

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
August 22, 2023  
Hybrid Meeting**

**August 22, 2023**

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 22<sup>nd</sup> day of August 2023.

**Commissioners**

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

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

**Staff**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Camille Royal, Regulatory Consultant – in person  
Opal Smith, Regulatory Specialist III – in person  
Jose Jimenez, Operations Review Specialist – in person  
Jocelyn Pomales, Senior Management Analyst I – in person  
Lori Ronda-Edwards, Regulatory Consultant – in person  
Bradley De Ramos, Regulatory Specialist III – in person  
Elena Lazova-Popova, Education Coordinator – in person  
Heather Page, Assistant General Counsel – in person  
Magnolia Reporting Inc. – (407) 896-1813

**Education Agenda**

Giuvanna Corona, Executive Director, presented 9 Real Estate Education Courses for the Commission's review and consideration.

Tab A – Submitting Courses for Continuing Education Units & Train the Trainer – New Course (4 hours Specialty, Live Stream) – application number 66150 – Thompson Education & Consulting Group LLC

The applicant was present in support of the application. After discussion, Vice-Chair Barbara moved to APPROVE with conditions; seconded by Commissioner Kanyar; the motion passed without dissent.

Tab B – Submitting Courses for Continuing Education Units & Train the Trainer – New Course (4 hours Specialty, Classroom) - application number 66151 – Thompson Education & Consulting Group LLC

The applicant was present in support of the application. After discussion, Vice-Chair Barbara moved to APPROVE with conditions; seconded by Commissioner Kanyar; the motion passed without dissent.

Tab C – Mortgage Financing 101 – New Course (3 hours Post-Licensing, Classroom) - application number 66109 – Christopher J DeMatteis

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

Tab D – Mortgage Financing 101– New Course (3 hours, Post-Licensing, Live Stream) - application number 66110 – Christopher J DeMatteis

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

Tab E – Know the Numbers – New Course (3 hours Specialty, Classroom) - application number 66114 – South Florida Real Estate School

The applicant requested a CONTINUANCE and WAIVED THE 90-DAYS.

Tab F – Know the Numbers – New Course (3 hours Specialty, Live Stream) - application number 66115 – South Florida Real Estate School

The applicant requested a CONTINUANCE and WAIVED THE 90-DAYS.

Tab G – Increase Buying Power – Understand Credit Scores – New Course (2 hours Specialty, Classroom) - application number 66117 – Advantage Credit

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

Tab H – Appraiser's Guide to CMAs – New Course (3 hours Specialty, Live Stream) - application number 66131 – Academy of Real Estate, LLC

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

Tab I – 14 Hour Real Estate Continuing Education Online Course - New Course (14 hours Combination Law, Business Ethics and Specialty, Distance) - application number 66624 – Florida Sun Dream Realty LLC

The applicant was present in support of the application. After discussion, applicant requested a CONTINUANCE and waived the 90-days.

## **Special Agenda - Licensing**

### **Tab A – Request for Multiple Broker License – Ronald Allen**

The Applicant was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved to APPROVE the application; seconded by Commissioner Price; the motion passed without dissent.

### **Tab B – Request for Multiple Broker License – Jason Christopher Bartz**

The Petitioner was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved to APPROVE the application; seconded by Commissioner Butler; the motion passed without dissent.

### **Tab C – Request for Multiple Broker License – Rodney Henson**

The Applicant was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved to APPROVE the application; seconded by Commissioner Butler; the motion passed without dissent.

### **Tab D – Request for Multiple Broker License – Dennis Malloy**

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

### **Tab E – Request for Multiple Broker License – Charles Medalie Alexander**

The Applicant was present and was represented by Counsel Daniel Villazon, Esquire. After discussion, Commissioner Price moved to APPROVE the application; seconded by Vice-Chair Barbara; the motion passed without dissent.

### **Tab F – Request for Multiple Broker License – Abraham Pontillo**

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

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

Regulatory Consultant Camille Royal presented 16 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Acevedo, Pablo, was present 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 B – Ayllon, Frank, was not 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 C – Barber, Theresa T, was not present 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 D – Bradley, Jennifer, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application; the motion passed without dissent.

Tab E – Brino, Herly Guedes, 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 F – Buchan, Todd Richard, 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 G – Germosen, Yoalice E, was present 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 – Henderson, Ryan Asriel Jr, the applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab I – Liardo, Marino, was not present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to DENY the application; the motion passed without dissent.

Tab J – Mac Kenzie, Eric Joseph, was present 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 – Madrid Castillo, Jorge Alberto, was present and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application; the motion passed with a vote of 5-1.

Tab L – Peet, Anjelica, was present 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 M – Rodriguez, Erika, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to APPROVE the application; the motion passed without dissent.

Tab N – Sedeno, Alicia Ana, was present 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 O – Session, Patricia, was not present 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 P – Williams, Jakia Jamazeray, 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.

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

Regulatory Consultant Camille Royal presented 34 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Davolos, Tricia Eileen, was present and was not represented by Counsel. After discussion, the APPLICATION WAS WITHDRAWN.

Tab B – Gordon, David Anthony, was present 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 C – Lopez, Salim, 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 D – Trent, Jillian, was not present 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 E – Aguiar, Jannai De Souza, the applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab F – Alonso, Pedro L, 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 G – Belkovs, Jevgenijs, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application; the motion passed without dissent.

Tab H – Brown, Codreika, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application; the motion passed without dissent.

Tab I – Calhoun, Fallan Brean, was present and was represented by counsel, Daniel Villazon, Esq., present. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application; the motion passed with a vote of 3-2.

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

Tab K – Comas, Marta Mantecon, was not present and was represented by counsel, Daniel Villazon, Esq., present. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application; the motion passed without dissent.

Tab L – Davis, Richard Stephen, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application; the motion passed without dissent.

Tab M – Eaton, Eric John, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application; the motion passed without dissent.

Tab N – Fornal, Jeffrey A, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application; the motion passed without dissent.

Tab O – Funnell, Travis, 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 P – Garciadiaz, Veronica, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Vice-Chair Barbara; to APPROVE the application; the motion passed without dissent.

Tab Q – Gilbert, Tyler Austin, 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 – GOBER, TIMOTHY, the applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab S – Goldman, Sandra Elizabeth, 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 T – Gomez Riera, Inlian Sayonara, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application; the motion passed with a vote of 4-1.

Tab U – Hayes, Kyle J, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to DENY the application; the motion passed without dissent.

Tab V – Kang, Jeanhee, was present 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 W – Leon, Johana S, was present 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 X – McAllister, Nickolas, was not present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Vice-Chair Barbara; to DENY the application; the motion passed without dissent.

Tab Y – McCarthy, Brittany Michelle, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to APPROVE the application; the motion passed without dissent.

Tab Z – Miller, Renetta D, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application; the motion passed with a vote of 4-1.

Tab AA – Nunez, Osmel, 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 AB – Parks, Thomas L, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Vice-Chair Barbara; to APPROVE the application; the motion passed with a vote of 3-2.

Tab AC – Pinkernell, Jens, 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 with a vote of 4-2.

Tab AD – Reggi, Anthony, was present 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 AE – Scott, Vernon C Jr, was present 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 AF – Upesleja, Steve Janis, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to APPROVE the application; the motion passed without dissent.

Tab AG – Vassell, Kiana, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to DENY the application; the motion passed without dissent.

Tab AH – Yanez, Jocelyne, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application; the motion passed without dissent.

### **Consent Agenda A**

The Commission considered 33 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 13 applicants and require 23 applicants to be placed on the Summary of Applicants Agenda; the motion passed without dissent.

Beckham, Latronya Nicole  
Cameron, Elizabeth Ruth  
Chaves-Ghia, Cristian Gabriel  
Fernandez Davila, Liliana  
Johnson, Derrickka Sherral  
Lozada, Austin Richard  
Salisbury, John  
Smith-Gonzalez, Jameer  
Stewart, Joshua  
Vesterdahl, Loretta S

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

Cardoso, Matthew Aaron  
Christopher, Donwyck Clinton Jr  
Diaz, Alexandria Anahi  
Eiland, Amanda Renee  
Genella, Anthony M W  
Harley, Jennifer  
Jackson, Ryan J  
Jones, Stephanie  
Mackey, Darrell D  
Mariotti, Ivan  
Masri, Sharif Samer  
Orlando, John J  
Pagan, Victoria Lynn  
Pesso, David  
Ploegmakers, Jacob Mathew  
Roker, Shannon  
Salgado, Anthony  
Sanchez, Giovanni  
Schmitz, Shelbi Eileen  
Smith, Ashley  
Smith, Menelik N'kosi Selassie  
Sparling, Taylor Dale  
Wright, Wilsie Trent

### **Consent Agenda B**

The Commission considered 11 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 4 applicants and require 7



applicants to be placed on the Summary of Applicants Agenda; the motion passed without dissent.

Black, William T  
Charles, Allan Joseph  
Mccracken, Michael  
Wilson, Rosalie Nathalia

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

Ellsworth, Cameron Bowen  
Jones, Lindsey Meaghan  
Kouvatsos, Christopher Alexander  
Murat, Jean Lener  
Perez, Pamela Christina  
Ross, Demyan  
Zhenzhera, Vladyslav V

**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.

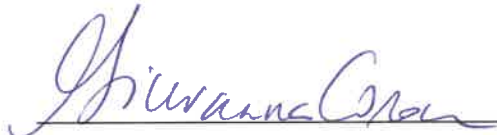
**Recess**

There being no other business, the Chair recessed the meeting at approximately 1:30 p.m.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
August 23, 2023  
Hybrid Meeting**

**August 23, 2023**

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 23rd day of August 2023.

**Commissioners**

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

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

**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 Attorney Aldridge, 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  
Lia Matos, Assistant General Counsel – in person  
Megan Ambrose Assistant General Counsel – in person  
Camille Royal, Regulatory Consultant – in person  
Opal Smith, Regulatory Specialist III – in person  
Jose Jimenez, Operations Specialist – in person  
Magnolia Reporting Inc. – (407)896-1813

**Escrow Disbursement Orders – Agenda**

Ms. Heather Page, Assistant General Counsel, presented 4 Escrow Disbursement Orders.

**Tab A – Dave Ferro of Watson Realty Corp; Case Number 2023031050**

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 – Pete Dalton of Coldwell Banker Vanguard Realty; Case Number 2023036806**

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

discussion, Vice-Chair Barbara moved to accept the Department's recommendation to disburse the escrow to the Buyer, seconded by Commissioner Price; the motion passed without dissent.

Tab C – Dean Saunders of Saunders Real Estate LLC; Case Number 2023033855

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

**Legal Appearance Docket**

The Commission addressed the Legal Appearance Docket, hearing 48 docket items with the following results:

**Tab A - Bogsted, Michael George, BK3140053, Case No. 2023004782 - Respondent's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Nicole Martell Esq., present. Attorney Childers represented the Department. Commissioner Schwartz served on probable cause and was recused.

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: **probation for 90 days; investigative costs of \$338.25; administrative fine of \$250.00; 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 B - Dziurgot, Cynthia, BK3004044, Case No. 2022059885 - Respondent's Request for Informal Hearing**

The case was continued to the September 2023 Meeting.

**Tab C - Floridian Lifestyles Inc, CQ1012496, Case No. 2022047605 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Page represented the Department. Commissioner Price served on probable cause and was recused.

After discussion, Vice-Chair Barbara 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. Vice-Chair Barbara moved to, seconded by Commissioner Schwartz, impose the following sanctions: **probation for 90 days; investigative costs of \$396.00; 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 D - Matos Garcia, Katerin, SL3545493, Case No. 2022036042 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Deputy Chief Attorney Medich represented the Department. Commissioner Schwartz served on probable cause and was recused.

After discussion, Commissioner Kanyar 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 Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$264.00; 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 E - North, Randy, BK3007354, Case No. 2022058884 - Respondent's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Daniel Villazon Esq., present. Attorney Aldridge represented the Department. Commissioner Schwartz served on probable cause and was recused. After discussion, the commission moved to DISMISS the Administrative Complaint.

**Tab F – Russo, Andrew William, BK708409, Case No. 2022050987 - Petitioner's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Jonathan Rose Esq., present. Attorney David represented the Department. Commissioner Butler served on probable cause and was recused. Chair Fitzgerald was recused as well.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Kanyar; refer the case to the Division of Administrative Hearings; the motion passed with a vote of 3-1.

**Tab G - Russo, Milla L, SL3108017, Case No. 2022050986 - Petitioner's Request for Informal Hearing**

The Respondent was present and was represented by counsel, John R. Samaan Esq., present. Attorney David represented the Department. Commissioner Butler served on probable cause and was recused. Chair Fitzgerald was recused as well.

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Kanyar; refer the case to the Division of Administrative Hearings; the motion passed with a vote of 3-1.

**Tab H - Real, Michelle A., SL3501196, Case No. 2023003535- Settlement Stipulation**

The Respondent was not present and was represented by counsel, Rick Strong Esq., present. Deputy Chief Attorney Fortunas represented the Department. Commissioner Schwartz served on probable cause and was recused.

After discussion, Commissioner Price moved, seconded by Vice-Chair Barbara, to ACCEPT the 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 I - Rodriguez, Christopher M, SL3503741, Case No. 2023009901- Settlement Stipulation**

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

After discussion, Vice-Chair Barbara moved to, seconded by Commissioner Price, to ACCEPT the 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 J - Casselman, Ashley Fay, SL3286513, Case No. 2023007964- Voluntary Relinquishment of License**

The Respondent was not and was not represented by counsel. Attorney Braaten represented the Department. Probable Cause was waived.

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

**Tab K - Casselman, Ashley Fay, SL3286513, Case No. 2023016521- Voluntary Relinquishment of License**

The Respondent was not and was not represented by counsel. Attorney Aldridge represented the Department. Probable Cause was waived.

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

**Tab L - Bowie, Raymond J, BK623055, Case No. 2023000822 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing.

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 Price moved to, seconded by Vice-Chair Barbara, impose the following sanctions: **probation for 90 days; investigative costs of \$ 84.30; administrative fine of \$250.00; 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 M - Bowie, Raymond J, BK623055, Case No. 2023000901 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing.

After discussion, Vice-Chair Barbara 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 Vice-Chair Barbara, impose the following sanctions: **revocation; investigative costs of \$196.70; administrative fine of \$5,000.00**; the motion passed without dissent.

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

#### **Tab N - Caviness, Ryan Michael, SL3355546, Case No. 2022061239 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing.

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: **probation for 90 days**;

**public reprimand; investigative costs of \$272.25; 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 O - Cortner, Randall Scott, BK3059068, Case No. 2022061367 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was not represented by counsel. Attorney Aldridge represented the Department. Commissioner Schwartz served on probable cause and was recused. The Commission granted the Waiver Hearing.

After discussion, Commissioner Kanyar 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 Price moved to, seconded by Vice-Chair Barbara, impose the following sanctions: **probation for 90 days; investigative costs of \$552.75; administrative fine of \$250.00; 3-hour Core Law Education Course;** the motion passed without dissent.

**Violation(s):** Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board or, if there is no board, to the department within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction. A licensee must report a conviction, finding of guilt, plea, or adjudication entered before the effective date of this paragraph within 30 days after the effective date of this paragraph.

**Tab P - Jacalone, Marc Anthony Jr., SL3269854, Case No. 2022051380 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was not represented by counsel. Attorney Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing.

After discussion, Vice-Chair Barbara 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. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$330.00; administrative fine of \$250.00; 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 Q - Jackson, Moresa, SL3498950, Case No. 2022056309 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing.

After discussion, Vice-Chair Barbara 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: **probation for 90 days; public reprimand; investigative costs of \$138.60; 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 R - Powell, John Grant, SL631499, Case No. 2022041266 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing.

After discussion, Vice-Chair Barbara 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: **probation for 90 days; public reprimand; investigative costs of \$660.00; 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 - Vincente, June, BK3010390, Case No. 2022049142 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Page represented the Department. Commissioner Price served on probable cause and was recused. The Commission granted the Waiver Hearing.

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. Commissioner Schwartz moved to, seconded by Vice-Chair Barbara, impose the following sanctions: **probation for 90 days; investigative costs of \$313.50**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(r), Florida Statutes, by failing to give the principal(s) a legible, signed, true and correct copy of the listing agreement within 24 hours of obtaining the listing agreement.



### **Tab T - Way, Jana Michelle, SL3498709, Case No. 2022055197 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the Waiver Hearing.

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. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **non permanent revocation; investigative costs of \$132.00; 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.

### **Special Agenda Legal**

#### **Tab A – Request for Re-Hearing – Morales, Luz Enelia 2022-048321**

The Petitioner was not present and was represented by Counsel Daniel Villazon, Esq. After discussion, Vice-Chair Barbara moved to GRANT the request for re-hearing and modify the penalty to **probation for 90 days; public reprimand; investigative costs of \$132.00; administrative fine of \$250.00**; seconded by Commissioner Kanyar; the motion passed without dissent.

#### **Tab B – Request for Reconsideration of Final Order**

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

### **Petitions**

#### **Petition for Declaratory Statement DS2023-032 – Guy Sanchez**

The Petitioner was present and was not represented by counsel. After discussion, Commissioner Schwartz moved, seconded by Vice Chair Barbara, to DENY the Declaratory Statement, the motion passed without dissent. At this time, a request for a Rules Workshop was made by the Petitioner. The request was granted and be placed on a future agenda.

#### **Petition for Declaratory Statement DS2023-031 – Routes R Us, LLC**

The Petitioner was not present and was represented by Counsel Dylan Rivers, Esq. After discussion, Commissioner Kanyar moved, seconded by Commissioner Schwartz, to GRANT the Declaratory Statement, the motion passed without dissent.

### **Meeting Minutes**

FREC Executive Director Corona ask for a continuance for the July 2023 Meeting Minutes. Commissioner Schwartz moved to continue July Meeting minutes, seconded by Commissioner Price; the motion passed without dissent.

**Reports**

FREC Executive Director Corona presented the July 2023 Division Reports; Chief Attorney Cheneler presented the Legal Report; and Board Counsel Harris presented the Rules Report.

**Executive Director Comments**

Executive Director Corona thanked the Commission for the countless hours they invest in the preparation and participation in the Florida Real Estate Commission Meeting and their continued commitment to educate licensees and protect the public.

**Chair's Comments**

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

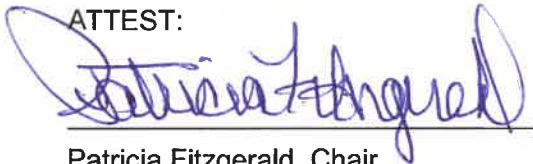
**Public Comments**

The Commission received public comment from Denise Johnson.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 1:41 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for September 12, 2023, in Orlando and via Hybrid.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission