
July 20, 2022
Hybrid Meeting**

July 20, 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 20th day of July, 2022.

Commissioners

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

Miss Michelle Munson, Senior Assistant Attorney General, appeared in person as counsel for the Commission. Miss Munson declared quorum present.

Staff

Giuvanna Corona, Executive Director – in person
Al Cheneler, Chief Attorney – in person
James Fortunas, Deputy Chief Attorney – in person
Mackenzie Medich, Deputy Chief Attorney – in person
Amanda Bova, Assistant General Counsel Attorney – in person
Delhon Braaten, Assistant General Counsel Attorney – in person
William Childers, Assistant General Counsel Attorney – in person
Dan David, Assistant General Counsel Attorney – in person
Katie Pareja, Assistant General Counsel Attorney – in person
Christie Earls, Legal Intern – in person
Emy Orellana, Regulatory Consultant – in person
Camille Royal, Senior Consumer Service Analyst – in person
Jose Jimenez, Administrative Assistant II – in person
Jocelyn Pomales, Education Specialist – in person
Damon Boodram, Operation Review Specialist – in person

Escrow Disbursement Orders – Agenda

Miss Katie Pareja, Assistant General Counsel, presented 1 Escrow Disbursement Orders.

Commissioner Barbara moved to approve Tab A of the Escrow Disbursement Order, seconded by Vice Chair Fitzgerald; the motion passed unanimously.

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 32 docket items with the following results:

Tab A – Shelly Abramowitz, BK 666055, Case No. 2021-058308 – Petitioner's Motion for Informal Hearing

The Respondent was present and was represented by counsel, Douglas D. Stratton. Miss Page

represented the Department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Kanyar moved to, seconded it by Commissioner Barbara, accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record, seconded it by Commissioner Barbara; the motion passed without dissent. Commissioner Kanyar moved to, seconded by Vice Chair Fitzgerald, dismiss the Administrative Complaint with prejudice; the motion passed with a 5 to 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 B – John Gerald Ard, BK 3022617, Case No. 2021-053896 – Respondent's Request for Informal Hearing

The Respondent was present and was represented by counsel, Mr. Scott Weiselberg. Mr. Childers represented the Department. Commissioner Barbara served on probable cause and was recused.

After discussion, Commissioner Kanyar moved to, seconded by Vice Chair Fitzgerald; accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice Chair Fitzgerald moved to; seconded by Commissioner Ketcham; impose the following sanctions: **investigative costs of \$618.75**; the motion passed without dissent.

Violation(s): Section 475.25(1)(e) via 455.227(1)(t), 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 C – Benjamin, Terry S, SL 3494322, Case No. 2022-003044 – Petitioner's Motion for Waiver and Entry of Final Order

The Respondent was present and was not represented by Counsel. Mr. David represented the Department. Commissioner Ketcham served on probable cause and was recused. Chair Schwartz was also recused in this matter. The Commission granted the waiver.

Commissioner Butler moved to, seconded it by Commissioner Kanyar, accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and 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: **probation for two years [no early termination]; investigative costs of \$297.00, administrative fine of \$1,000.00; 28-hour reactivation education course**; the motion passed without dissent.

Violation(s): Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing. Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme. Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

Tab D – Cox, Codi, SL 3484323, Case No. 2022-003015 – 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.

Commissioner Kanyar moved; seconded it by Vice Chair Fitzgerald; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to impose the following sanctions: **reprimand; investigative costs of \$536.25**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tabs E – Crouse, Ira Rutledge, IV, SL 3483903, Case No. 2022-004797 – Respondent's Request for Informal Hearing

The Respondent was present and was not represented by Counsel. Mr. Childers represented the Department. Vice Chair Fitzgerald served on probable cause and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved; seconded by Commissioner Price; to impose the following sanctions: **reprimand; investigative costs of \$495.00**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab F – Gargini, Mirtha Nilse, BK 3481829, Case No. 2021-052332 – 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, Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved; seconded by Commissioner Ketcham; to impose the following sanctions: **reprimand; investigative costs of \$156.75**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab G – Martin, Ryan, SL 3485011, Case No. 2022-003312 – Respondent's Request for Informal Hearing

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.

After discussion Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion pass without dissent. Commissioner Price moved; seconded it by Commissioner Kanyar; to impose the following sanctions: **reprimand; investigative costs of \$396.00**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab H – Powers, Christian SL 3485293, Case No, Case No 2022-004776- 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, Vice Chair Fitzgerald moved; seconded by Commissioner Price; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record 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: **reprimand; investigative costs of \$52.14**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab I – Roberts, William Alexander III SL 3247722, Case No 2021-056512 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Mr. David represented the department. Commissioner Ketcham served on probable calls and was recused.

After discussion, Vice Chair Fitzgerald moved to, seconded it by Commissioner Kanyar, accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record; the motion passed without dissent. Vice Chair Fitzgerald moved to, seconded it by Commissioner Kanyar, dismiss the Administrative Complaint with prejudice; the motion passed with a unanimous 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 J – Rosclair, Abdulah SL 3474277, Case No Case No 2021043976 - Petitioner'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 calls and was recused.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved; seconded it by Commissioner Kanyar; to impose the following sanctions: **reprimand; investigative costs of \$354.75**; the motion pass 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab K – Sanon, Jeffrey Maurice SL 706306, Case No 2022-002346 - Respondent's Request for Informal Hearing

The Respondent was 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 findings of fact and conclusion of law are supported by competent, substantial evidence in the record and 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:

probation for two years [no early termination]; investigative costs of \$264; administrative fines of \$1,500.00. The motion passed with a 5 to 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)(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 L – Saracco, Michael SL 3359330, Case No 2022-006444 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Miss Page represented the department. Vice Chair Fitzgerald served on probable cause and was recused.

After discussion Commissioner Kanyar moved; seconded by Commissioner Price; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and 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 six months; investigative costs of \$462.00; administrative find of \$1,000.00; 28-hour reactivation education course;** the motion passed with a 5 to 1 vote.

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

Tab M – Tang, William SL 3404743, Case No 2021054816 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Mr. David represented that department. Commissioner Ketcham served on probable cause and was recused.

After discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to dismiss the administrative complaints; 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 N – Visicaro, Frank S. SL 688093, Case No 2021-056788 - Respondent's Request for Informal Hearing

The Respondent was present and 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 Vice Chair Fitzgerald; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and 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, investigative costs of \$346.50;** the motion pass 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 O - Williams, Brendon Micah SL 3479485, Case No 2021-047654 - 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; Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to impose the following sanctions: **reprimand; investigative costs of \$264.00**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab P – Bryan, James Craig SL 3020526, Case No 2022-000125 - Settlement Stipulation

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

After discussion, Vice Chair Fitzgerald moved; seconded by Commissioner Butler; to accept the settlement stipulation; 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 Q – Jacobs, Jon SL 561206, Case No 2022-004024 - Settlement Stipulation

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

After discussion, Commissioner Kanyar moved; seconded by Vice Chair Fitzgerald; 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.

Tab R – Keyes, Laura Anne SL 3372586, Case No 2021-048944 - Settlement Stipulation

The Respondent was present and was represented by counsel. Ms. Bova represented the department. Commissioner Ketcham Circle probable cause and was recused.

After discussion, Vice Chair Fitzgerald moved; seconded by Commissioner Butler; to accept the settlement stipulation; the motion passed without dissent.

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

Tab S – Alleyne, Joseph Vassell SL 3482527, Case No 2021-054060 - Motion for Waiver and Entry of Final Order

The Respondent was present and was not represented by counsel. Mr. Childers represented the department. Commissioner Barbara and Commissioner Price served on probable cause and were recused. The Commission granted the waiver.

After discussion Commissioner Kanyar moved; seconded by Vice Chair Fitzgerald; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the

Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. After discussion, Commissioner Kanyar moved; seconded by Commissioner Ketcham; to impose the following sanctions: **reprimand; investigative costs of \$156.75**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab T – Alli Balukoff, Jay Fletcher BL 3307479, Case No 2021-058297 - Motion for Waiver and Entry of Final Order

The Respondent was not present and was not represented by counsel. Ms. Page represented the department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the waiver.

After discussion, Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. After discussion, Vice Chair Fitzgerald moved; seconded by Commissioner Butler; to impose the following sanctions: **revocation; investigative costs of \$1,377.75**. The motion passed without dissent.

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

Tab U – Buford, Spencer Killion SL 3484160, Case No 2022-002895 - 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 Price moved; seconded by Commissioner Kanyar; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record 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: **reprimand; investigative costs of \$239.25**. 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab V – Ellis, Lanajuia SL 3483769, Case No 2022-005069 - Motion for Waiver and Entry of Final Order

The Respondent was present and 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 Price; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record 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: **reprimand; investigative costs of \$330.00**; the motion pass 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), Florida Statutes, by failing to notify the

department in writing of a change of address.

Tab W - Farrell, William, SL 3247375, Case No 2021-047839 - 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 Barbara and Commissioner Price served on probable cause and were recused. The Commission granted the waiver.

After discussion, Commissioner Kanyar moved; seconded by Commissioner Butler; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and 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: **reprimand; investigative costs of \$453.75**; the motion pass without dissent.

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

Tab X and Tab Y – Hill, Gregory E. BK 3347123, Case Nos. 2022-002306 and 2022-014395 - Motion for Waiver and Entry of Final Order

The Respondent was not present and was not represented by counsel. Ms. Page represented the department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the waiver.

After discussion, Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion pass without dissent. Vice Chair Fitzgerald moved; seconded by Commissioner Price; to impose the following sanctions: **revocation; investigative costs of \$610.50; administrative fine of \$1,000.00 per count**; 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)(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)(v), Florida Statutes, by failing as a broker, to review the brokerage's trust accounting procedures.

Tab Z – Joseph, Walker SL 3468983, Case No 2021-056818 - Motion for Waiver and Entry of Final Order

The Respondent was not present and was not represented by counsel. Ms. Medich represented the department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the waiver.

After discussion, Commissioner Butler moved; seconded by Vice Chair Fitzgerald; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record 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: **revocation; investigative costs of \$462.00; administrative find of \$2,000.00**; the motion passed

without dissent.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme. 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), 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 AA – Joseph, Walker SL 3468983, Case No 2021-058156 - Motion for Waiver and Entry of Final Order

The Respondent was not present and was not represented by counsel. Ms. Medich represented the department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the waiver.

Commissioner Kanyar moved; seconded by Commissioner Price; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record 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: **revocation; investigative costs of \$990.00; administrative fines of \$2,000.00**; the motion passed without dissent.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme. 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. Section 475.25(1)(d), Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

Tab AB – Joseph, Walker SL 3468983, Case No 2022-000509 - Motion for Waiver and Entry of Final Order

The Respondent was not present and was not represented by counsel. Ms. Medich represented the department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the waiver.

After discussion, Vice Chair Fitzgerald moved; seconded by Commissioner Kanyar; to find the Respondent guilty as charged in administrative complaint. Commissioner Price moved; seconded by Vice Chair of Fitzgerald; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$536.25**; the motion passed without dissent.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme. Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a 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. Section 475.25(1)(d), Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

Tab AC – Joseph, Walker SL 3468983, Case No 2022-007778 - Motion for Waiver and Entry of Final Order

The Respondent was not present and was not represented by counsel. Ms. Medich represented the department. Commissioner Ketcham served probable cause and was recused. The Commission granted the waiver.

After discussion Commissioner Price moved; seconded by Commissioner Kanyar; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion pass without dissent. Commissioner Price moved; seconded by Commissioner Butler; to impose the following sanctions: **revocation; investigative costs of \$470.25; administrative fine of \$1,000.00**; the motion pass without dissent.

Violation(s): Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme; Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a 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)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

Tab AD – Mendez, Valentino SL 3483952, Case No 2022-005168 - Motion for Waiver and Entry of Final Order

The Respondent was 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 Butler; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record and find the Respondent guilty as charged in the Administrative Complaint; the motion pass without dissent. Commissioner Price moved; seconded by Commissioner Kanyar; to impose the following sanctions: **reprimand; investigative cost of \$264.00**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab AE – Orrego, Harold SL 3485031, Case No 2022-005182 - 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 Price; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record 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: **reprimand; investigative costs of \$264.00**; 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Tab AF – Pupo, Argelio SL 3483353, Case No 2022-002633 - Motion for Waiver and Entry of Final Order

The Respondent was not present and it was not represented by counsel. Mr. Childers represented the department. Commissioner Ketcham Circle probable cause and was recused. The Commission granted the waiver.

After discussion, Commissioner Kanyar moved; seconded it by Vice Chair Fitzgerald; to accept the findings of fact and conclusion of law are supported by competent, substantial evidence in the record 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: **reprimand; investigate a cost of \$148.50**; the motion pass 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), Florida Statutes, by failing to notify the department in writing of a change of address.

Meeting Minutes

FREC Executive Director Corona requested to continue the June 2022 Meeting Minutes. The Commission granted the request.

Reports

FREC Executive Director Corona presented the July 2022 Division Reports; Chief Attorney Cheneler presented the Legal Report; and Board Counsel Harris presented the Rules Report.

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 received a public comment from Wayne Hasse and Linda Crawford.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 1 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for August 16, 2022, in Orlando and via Hybrid.

ATTEST:

Randy Schwartz, Chair
Florida Real Estate Commission

Giovanna Corona, Executive Director
Florida Real Estate Commission