

**Melanie S. Griffin**, Secretary

**Ron DeSantis**, Governor

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

**November 15, 2022**

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Tuesday, the 15<sup>th</sup> day of November 2022.

**Commissioners**

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

Mr. Lawrence Harris, Senior Assistant Attorney General, was present as Counsel for the Commission. Mr. Harris declared quorum present.

**Staff**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Camille Royal, Senior Consumer Service Analyst – in person  
Damon Boodram, Operations Specialist – in person  
Jocelyn Pomales, Education Coordinator – in person  
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

**Education Agenda**

Giuvanna Corona, Executive Director, presented 8 Real Estate Education Courses for the Commission's review and consideration.

**Tab A – Understanding the Home Inspection and Insurance Reports – New Course (3 hours Specialty, Classroom) – application number 56898 – Internachi**

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

**Tab B – Understanding the Insurance Reports and their effect to the Real Estate Transaction - New Course (4 hours Specialty, Classroom) – application number 56899 – Internachi**

The applicant was not present in support of the application. After discussion, Vice Chair Fitzgerald

moved to APPROVE the course with conditions; seconded by Commissioner Kanyar. The motion passed without dissent.

Tab C – Pinellas County Property Appraiser Essentials & Real Estate - New Course (4 hours Specialty, Classroom) – application number 57655 – Pinellas Suncoast Association of Realtors Inc  
The application was withdrawn by the applicant.

Tab D – VidPro Certification - New Course (3 hours Specialty, Classroom) – application number 57792 – Mosillo, John

The applicant was present in support of the application. After discussion, Vice Chair Fitzgerald moved to APPROVE the course; seconded by Commissioner Butler. The motion passed without dissent.

Tab E – Core Law: Avoiding the Danger Zone - New Course (3 hours Core Law, Distance) –application number 57814 – Van Education Center LLC

The applicant was present in support of the application. After discussion, the applicant withdrew the application.

Tab F – Core Law: Staying Out of Trouble with FREC - New Course (3 hours Core Law, Classroom) – application number 57832 – Florida Realtors School of Real Estate

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

Tab G – Core Law: Staying Out of Trouble with FREC - New Course (3 hours Core Law, Live Stream) – application number 57833 – Florida Realtors School of Real Estate

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

Tab H – Understanding 1031 Exchanges - New Course (2 hours Specialty/Core Law, Classroom) – application number 57844 – Steven E. Gurian

The application was withdrawn by the applicant.

### **Special Agenda**

Tab A – Request for Exemption from the 28-hour Reactivation Education or Request for a 6-month Hardship Extension – Leslie Gross

The Petitioner was present and not represented by Counsel. After discussion, Commissioner Barbara moved to DENY the exemption and APPROVE the hardship extension, seconded by Commissioner Butler; the motion passed without dissent.

Tab B – Victor Jesus Carnero – Request for Multiple Broker License – Application #1532012

The Petitioner was not present and not represented by Counsel. After discussion, Commissioner Price moved to DENY the Petitioner's request, seconded by Commissioner Barbara; the motion passed without dissent.

Tab C – Jane Sue Hurst – Request for Multiple Broker License – Application #1541160

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

### **Summary of Applicants – Agenda A**

Executive Director Giovanna Corona presented 29 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Acloque, Guilande was not present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to DENY the application. The motion passed without dissent.

Tab B – Bagrov, Alexei was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-1.

Tab C – Barnes, Joseph was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab D – Borbon, Ernesto was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-1.

Tab E – Brown, Daniel William was present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab F – Castner, Ryan was present and was represented by Counsel, Daniel Villazon, Esq., present. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab G – Chabot, Erin Jessica was not present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab H – Cobb, Colleen Renee was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab I – Davis, Terry Leon was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab K – Ferraro, Elizabeth was pulled from the agenda.

Tab J – Ernst, William was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab L – Galvin, Todd Hamilton was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab M – Garcia, Marisol was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-1.

Tab N – Georges, Edwence was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab O – Graff, Sheryl was not present and was not represented by Counsel; the Applicant WITHDREW the application.

Tab P – Haney, Colleen Teresa was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab Q – Harvin, Teyona was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab R – Haynes, Shaniec was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab S – Hernandez, Aurora was present and was represented by Counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-1.

Tab T – Lawhorn, Joseph Jr. was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab U – Mateo Vazquez, Victor was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab V – Mazurek, Shane Charles was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab W – Mccalla, Jaime was present and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab X – Mcglynn, Brett Alexander was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab Y – Medina, Alexandra was present and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab Z – Orta, James was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab AA – Santi-Barkus, David was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab AB – Shearer, Brittney was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Price; to DENY the

application. The motion passed without dissent.

Tab AC – Stern, Sarah was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 4-2.

### **Summary of Applicants – Agenda B**

Executive Director Giuvanna Corona presented 22 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Conroy, Chasiti Nicole was present and was represented by Counsel, Mr. Daniel Villazon, Esq., present. After discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to VACATE the Notice of Intent to Deny and APPROVE the application. The motion passed with a vote of 5-1.

Tab B – Herrera Hidalgo, Solange was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to VACATE the Notice of Intent to Deny and APPROVE the application. The motion passed without dissent.

Tab C – Prizer, Mark Christopher was present and was represented by Counsel, Mr. Daniel Villazon, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to VACATE the Notice of Intent to Deny and APPROVE the application. The motion passed without dissent.

Tab D – Sadenwater, Shannon Lynn was present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Vice Chair Barbara; to VACATE the Notice of Intent to Deny and APPROVE the application. The motion passed without dissent.

Tab E – Valk, Krisha Marie was not present and was represented by Counsel, Mr. Daniel Villazon, Esq., present. The matter was continued.

Tab F – Bailey, Rochelle was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to DENY the application. The motion passed with a vote of 5-1.

Tab G – Brown, Roxanne Nadine was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab H – Brumby, Crista Suzanne was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab I – Butler, Cheyenne was not present and not represented by Counsel. The Applicant continued and waived the 90-days.

Tab J – Butler, Larry Morise Jr. was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab K – Castro, Jennifer Cristina was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab L – Colom, Ryan was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-1.

Tab M – Desi, Cher Rose was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed with a vote of 4-2.

Tab N – Doolan, Edward J, was present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab O – Hernandez, Hector Alejandro was not present and was represented by Counsel, Daniel Villazon, Esq., present. The Applicant continued and waived the 90-days.

Tab P – Hubbard, Benjamin was not present and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to DENY the application. The motion passed without dissent.

Tab Q – Lozada, Francisco Roman was not present and not represented by Counsel. The Applicant continued and waived the 90-days.

Tab R – Megnauth, Sundar was not present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Ketcham; to APPROVE the application. The motion passed without dissent.

Tab S – Meran, Madeleine K was present and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab T – Moudarri, Kiana was present and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed with a vote of 5-1.

Tab U – Pettis, Billy Gene II was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab V – Reynolds, Clifford was not present and was represented by Counsel, Mr. John Samaan, Esq., present. After discussion, Vice Chair Barbara moved; seconded by Commissioner Ketcham; to DENY the application. The motion passed without dissent.

### **Summary of Applicants – Agenda C**

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

Tab A – Fix, Nicholas Preston was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

### **Consent Agenda A**

The Commission considered 54 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 26 applicants and require 28 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Ackerman, Clarissa	Havener, Barry	Muir, Darrell Steven
Buescher, Scott Alan	Hernandez, Eddie	Perrault, La Kenya Perrault
Calix, Cassandre Mirsha	Highsmith, Lakeshia S	Ramezani, Azita
Connor, Peter Francis	Kim, Yong Chan	Seeram, Jason B
Dane, Wendellyn Kay	Lee, Felicia	Tobler, Sabrina C
Ehrenreich, Rachel	Madden, Douglas Wayne	Urta, Emmanuel
Fitzpatrick, Michael P	Mccommon, Alex E	Young, Sharon Michelle
Ford, Robert Jr	Miles, Carlton	Muir, Darrell Steven
Gosling, Catherina	Morgenstern, Anastasia	

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

Cherenfant, Waterloo Jr.	Garson, Alan	Pena, Jorge
Conley, Jennifer L	Hashbarger, Cora Elizabeth	Pizarro, Davis
Conway, Frank	Holman, Anthony Justin	Preston, Nelson
Daniels, Angela Denise	Johnson, Alaina	Quezada, Orquidea
Dixon, Katie Joy	Mccalla, Menzeon George	Rios Pino, Lesyanis
Doss, Emily	Mercado, Charleen	Robison, Ayla Renee
Emery, Andrew	Munim, Nabeel	Salvant, Stephanie
Fezell, Deanna	Murillo, Roberto	Sullivan, Ryan Thomas
Finley, Christopher Paul	Nunez Leon, Andy	Weissberg, Marilyn
Garaffa, Cynthia Angeline		

**Consent Agenda B**

The Commission considered 24 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 14 applicants and require 10 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Badawi, Ahmed F	Jean Baptiste, Alex Gerard	Prosper, Tiffany
Cornish, Melanie Jean	Latacz, Suzanne Lee	Pullum, Marsha
Forero, Evan Louis	Ltaif, William Fabian	Robinson, Krista Lana
Garcia, Enri	Melchor, Lisett	Wynant, Montana
Howell, Richard John	Pluiose, Marguerite	

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

Byrd, Shayna Nicole	Jones, Damien	Shaw, Syddique
Cuevas, Adam Samuel	Perez, Tevin	Smith, Tara J
Dragoslavic, Maximus Nikola	Rosa, Gabriel V	Wiley, Chauniece L
Friedman, Adam		

**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 Fitzgerald 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 4:00 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for November 16<sup>th</sup>, 2022 in Orlando and via Hybrid.

ATTEST:

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Patricia Fitzgerald, Chair  
Florida Real Estate Commission

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Giovanna Corona, Executive Director  
Florida Real Estate Commission

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

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

**November 16, 2022**

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Wednesday, the 16<sup>th</sup> day of November, 2022.

**Commissioners**

Chair Patricia Fitzgerald – in person  
Vice Chair Richard Barbara – in person  
Randy Schwartz – in person  
Patricia Ketcham – in person  
Renee Butler – excused absence  
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.

**Staff**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
James Fortunas, Deputy Chief Attorney – via livestream  
Mackenzie Medich, Deputy Chief Attorney – via livestream  
Gene Aldridge, Assistant General Counsel – via livestream  
Amanda Bova, Assistant General Counsel – in person  
Delhon Braaten, Assistant General Counsel – via livestream  
William Childers, Assistant General Counsel – via livestream  
Dan David, Assistant General Counsel – via livestream  
Katie Pareja, Assistant General Counsel – in person  
Camille Royal, Regulatory Consultant – in person  
Jocelyn Pomales, Education Specialist – in person  
Damon Boodram, Operation Review Specialist – in person

**Escrow Disbursement Orders – Agenda**

Ms. Katie Pareja, Assistant General Counsel, presented 8 Escrow Disbursement Orders.

**Tab A – Larry Beckford of Hometruster Real Estate Inc; Case Number 2022-042243**

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commissioner Price moved to ACCEPT the Department's recommendation to disburse the escrow to the BUYER, seconded by Vice Chair Barbara. The motion passed without dissent.

**Tab B – Mindy Kurkin of Beachfront Realty, Inc; Case Number 2022-042258**

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commission

Price moved to ACCEPT the Department's recommendation to disburse the escrow to the SELLER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab C – William Curtis Marksbury of Watson Realty Corp; Case Number 2022-044332

The BUYER nor the SELLER were present or represented by Counsel. Commissioner Kanyar was recused. After discussion, Commissioner Price moved to ACCEPT the Department's recommendation to disburse the escrow to the BUYER, seconded by Commissioner Ketcham. The motion passed without dissent.

Tab D – Amanda Feagle of Watson Realty Corp; Case Number 2022-044953

The BUYER nor the SELLER were present or represented by Counsel. Commissioner Kanyar was recused. After discussion, Commissioner Ketcham moved to ACCEPT the Department's recommendation to disburse the escrow to the BUYER, seconded by Vice Chair Barbara. The motion passed without dissent.

Tab E – Sandra D. Wagner of Watson Realty Corp; Case Number 2022-045281

The BUYER was not present or represented by Counsel. The SELLER was present and not represented by Counsel. Commissioner Kanyar was recused. After discussion, Commissioner Schwartz moved to ACCEPT the Department's recommendation to disburse the escrow to the SELLER, seconded by Vice Chair Barbara. The motion passed without dissent.

Tab F – Joyce Bello of BHHS Florida Realty; Case Number 2022-0446039

The BUYER was not present or represented by Counsel. The SELLER was present and was represented by Counsel, present, and by Broker, present. After discussion, Commissioner Schwartz moved to DECLINE the direction of the disbursement, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab G – Judith Bissell of Watson Realty Corp; Case Number 2022-046115

The BUYER was not present or represented by Counsel. The SELLER was present and not represented by Counsel. Commissioner Kanyar was recused. After discussion, Commissioner Schwartz moved to ACCEPT the Department's recommendation to disburse the escrow to the SELLER, seconded by Vice Chair Barbara. The motion passed without dissent.

Tab H – Anthony S. Fridovich of Re/Max Paramount Properties; Case Number 2022-042234

The BUYER was not present or represented by Counsel. The SELLER was present and not represented by Counsel. After discussion, Commissioner Price moved to ACCEPT the Department's recommendation DECLINE the direction of the disbursement, seconded by Commissioner Kanyar. The motion passed without dissent.

**Legal Appearance Docket**

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

**Tab A - Amador, Violeta, SL 3491368, Case No. 2022-030086 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings

of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Schwartz, impose the following sanctions: **public reprimand; investigative costs of \$90.75; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

#### **Tab B - Arnett, Larry Kris, SL 3470419, Case No. 2022-006077 - Respondent's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Kyle C. Rea, Esq., present. Mr. David represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Ketcham moved to, seconded by Vice Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved to, seconded by Commissioner Kanyar, impose the following sanctions: **revocation; investigative costs of \$330.00**; the motion passed with a vote of 5-1.

**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 dealings.

#### **Tab C - Carlson Jr., Carl Linne, SL 3484107, Case No. 2022-005242 - Respondent's Request for Informal Hearing**

The matter was pulled from the agenda.

#### **Tab D - Illyes, Krisztian, SL 3490427, Case No. 2022-029561 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **public reprimand; investigative costs of \$338.25; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

### **Tab E - Kersting, Jennifer Jackson, SL 3489256, Case No. 2022-022836 - Respondent's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Mr. Daniel Villazon, Esq., present. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Schwartz, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved to, seconded by Commissioner Schwartz, impose the following sanctions: **public reprimand; investigative costs of \$231.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

### **Tab F - Kunchal, Stehanie H., SL 3417674, Case No. 2022-022742 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved to, seconded by Commissioner Price, impose the following sanctions: **probation for 6 months; investigative costs of \$511.50; administrative fine of \$2,000.00; 3-hour Core Law Education Course**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(c), Florida Statutes, by having advertised property or services in a manner in which is fraudulent, false, deceptive or misleading in form or content; 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 G - Ladyzhinsky, Brianne Marie, SL 3491567, Case No. 2022-029193 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings

of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **public reprimand; investigative costs of \$198.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

#### **Tab H - Matos, Juan M., SL 3116215, Case No. 2022-006646 - Petitioner's Motion for Informal Hearing**

The Respondent was present and was represented by counsel, Ralph Kenol, Esq., present. Ms. Bova represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Vice Chair Barbara moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice Chair Barbara moved to, seconded by Commissioner Price, impose the following sanctions: **revocation; investigative costs of \$1,419.00; administrative fine of \$4,500.00**; the motion passed with a vote of 5-1.

**Violation(s):** Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme; Section 475.42(1)(b); Florida Statutes; by being guilty of operating as a broker or sales associate for any person not registered as her or his employer; 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 I - McKinney, Michael, SL 3490349, Case No. 2022-023694 - Respondent's Request for Informal Hearing**

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

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, to **DISMISS** the Administrative Complaint and **CLOSE WITH PREJUDICE**; the motion passed without dissent.

#### **Tab J - Mullins, Kyle C, SL 3489875, Case No. 2022-025583 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Schwartz, impose the following sanctions: **public reprimand; investigative costs of \$181.50; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

#### **Tab K - Nguyen, Brandon, SL 3491005, Case No. 2022-023597 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved to, seconded by Commissioner Price, impose the following sanctions: **public reprimand; investigative costs of \$198.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

#### **Tab L - Roberts, Queen Niaja Marie, SL 3488439, Case No. 2022-012747 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **public reprimand; investigative costs of \$181.50; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

#### **Tab M - Schprejer, Sebastian Joseph, SL 3489553, Case No. 2022-023336 - Respondent's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Alexander G. Cubas, Esq., present. Mr. Aldridge represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly

served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Ketcham moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved to, seconded by Commissioner Kanyar, impose the following sanctions: **public reprimand; investigative costs of \$214.50; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

#### **Tab N - Woodard, Jennifer J., SL 3486293, Case No. 2022-010187 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Vice Chair Barbara moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved to, seconded by Commissioner Schwartz, impose the following sanctions: **public reprimand; investigative costs of \$552.75; administrative fine of \$250.00**; the motion passed with a vote of 5-1.

**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, has failed to notify the department of a change of address.

#### **Tab O - Spence, Jayson, SL 3471941, Case No. 2022-026505 - Settlement Agreement to Voluntarily Relinquish License**

The Respondent was not present and was not represented by counsel represented the Department. The probable cause was waived. The Commission granted the Settlement Agreement to Voluntarily Relinquish License Hearing.

After discussion, Commissioner Ketcham moved to, seconded by Commissioner Kanyar, to ACCEPT the VOLUNTARY RELINQUISHMENT OF LICENSE FOR PERMANENT REVOCATION; the motion passed without dissent. After further discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, VACATE the motion and CONTINUE the matter; the motion passed without dissent.

#### **Tab P - Audige, Tralexia Fredricka, SL 3487186, Case No. 2022-010396 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The

Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Ketcham, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Schwartz, impose the following sanctions: **revocation not permanent; investigative costs of \$165.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

**Tab Q - Baker, Torise, SL 3507864, Case No. 2021-049567 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. David represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Vice Chair Barbara moved to, seconded by Commissioner Schwartz, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice Chair Barbara moved to, seconded by Commissioner Ketcham, impose the following sanctions: **revocation; investigative costs of \$330.00; administrative fine of \$2,000.00**; 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; Section 475.25(1)(m), Florida Statutes, has obtained a license by means of fraud, misrepresentation, or concealment.

**Tab R - DeSantus, Violette, SL 3387549, Case No. 2022-026399 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Ms. Bova represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Ketcham moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved to, seconded by Commissioner Price, impose the following sanctions: **probation for 6 months; investigative costs of \$198.00; administrative fine of \$250.00**; 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 S - Dubauskas, Victor Alexander, SL 678184, Case No. 2022-028356 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved to, seconded by Commissioner Kanyar, impose the following sanctions: **probation for 90 days; investigative costs of \$165.00; administrative fine of \$500.00; 3-hour Core Law Education Course**; 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 T - Duchatelier, Jason, SL 3487135, Case No. 2022-012282 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Vice Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice Chair Barbara moved to, seconded by Commissioner Schwartz, impose the following sanctions: **public reprimand; investigative costs of \$231.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

**Tab U - Florida Coastal Premier Properties, LLC, CQ 1059311, Case No. 2022-010535 - 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 Kanyar served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved to, seconded by Commissioner Price, impose the following sanctions: **revocation; investigative costs of \$198.00**;

**administrative fine of \$1,000.00;** 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.

**Tab V-W - Golf View Realty Property Management Inc., CQ 1045028, Case Nos. 2022-020216 and 2022-020583 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Ms. Page represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint and CONTINUE the penalty phase to the December 2023 Commission meeting; 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 X - Gonzalez, Juan Mauricio, SL 3489700, Case No. 2022-023484 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **revocation not permanent; investigative costs of \$231.00; administrative fine of \$250.00;** 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, has failed to notify the department of a change of address.

**Tab Y-Z - Griffin, Cedric DeWayne, BK 3066609, Case Nos. 2022-004373 and 2022-004392 - Motion For Waiver And Entry Of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Braaten represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission

granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Ketcham, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Schwartz, impose the following sanctions: **revocation; combined investigative costs of \$941.00; combined administrative fine of \$10,000.00**; 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 AA - Hill, Gregory R., SL 3486969, Case No. 2022-012308 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **public reprimand; investigative costs of \$107.25; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

**Tab AB - Lama, Annaniki, SL 3488988, Case No. 2022-023591 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved to, seconded by Commissioner Price, impose the following sanctions: **revocation not permanent; investigative costs of \$231.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

**Tab AC - Londono, Martha C., SL 3069985, Case No. 2022-026395 - Motion For Waiver And Entry Of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Medich represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Ketcham, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **revocation; investigative costs of \$198.00; administrative fine of \$2,500.00**; 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 AD - Lorenz, Anthony, SL 3490681, Case No. 2022-023677 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Schwartz, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved to, seconded by Commissioner Schwartz, impose the following sanctions: **public reprimand; investigative costs of \$231.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

**Tab AE - Mikelic, Michael F, BK3488705, Case No. 2022-023722 - Motion For Waiver And Entry Of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Fortunas represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Ketcham moved to, seconded by Commissioner Schwartz, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved to, seconded by Commissioner Schwartz, impose the following sanctions: **revocation not permanent; investigative costs of \$255.75; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

**Tab AF-AG - Pappa, Gerald A., BK 3076210, Case Nos. 2022-020196, 2022-020420 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Ms. Page represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint and CONTINUE the penalty phase to the December 2023 Commission meeting; 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 AH-AI - Premier Coast Real Estate School LLC, ZH 1002585, Case Nos. 2022-004369 and 2022-004389 - Motion For Waiver And Entry Of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Braaten represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Vice Chair Barbara, impose the following sanctions: **revocation; combined investigative costs of \$924.00; combined administrative fine of \$10,000.00**; 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 AJ - Rubio, Dylan James, SL 3491801, Case No. 2022-023158 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Ketcham, impose the following sanctions: **public reprimand; investigative costs of \$132.00; administrative fine of \$250.00**; 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, has failed to notify the department of a change of address.

**Tab AK-AL - Young, Amy M., BK 3453614, Case No. 2022-016284 and 2022-014987 - Motion For Waiver And Entry Of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Bova represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **revocation; combined investigative costs of \$884.50; administrative fine of \$2,000.00**; 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.

**Special Agenda – Legal**

Request for Extension of Final Order – Calitri, Kody, Case Number 2021-002689

The Petitioner was not present and was not represented by Counsel. Chair Fitzgerald and Vice Chair Barbara served on probable cause and were recused. After discussion, Commissioner Kanyar moved; seconded by Commission Ketcham, to deny the request; the motion passed without dissent.

Request for Extension of Final Order – Gonzalez, Pedro, Case Number 2020-001954

The Petitioner was present and was not represented by Counsel. Former Commissioner Sanchez served on probable cause and no current Commissioner was recused. After discussion, Commissioner Schwartz moved; seconded by Commission Kanyar, to approve the request; the motion passed without dissent.

Request for Reconsideration of Final Order – Alli-Balukoff, Jay Fletcher, Case Number 2021-058297

The Petitioner was present and was not represented by Counsel. Commissioner Ketcham served on probable cause and was recused. After discussion, Commissioner Schwartz moved; seconded by Commission Kanyar, to RECONSIDER and VACATE the Final Order and impose the following sanctions: probation for 6 months; investigative costs of \$1,377.75; 30-hour Broker Management Education Course; 4-hour Escrow Management Education Course; the motion passed without dissent.

## **Rules**

### **61J2-3.015 Notice of Satisfactory Course Completion**

The purpose of this rule discussion is to clarify and revise the language, if needed. Proposed language was provided to the Commission for review and consideration. The Commission received public comment. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to open the rule for development and accept the proposed language as drafted; the motion passed without dissent.

### **61J2-24.001 Disciplinary Guidelines**

The purpose of this rule discussion is to clarify and revise the language, if needed. Proposed language was provided to the Commission for review and consideration. The Commission received public comment. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to open the rule for development and accept the proposed language as drafted; the motion passed without dissent.

### **61J2-24.002 Citation Authority**

The purpose of this rule discussion is to clarify and revise the language, if needed. Proposed language was provided to the Commission for review and consideration. The Commission received public comment. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to open the rule for development and accept the proposed language as drafted; the motion passed without dissent.

### **61J2-24.003 Notice of Noncompliance**

The purpose of this rule discussion is to clarify and revise the language. Proposed language was provided to the Commission for review and consideration. The Commission received public comment. After discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to open the rule for development and accept the proposed language as drafted; the motion passed without dissent.

## **Meeting Minutes**

FREC Executive Director Corona requested the Commission to approve the Meeting Minutes from the months of April (addendum), July, August, September and October. Commissioner Kanyar moved to accept the Meeting Minutes as presented, seconded by Commissioner Schwartz. The motion passed without dissent.

## **Reports**

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

## **Chair's Comments**

Chair Fitzgerald thanked the Commission and Division staff for a great meeting.

## **Public Comments**

The Commission received a public comment.

## **Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 3:15 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for December 13, 2022, in Orlando and via Hybrid.

ATTEST:

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Patricia Fitzgerald, Chair  
Florida Real Estate Commission

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Giuvanna Corona, Executive Director  
Florida Real Estate Commission