

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
December 13, 2022
Hybrid Meeting**

December 13, 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 13th day of December 2022.

Commissioners

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

Education Agenda

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

Tab A – Marketing Property – New Course (4 hours Specialty, Distance) – application number 54881 – Aceable Real Estate School

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

Tab B – Systems of Success Business Building for Real Estate Agents - New Course (3 hours Specialty and Sales Post License Education, Classroom) – application number 59933 – Agent Success School

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

Tab C – Credit 101 For Real Estate – New Course (2 hours Post License Education, Classroom) – application number 57788 – Give Us Credit LLC

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

Tab D – Senior Real Estate Specialist Designation NAR - New Course (16 hours Specialty, Classroom) – application number 59711 – Love Real Estate Education Inc

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

Tab E – Webinar Course: HOA Assessments - New Course (2 hours Specialty, Livestream) –application number 60738 – Seward Law Office

The applicant was present in support of the application. After discussion, Commissioner Price moved to APPROVE the course with conditions; seconded by Commissioner Kanyar. The motion passed with a 6 to 1 vote.

Tab F – Florida Board Member Certification Webinar Course for Condo, HOA and COOP - New Course (2 hours Specialty, Livestream) – application number 57902 – Seward Law Office

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

Tab G – Understanding 4 Point and Wind Mitigation Inspections - New Course (2 hours Sales Post License Education, Classroom) – application number 59631 – Wise Home Inspections LLC

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

Tab H – How to Manage a Home Inspection - New Course (2 hours Sales Post License Education, Classroom) – application number 59632 – Wise Home Inspections LLC

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

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 Giuvanna Corona presented 38 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Byrd, Shayna Nicole, was present and and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab B – Cherenfant, Waterloo Jr, was present and and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab C – Conley, Jennifer L, was present and and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab D – Conway, Frank, was present and and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Kanyar; to APPROVE the application with CONDITIONS. The motion passed with a vote of 4-2.

Tab E – Cuevas, Adam Samuel, was present and and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab F – Daniels, Angela Denise, was present and 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 G – Dixon, Katie Joy, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab H – Doss, Emily, was present and 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 I – Dragoslavic, Maximus Nikola, was not present and 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 J – Emery, Andrew, was present and 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 K – Fezell, Deanna, was present and and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab L – Finley, Christopher Paul, was present and and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab M – Friedman, Adam, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab N – Garaffa, Cynthia Angeline, was present and 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 O – Garson, Alan, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab P – Hashbarger, Cora Elizabeth, was present and 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 Q – Holman, Anthony Justin, was not present and 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 R – Johnson, Alaina, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

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

Tab T – Mccalla, Menzeon George, was present and and was not represented by Counsel. Commissioner Butler was recused in this matter. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

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

Tab V – Munim, Nabeel, was present and and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed with a vote of 5-2.

Tab W – Murillo, Roberto D, was not present and and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to DENY the application. The motion passed without dissent.

Tab X – Nunez Leon, Andy, was not present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab Y – Pena, Jorge, was not present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab Z – Perez, Tevin, was present and 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 AA – Pizarro, Davis, was not present and and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab AB – Preston, Nelson, was not present and 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 AC – Quezada, Orquidea, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to DENY the application. The motion passed with a vote of 6-1.

Tab AD – Rios Pino, Lesyanis, was present and 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 AE – Robison, Ayla Renee, was present and and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to APPROVE the application. The motion passed with a vote of 5-2.

Tab AF – Rosa, Gabriel V, was not present and 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 AG – Salvant, Stephanie, was present and 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 5-2.

Tab AH – Shaw, Syddique, was not present and 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 AI – Smith, Tara J, was present and and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab AJ – Sullivan, Ryan Thomas, was present and was represented by counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Kanyar moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab AK – Weissberg, Marilyn, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab AL – Wiley, Chauniece L, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Summary of Applicants – Agenda B

Executive Director Giuvanna Corona presented 24 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Becchinelli, Zachary Vincent, was not present and and was not represented by Counsel. After discussion; Commissioner Ketcham moved; seconded by Commissioner Kanyar; to UPHOLD the DENIAL of the application. The motion passed without dissent.

Tab B – Valk, Krisha Marie, was present and was represented by counsel, Daniel Villazon, Esq., present. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to

CONTINUE the informal hearing. The motion passed without dissent.

Tab C – Zepka, Victor Robert, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to VACATE the NOTICE OF INTENT TO DENY and APPROVE the application. The motion passed without dissent.

Tab D – Bartalone, James Richard Mr, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab E – Beato, Miguel, was present and 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 F – Berg, Richart Charles III, was not present and and was not represented by Counsel; CONTINUED the application and WAIVED the 90-days.

Tab G – Biddle, Andrew Setser, was not present and 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 – Butler, Cheyenne, was not present and and was not represented by Counsel; WITHDREW the application.

Tab I – Butler, Kenneth Dale, was present and 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 J – Camuti, Daniel, was present and and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab K – Doyle, Christopher Peter, was present and 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 4-3.

Tab L – Echeverria, Carlos Eduardo, was not present and and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

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

Tab N – Gant, Devin, was present and 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 O – Gibson, Delonda T, was present and was represented by counsel, Daniel Villazon, Esq., present. After discussion, Commissioner Schwartz moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed with a vote of 6-1.

Tab P – Hernandez, Hector Alejandro, was not present and was represented by counsel, Daniel

Villazon, Esq., present. After discussion, the applicant requested to WITHDRAW the application. The motion passed without dissent.

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

Tab R – Kersey, Rex Christopher, was present and was represented by counsel, Daniel Villazon, Esq., present. After discussion, Commissioner Ketcham moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

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

Tab T – Lozada, Francisco Roman, was not present and and was not represented by Counsel; CONTINUED the application and WAIVED the 90-days.

Tab U – Parry, Daniel Scott, was present and was represented by counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab V – Popa, Delia-Anca, was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

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

Tab X – Waters, David John, was present and and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Schwartz; to APPROVE 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 – Trapp, Samuel E., was present and and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed with a vote of 5-2.

Consent Agenda A

The Commission considered 34 applicants from the Consent Agenda A; Vice-Chair Barbara moved; Commissioner Price seconded the motion; to APPROVE 19 applicants and require 15 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Cancelli- Patrick, Christina
Collins, Miles Ross
Cook, Corinthia Y
Coulter, Christine A
Crider, Dylan Orlando
D'angeleo, Felicia Marie

Deoncely, Ashlee
Feliciano, Daniel Luis
Ferris, Merigrace Jayne
Gioia, Leah June
Hutchinson, Matthew
Kabalan, Anthony
Lewis, Emma
Parker, Diane Lauren
Pichardo, Richard
Prude, Brandy Nicole
Rivera, Mike
Walker, Lamar E
Whiting, Douglas E

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

Ashley, Peter
Boone, Eric
Brand, Jessica Gayle
Cordoba, Felix Antonio
Diaz, Cindy
Gray, Troy
Gross, Kenneth Mitchell
Lukasik, Edward
Maitland, Jade Ariana
Pazmino, Elsie L
Pinkernell, Jens
Roberts, Alexander
Schuster, Andrew
Skinner, Michael William
Watson, Gregory

Consent Agenda B

The Commission considered 17 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Price seconded the motion; to APPROVE 7 applicants and require 10 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Grice, Jeffrey
Handler, Joshua
Hernandez, Drew David
Markstahler, Jerrod
Ruppert, Matthew Daniel
Viera, Ariana Valentina
Ward, Yolanda

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

Baggs, Bonnie Lee
Bechler, Glenn Bryan
Charles, Shakera Hilary
Dillard, Chad Joseph
Doty, Ryan
Genaro, Amanda
Manigault, Anthony

Monk, Billy
Myers, Daniel Miles Jr
Williams, Santana

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 3:45 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for December 14, 2022 in Orlando and via Hybrid.

ATTEST:

Patricia Fitzgerald, 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
December 14, 2022
Hybrid Meeting**

December 14, 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 14th day of December, 2022.

Commissioners

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

Mr. Lawrence Harris, Senior Assistant Attorney General, appeared in person as Counsel for the Commission. Mr. Harris declared quorum.

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
Delhon Braaten, Assistant General Counsel – via livestream
William Childers, Assistant General Counsel – via livestream
Dan David, Assistant General Counsel – via livestream
Heather Page, 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. Heather Page, Assistant General Counsel, presented 6 Escrow Disbursement Orders.

Vice Chair Barbara moved to approve Tabs A, C, D and E of the Escrow Disbursement Order, seconded by Commissioner Price; the motion passed without dissent.

Vice Chair Barbara moved to approve Tab B of the Escrow Disbursement Order, seconded by Commissioner Price; the motion passed without dissent.

Vice Chair Barbara moved to approve Tab F of the Escrow Disbursement Order to the BUYER, seconded by

Commissioner Price; the motion passed without dissent.

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 21 docket items with the following results:

Tab A - Beauchamp, Kenneth Michael II, SL3491565, Case No. 2022-030275 - 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 Ketcham moved, seconded by Commissioner Kanyar, to impose the following sanctions: **public reprimand; investigative costs of \$99.00; administrative fine of \$250.00**; the motion passed without dissent.

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

Tab B - Fletcher, Thomas, SL3488844, Case No. 2022-023234 - Respondent's Request for Informal Hearing

The Respondent was 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, seconded by Commissioner Schwartz, to impose the following sanctions: **public reprimand; investigative costs of \$165.00; administrative fine of \$250.00**; the motion passed without dissent.

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

Tab C - Golf View Realty Property Management, CQ1045028, Case No. 2022-022891 - Respondent's Request for Informal Hearing

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 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 Ketcham moved, seconded by Commissioner Butler, to

impose the following sanctions: **revocation; investigative costs of \$99.00; administrative fine of \$2,500.00**; 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 D - Harrison, Brett, SL707493, Case No. 2022-027278 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Mr. David 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, DISMISS the Administrative Complaint WITH PREJUDICE, the motion passed with a vote of 5-1.

Tab E - Lage, Luisley, SL3474933, Case No. 2022-026643 - Respondent's Request for Informal Hearing

The Respondent was present and was represented by counsel, Erick Cruz, 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 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, seconded by Commissioner Price, to impose the following sanctions: **suspension for 30 days; investigative costs of \$429.00; administrative fine of \$2,000.00**; the motion passed with a vote of 5-1.

Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. 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 F - Lampley, Craig, SL3489570, Case No. 2022-023600 - 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 Ketcham moved, 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, seconded by Commissioner Kanyar, to impose the following sanctions: **public reprimand; investigative costs of \$158.40; administrative fine of \$250.00**; the motion passed without dissent.

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

Tab G - Leon, Amilcar Jose, SL3461625, Case No. 2022-028369 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Mr. Fortunas represented the Department. Vice-Chair Barbara served on probable cause and was recused. At the request of the RESPONDENT, the hearing is CONTINUED to a next available meeting so he may present with an INTERPRETER.

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

Tab H - Pappa, Gerald A, BK3076210, Case No. 2022-022373 - Respondent's Request for Informal Hearing

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 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 Ketcham moved, seconded by Commissioner Butler, to impose the following sanctions: **revocation; investigative costs of \$676.50; administrative fine of \$2,500.00**; 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 I - Robinson, Pranga Valentine, BK3269046, Case No. 2022-007611 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Mr. Braaten 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, seconded by Commissioner Price, to impose the following sanctions: **probation for 90 days; investigative costs of \$660.00; administrative fine of \$1,000.00; 3-hour Property Management Education Course**; the motion passed with a vote of 5-1.

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

FREC.

Tab J - Sebastiano, Jordan, SL3491597, Case No. 2022-029316 - 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, seconded by Commissioner Kanyar, to impose the following sanctions: **public reprimand; investigative costs of \$165.00; administrative fine of \$250.00**; the motion passed without dissent.

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

Tab K - Weinberg, Michael, SL3494001, Case No. 2022-033942 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Chair Fitzgerald 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, seconded by Commissioner Schwartz, to impose the following sanctions: **public reprimand; investigative costs of \$165.00; administrative fine of \$250.00**; the motion passed without dissent.

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

Tab L - Espinosa, Jonathan, SL3524968, Case No. 2022-012169 - Settlement Stipulation

The Respondent was present and was represented by counsel, Rickey Strong, Esq., Esq., present. Mr. David represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the Settlement Stipulation Hearing.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Butler, to ACCEPT the Settlement Stipulation to impose the following sanctions: **probation for 12 months; investigative costs of \$1,039.50; administrative fine of \$1,000.00; 28-hour Reactivation Education Course**; 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.

Tab M - Fisher, Randall R., BK644509, Case No. 2022-011132 - Settlement Stipulation

The Respondent was not present and was represented by counsel, Daniel Villazon, Esq., present. Ms. Bova represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the Settlement Stipulation Hearing.

After discussion, Commissioner Kanyar moved to, seconded by Commissioner Butler, to ACCEPT the Settlement Stipulation to impose the following sanctions: **probation for 6 months; investigative costs of \$857.00; administrative fine of \$1,000.00; 28-hour Reactivation Education Course**; 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.

Tab N - Pulles, Christopher Stephen, SL3486960, Case No. 2022-012719 - Settlement Stipulation

The Respondent was not present and was not represented by counsel. Mr. Fortunas represented the Department. Commissioner Kanyar served on probable cause and was recused. The Commission granted the Settlement Stipulation Hearing.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Price, to DENY the Settlement Stipulation; the motion passed without dissent.

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

Tab O - Alonso Perez, Federico Daniel, SL3489277, Case No. 2022-030070 - Voluntary Relinquishment of License

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 Voluntary Relinquishment of License Hearing.

After discussion, Commissioner Price moved, seconded by Commissioner Kanyar, to ACCEPT the Voluntary Relinquishment of License; the motion passed without dissent.

Tab P - Henriguez, Ingris, SL3496266, Case No. 2022-016321 - Voluntary Relinquishment of License

The Respondent was not present and was not represented by counsel. Mr. David represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the Voluntary Relinquishment of License Hearing.

After discussion, Commissioner Price moved, seconded by Commissioner Kanyar, to ACCEPT the Voluntary Relinquishment of License; the motion passed without dissent.

Tab Q - Scott, Roberta Regina, SL3338743, Case No. 2022-014361 - Voluntary Relinquishment of License

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Voluntary Relinquishment of License Hearing.

After discussion, Commissioner Price moved, seconded by Commissioner Kanyar, to ACCEPT the Voluntary Relinquishment of License; the motion passed without dissent.

Tab R - Golf View Realty Property Management, CQ1045028, Case No. 2022-020216 - 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 Ketcham moved, 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, seconded by Commissioner Kanyar, to 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)(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 S - Golf View Realty Property Management, CQ1045028, Case No. 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 Ketcham moved, 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, seconded by Commissioner Kanyar, to impose the following sanctions: **revocation; investigative costs of \$214.50; administrative fine of \$2,500.00**; 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 T - Pappa, Gerald A, BK3076210, Case No. 2022-020196 - 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 Ketcham moved, 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, seconded by Commissioner Kanyar, to impose the following sanctions: **revocation; investigative costs of \$379.50; administrative fine of \$2,500.00**; 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 U - Pappa, Gerald A, BK3076210, Case No. 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 Ketcham moved, 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, seconded by Commissioner Kanyar, to impose the following sanctions: **revocation; investigative costs of \$363.00; administrative fine of \$2,500.00;** 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

Petition to Vacate Final Order – Persad, Alisa, Case Number 2021-047646

The Petitioner was not present and was represented by Counsel, Mr. Daniel Villazon, Esquire, present. Vice Chair Barbara served on probable cause and was recused. After discussion, Commissioner Schwartz moved; seconded by Commission Kanyar and Price, to RECONSIDER and VACATE the Final Order; AMEND the Administrative Complaint to include violation s. 475.25(1)(h), Florida Statute, as a JOINT MOTION; and IMPOSE the following sanctions: **Public Reprimand; Administrative Fine of \$250.00; Investigative Fine of \$191.00;** the motion passed without dissent.

Request for Reconsideration of Final Order – Escalona, Victor, Case Number 2022-015036

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

Request for Reconsideration of Final Order – Mills, Bobby, Case Number 2022-012948

The Petitioner was not present and was represented by Counsel, Mr. Ricky Strong, Esquire, present. The Petitioner requested to CONTINUE the matter was continued to a next available meeting. After discussion, Commissioner Schwartz moved to GRANT the REQUEST, seconded by Commissioner Kanyar, the motion passed without dissent.

Meeting Minutes

FREC Executive Director Corona requested the Commission to continue the Meeting Minutes from the November 2022.

Reports

FREC Executive Director Corona presented the November 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 12:15 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for January 24, 2023, in Orlando and via Hybrid.

ATTEST:

Patricia Fitzgerald, Chair
Florida Real Estate Commission

Giovanna Corona, Executive Director
Florida Real Estate Commission

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