

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
July 25, 2023  
Hybrid Meeting**

**July 25, 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 25<sup>th</sup> day of July 2023.

**Commissioners**

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

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

**Staff**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Camille Royal, Regulatory Consultant – in person  
Jose Jimenez, Operations Specialist – in person  
Jocelyn Pomales, Senior Management Analyst I – in person  
Linda Doolittle, Regulatory Consultant – in person  
Bradley DeRamos, Regulatory Specialist III – in person  
Elena Lazova-Popova, Education Coordinator – in person  
Magnolia Reporting Inc. – (407) 896-1813

**Education Agenda A**

Giuvanna Corona, Executive Director, presented 10 Real Estate Education Courses for the Commission's review and consideration.

**Tab A – Home Inspection Series – New Course (2 hours Specialty, Classroom) – application number 63627 – Buckeye Educational Services LLC**

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

**Tab B – Negotiate the Inspection before the Inspections – New Course (2 hours Specialty, Classroom) – application number 63618 – Double Scope Inspections.**

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

Commissioner Ketcham moved to DENY; seconded by Commissioner Butler. The motion passed without dissent.

Tab C – Florida Real Estate Core Law 3-Hours – New Course (3 hours Sales Associate and Broker Post Licensure, Distance) – application number 65277 – Education Pathways, LLC

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

Tab D – Florida Civil Rights Laws and Fair Housing 3-Hours – New Course (3 hours Sales Associate and Broker Post Licensure, Distance) – application number 65278 – Education Pathways, LLC

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

Tab E – Florida Contract Law 3-Hours – New Course (3 hours Sales Associate and Broker Post Licensure, Distance) – application number 65804 – Education Pathways, LLC

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

Tab F – Florida Residential Loan Market & Reverse Mortgages 3-Hours – New Course (3 hours Sales Associate and Broker Post Licensure, Distance) – application number 65805 – Education Pathways, LLC

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

Tab G – 14 Hour Real Estate Continuing Education Online Course – New Course (14 hours Combination Law, Business Ethics and Specialty, Distance) – application number 65775 – Florida Sun Dream Realty

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

Tab H – Representing Sellers Like a Pro – New Course (2 hours Sales Associate Post Licensure, Classroom) – application number 65736 – Grimaldi Law Firm.

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

Tab I – Not Your Average Contract – New Course (3 hours Sales Associate Post Licensure, Classroom) – application number 65737 – Grimaldi Law Firm

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

Tab J – Understanding Credit – New Course (2 hours Specialty, Classroom) – application number 64045 – Jamie L Black, LLC

The applicant was present in support of the application. After discussion, Commissioner Ketcham moved to DENY; seconded by Commissioner Butler. The motion passed without dissent.

### **Education Agenda B**

Giuvanna Corona, Executive Director, presented 3 Real Estate Education Courses for the Commission's review and consideration.

Tab A – Florida Code of Ethics 3-Hours – New Course (3 hours Sales Associate and Broker Post Licensure, Distance) – application number 65279 – Education Pathways, LLC

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

Tab B – Magnolia School of Real Estate 63-Hr pre license sales associate course – New Course (63 hours Sales Associate Pre-License, Distance) – application number 65312 – Magnolia School of Real Estate LLC

The applicant was present in support of the application. After discussion, Commissioner Ketcham moved to DENY; seconded by Commissioner Butler. The motion passed without dissent.

Tab C – 63-Hr. Florida Sales Associate Real Estate License – New Course (63 hours Sales Associate Pre-License, Distance) – application number 65776 – Florida Sun Dream Realty LLC

The applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

### **Special Agenda – Licensing**

Tab A – Request for Multiple Broker License – Don Gerard Pingaro – application number – 1647603

The applicant was present and was represented by Counsel Daniel Villazon, Esquire. After discussion, Commissioner Schwartz moved to APPROVE the Petitioner's request, seconded by Commissioner Butler. The motion passed without dissent.

Tab B – Request for Licensure under Military Endorsement – Laura A Preidel – application number – 7206010

The applicant was present and was not represented by Counsel. After discussion, the Commission took no action.

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

Regulatory Consultant Camille Royal presented 18 Applicants requesting to sit for the real estate examination. Results are as follows:

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

Tab B – Brown, Colin Blair, 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 C – Caso, Alejandro, 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 D – Colon, Shannon Melissa, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab E – Diaz, Luis Enrique, was present 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 F – Dominguez-Tellez, Sheila, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab G – Felicien, Pressner, 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 H – Inferrera, Jordan Sammy, 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 6-1.

Tab I – Larson, Christopher Edwin, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab J – Mahon, Steven Brett, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab K – Manganaro, James, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

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

Tab M – Mason, Steven Anthony, was present and was represented by counsel, Daniel Villazon, Esq., present; After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

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

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

Tab P – Montgomery, Jon, 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 Q – Santos, Rafael, was present and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed with a vote of 6-1.

Tab R – Trippe, Kelly, 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.

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

Regulatory Consultant Camille Royal presented 48 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Gordon, David Anthony, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. .

Tab B – Harris, Susan Alise, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice-Chair Barbara; to APPROVE the application. .

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

Tab D – Aristil, Chrsiene, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to APPROVE the application. The motion passed with a vote of 6-1.

Tab E – Armstrong, Noonie Ray, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab F – Ash, Kesia, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab G – Askey, Jacob, was present and was represented by counsel, Drew Baskin, Esq., present; After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab H – Brewster, Richard Lee, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-2.

Tab I – Brooks Carter, Jaylen Cyress, was 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 J – Carnate, Douglas Robert, 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 K – Cassady, Mark, 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 L – Colombo, Darlene L, was present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab M – Comas, Marta Mantecon, 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. .

Tab N – Coppin, Jessica Ann, was present and was represented by counsel, Marchlewski, Esq., present; After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to APPROVE the application. The motion passed with a vote of 6-1.

Tab O – Dawson, Shania Elisha, was not 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 P – Deoliveira-Mcginnis, Katrina Lynn, 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 Q – Dietrick, Salvatore F Jr, was present and was not represented by Counsel. After discussion, the applicant withdrew the application.

Tab R – Echoles, Latasha, 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 6-1.

Tab S – Fossell, William Robert, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-2.

Tab T – Griffin, Taqwon Tom, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to APPROVE the application. The motion passed with a vote of 6-1.

Tab U – Hayes, Kyle J, the applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

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

Tab W – Lebron, Melissa, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab X – Middleton, Madsion W, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab Y – Moniuszko, Barbara, 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 Z – Moore, Destiny, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab AA – Pearson, Mariah, 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 6-1.

Tab AB – Pham, Nhat, 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 AC – Pinkernell, Jens, the applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab AD – Ritter, Matthew James Jr, 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 AE – Salter, Ronald David, 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 5-2.

Tab AF – Sarabia, Eduardo, was not present 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 AG – Sklar, Jason Evan, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab AH – Smith, Jeffrey, 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 5-2.

Tab AI – Snell, Latavia, 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 6-1.

Tab AJ – Sotolongo, Yanira, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab AK – Sturm, Elizabeth Anne, was present 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 AL – Suchocki, William G, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-2.

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

Tab AN – Vassell, Kiana, the applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

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

Tab AP – Whitby, Travis Lee, 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 6-1.



Tab AQ – Williams, Meyawn T, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to APPROVE the application. The motion passed with a vote of 6-1.

Tab AR – Willis, Sheelah Renee, 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 6-1.

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

Tab A – Deloach, Dennis A, 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.

### **Summary of Applicants – Agenda D**

Tab A – Agular Betsy, was not present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to DENY the application. The motion passed with a vote of 6-1

### **Consent Agenda A**

The Commission considered 39 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 25 applicants and require 14 applicants to be placed on the Summary of Applicants Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Anzueto, Jacquelyne P  
Brausen, Colton  
Cappelli, Nicholas  
Colleran, Deena  
Cordero, Jose Luis  
Early, Charles Wallace  
Fernandez, Amber Renee  
Garrett, Frank Alphonzo Jr  
Giglio, Jeffrey  
Goss, Justin  
Hart, Alvin  
Hill, Kailee Megan  
Kowalski, Ashley  
Lanning, Amity Throupe  
Maldonado, Andy  
Pickett, Cheryl Anne  
Renn, Michael Thomas  
Rodriguez, Roberto Jesus Jr  
Simpson, William  
Smith, Dalhaji Rason Jr  
Thornton, Troy Anthony  
Trabazo, Gabriela Maria

Vanderjagt, Rodney Stephan  
Vanzant, Christine Lee  
Walker, Leandria

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

Acevedo, Pablo  
Barber, Theresa T  
Bradley, Jennifer  
Buchan, Todd Richard  
Germosen, Yoalice E  
Henderson, Ryan Asriel Jr  
Liardo, Marino  
Mac Kenzie, Eric Joseph  
Madrid Castillo, Jorge Alberto  
Peet, Anjelica  
Rodriguez, Erika  
Sedeno, Alicia Ana  
Session, Patricia  
Williams, Jakia Jamazeray

**Consent Agenda B**

The Commission considered 10 applicants from the Consent Agenda B; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 8 applicants and require 2 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Bethea, Rictoria Denise  
Blackshear, Latsha Michele  
Fox, Bobby  
Hines, Michael Anthony  
Invandino, Lisa Julayne  
Raymond, Alexander Matthew  
Remikie, Damara Patricia  
Rosario, Fernando

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

Ayllon, Frank  
Brino, Herly Guedes

**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.

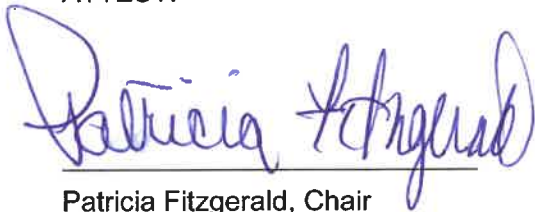
**Public Comments**

The Commission did not receive public comment.

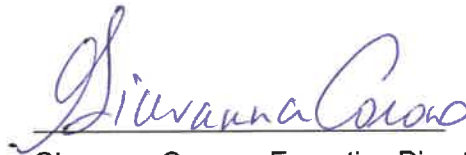
**Adjournment**

There being no other business, the Chair recessed the meeting at approximately 2:03 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  
July 26, 2023  
Hybrid Meeting**

**July 26, 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 26<sup>th</sup> day of July, 2023.

**Commissioners**

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

Larry Harris, Senior Assistant Attorney General, was present as Counsel for the Commission. Attorney 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 Aldridge, Assistant General Counsel – via livestream  
Delhon Braaten, 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  
Jose Jimenez, Operations Review Specialist – in person  
Magnolia Reporting Inc. – (407)896-1813

**Escrow Disbursement Orders – Agenda**

Attorney Heather Page, Assistant General Counsel, presented 10 Escrow Disbursement Order.

**Tab A – Michael Berning of Properties of The Villages – Case Number 2023019032**

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the SELLER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab B – Robin Skaggs of Watson Realty Corp – Case Number 2023020049

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the BUYER, seconded by Commissioner Ketcham. The motion passed without dissent.

Tab C – David Ferro of Watson Realty Corp – Case Number 2023025566

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the BUYER, seconded by Commissioner Ketcham. The motion passed without dissent.

Tab D – Laura Jean Ranneklev of Florida Welcome Home Real Estate – Case Number 2023026276

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the BUYER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab E – Lenor Jules for First Florida Real Estate – Case Number 2023027027

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the SELLER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab F – John Sanchez for Highlight Realty – Case Number 2023030398

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the BUYER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab G – Tylon Fraley for Southeast Realty Equities Incorporated – Case Number 202314962

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the INTERPLEADER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab H – Ernesto Vega for Canvas Real Estate – Case Number 2023016075

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the INTERPLEADER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab I – Howard Flashen for Round Table Realty – Case Number 2023017032

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the INTERPLEADER, seconded by Commissioner Kanyar. The motion passed without dissent.

Tab J – Odalys Sierra for BHSS Florida Realty – Case Number 2023023159

The BUYER and the SELLER were not present. After discussion, Commissioner Price moved to APPROVE the Department's recommendation to disburse the escrow to the INTERPLEADER, seconded by Commissioner Kanyar. The motion passed without dissent.

## **Recovery Fund Claims – Agenda**

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

### **Tab A – Case Number 2023001276 – RFC Van Scoy v. Cohen**

Claimant was present and was not represented by Counsel. Licensee was not present and was not represented by Counsel. After discussion, Commissioner Price moved to GRANT the claim; seconded by Commissioner Kanyar. The motion passed without dissent.

## **Legal Appearance Docket**

The Commission addressed the Legal Appearance Docket, hearing 38 docket items with the following results:

### **Tab A - Beuzeville, Javier, SL3500667, Case No. 2022-057149 - Petitioner's Motion for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Aldridge represented the Department. Kanyar served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$132.00; administrative fine of \$250.00.**

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

### **Tab B – Causey, Michael Fred, BL488962, Case No. 2022-048185 – Petitioner’s Motion for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Childers represented the Department. Ketcham 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. After discussion, the Commission moved to DISMISS the Administrative Complaint. The motion passed without dissent.

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

### **Tab C – Childers, Julie, SL3236626, Case No. 2022-056290 – Respondent’s Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Childers represented the Department. Ketcham 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.

After discussion, the Commission imposed the following sanctions: **probation for 6 months; investigative costs of \$594.00; administrative fine of \$2,500.00; 4-hour Escrow Management Education Course.**

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

**Tab D – Decesare, Kristen Marie, SL3498589, Case No. 2022-054723 – Petitioner’s Motion for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Fortunas represented the Department. Kanyar served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$148.50; administrative fine of \$250.00.**

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

**Tab E – Echavarria, Roberto Ricardo, SL3499060, Case No. 2022-054845 – Respondent’s Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Aldridge represented the Department. Kanyar served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$140.25; administrative fine of \$250.00.**

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

**Tab F – Jimenez, Isabella, SL3498945, Case No. 2022-054875 – Petitioner’s Motion for Informal Hearing**

The Respondent was present and was represented by counsel, C. David Durkee Esq., present. Attorney Aldridge represented the Department. Kanyar served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission moved to DISMISS the Administrative Complaint. 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 – Kajy, Kent, BL3209264, Case No. 2022-053735 – Petitioner’s Motion for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Fortunas represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 30 days; investigative costs of \$792.00; administrative fine of \$2,500.00.**

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

**Tab H - Lind, Christopher, SL3234333, Case No. 2022-049049 – Respondent’s Request for Informal Hearing**

The Respondent was present and was represented by counsel, Kevin Griffith Esq., present. Attorney Braaten represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 6 months; investigative costs of \$231.00; administrative fine of \$2,500.00.**

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

**Tab I – Lopez, Dinah Jenny, SL3501073, Case No. 2023-003371 – Petitioner’s Motion for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$140.25; administrative fine of \$250.00.**

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



**Tab J – Mederos Molina, Anabel, SL3498773, Case No. 2022-054864 – Respondent’s Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission moved to DISMISS the Administrative Complaint. 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 – Miller, Cole Forest, SL3488589, Case No. 2022-049196 – Respondent’s Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Childers represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$330.00; administrative fine of \$250.00.**

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

**Tab L – Miller, Kyle, SL3500366, Case No. 2022-054902 – Respondent’s Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Fortunas represented the Department. 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$214.25; administrative fine of \$250.00.**

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

**Tab M – Mustafina, Ella, SL3269889, Case No. 2022-056348 – Respondent’s Request for Informal Hearing**

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

properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$353.45; administrative fine of \$250.00; 3-hour Core Law Education Course.**

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

#### **Tab N – Ramos, Kristal T., SL3375932, Case No. 2022-045012 – Respondent’s Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Fortunas represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$313.50; administrative fine of \$ 0.00.**

**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 O – Reid, Moriah Daylight, SL3499705, Case No. 2022-055095 – Petitioner’s Motion for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Fortunas represented the Department. 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.

After discussion, the Commission ACCEPTED the request to continue this case to the August meeting.

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

#### **Tab P – Salazar Salazar, Zurisadairis, SL3501124, Case No. 2022-056735 – Petitioner’s Motion for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. Kanyar served on probable cause and was recused. The

Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$198.00; administrative fine of \$250.00.**

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

#### **Tab Q – Strole, Zackary A, SL3497546, Case No. 2022-051617 – Respondent’s Request for Informal Hearing**

The Respondent was present and was represented by counsel, Lanny Russell Esq., present. Attorney Fortunas represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$231.00; administrative fine of \$250.00.**

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

#### **Tab R – Vargas, Ricardo Valentin, SL3503142, Case No. 2023-007341 – Respondent’s Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Fortunas represented the Department. 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$280.25; administrative fine of \$250.00.**

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

#### **Tab S – Vitt, Claudia Marianne, SL3498798, Case No. 2022-055186 – Respondent’s Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$165.00; administrative fine of \$250.00.**

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

**Tab T – Walp, Caitlin Elizabeth, SL3439906, Case No. 2022-048633 – Respondent’s Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Aldridge represented the Department. Butler served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and Filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission moved to DISMISS the Administrative Complaint. 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 U – Wren, Danielle, SL3485947, Case No. 2022-060090 – Respondent’s Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Attorney Fortunas represented the Department. 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$379.50; administrative fine of \$250.00; 3-hour Core Law Education Course.**

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

**Tab V – Marcelle, Tyler Edward, SL3499655, Case No. 2022-056320 – Settlement Stipulation**

The Respondent was not present and was not represented by counsel. Attorney Fortunas represented the Department. Butler served on probable cause and was recused. The Commission granted the Settlement Stipulation Hearing. After discussion, the Commission moved to ACCEPT the settlement stipulation and impose the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$201.30; administrative fine of \$250.00.**

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

**Tab W – Urueta, David Enrique, SL3498333, Case No. 2022-055363 – Settlement Stipulation**

The Respondent was present and was not represented by counsel. Attorney Fortunas represented the Department. Barbara served on probable cause and was recused. The Commission granted the Settlement Stipulation Hearing. After discussion, the Commission moved to ACCEPT the settlement stipulation and impose the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$181.50; administrative fine of \$250.00.**

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

**Tab X – Exclusive Property Investments LLC, CQ1063213, Case No. 2023-015679 – Voluntary Relinquishment of License**

The Respondent was not present and was not represented by counsel. Attorney Fortunas represented the Department. The Commission granted the Voluntary Relinquishment of License Hearing.

After discussion, the Commission moved to GRANT the Voluntary Relinquishment of License for permanent revocation.

**Tab Y – Exclusive Property Investments LLC, CQ1063213, Case No. 2023-018917 – Voluntary Relinquishment of License**

The Respondent was not present and was not represented by counsel. Attorney Fortunas represented the Department. The Commission granted the Voluntary Relinquishment of License Hearing.

After discussion, the Commission moved to GRANT the Voluntary Relinquishment of License for permanent revocation.

**Tab Z – Lewis, Sandy J., BK3266746, Case No. 2023-015408 – Voluntary Relinquishment of License**

The Respondent was not present and was not represented by counsel. Attorney Fortunas represented the Department. The Commission granted the Voluntary Relinquishment of License Hearing.

After discussion, the Commission moved to GRANT the Voluntary Relinquishment of License for permanent revocation.

**Tab AA – Lewis, Sandy J., BK3266746, Case No. 2023-018900 – Voluntary Relinquishment of License**

The Respondent was not present and was not represented by counsel. Attorney Fortunas represented the Department. The Commission granted the Voluntary Relinquishment of License Hearing.

After discussion, the Commission moved to GRANT the Voluntary Relinquishment of License for permanent revocation.

**Tab AB – Connaughton, John Maurice, BL3133453, Case No. 2022-045408 – 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. Ketcham 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$330.00; administrative fine of \$250.00; 3-hour Core Law Education Course.**

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

**Tab AC – Erickson, Randi L, BK3010067, Case No. 2022-056651 – 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. 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$544.50; administrative fine of \$1,000.00.**

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

**Tab AD – Hernandez Padilla, Chris Manuel, SL3500520, Case No. 2022-054370 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. Butler served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$198.00; administrative fine of \$250.00.**

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

**Tab AE – Hernandez, Rowan, SL3494511, Case No. 2022-038491 – 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. Schwartz 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. After discussion, the Commission moved to DISMISS the Administrative Complaint. 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 AF – Parajon, Julio E, SL3204103, Case No. 2022-051994 – 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. Kanyar served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **suspended until the Division of Real Estate receives documentation that Respondent has fully complied with all terms of previous final order; investigative costs of \$330.00; administrative fine of \$250.00.**

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

**Tab AG – Ramirez, Stephanie, SL3497248, Case No. 2022-048570 – 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. Ketcham 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$148.50; administrative fine of \$250.00.**

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

**Tab AH – Rimes, Rodney Dean, SL3288617, Case No. 2022-051988 – Motion for Waiver of Rights and Entry of Final Order**

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

period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$297.00; administrative fine of \$1,000.00.**

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

**Tab AI – Starr, Rick Eugene, BK3481930, Case No. 2022-037429 – Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was not represented by counsel. Attorney David represented the Department. Butler served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$495.00; administrative fine of \$2,500.00.**

**Violation(s):** Section 475.42(1)(g) A person may not fail or refuse to appear at the time and place designated in a subpoena issued with respect to a violation of this chapter, unless because of facts that are sufficient to excuse appearance in response to a subpoena from the circuit court.

**Tab AJ – Suarez, Jose Ariel, SL3498092, Case No. 2022-051625 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Aldridge represented the Department. Kanyar served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$148.50; administrative fine of \$250.00.**

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

**Tab AK – Thelusma, Leclerc Jacques, SL3286539, Case No. 2022-046067 – 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. Ketcham 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. After discussion, the Commission imposed the following sanctions: **suspension for 1 year; investigative costs of \$297.00; administrative fine of \$2,500.00.**



**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 AL – Troche, Peter A, BK665198, Case No. 2022-030720 – Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Attorney Braaten represented the Department. Fitzgerald 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. After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$297.00; administrative fine of \$250.00.**

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

**Special Agenda Legal**

**Tab A – Request for Reconsideration of Final Order – Pecoraro, Gianna – 2023037178**

The respondent was not present and was represented by Daniel Villazon, Esq. After discussion, Commissioner Schwartz moved to APPROVE the request for reconsideration, seconded by Commissioner Butler. The motion passed without dissent.

**Tab A – Request for Reconsideration of Final Order – Dos, Reis – 2019057498**

The respondent requested a CONTINUANCE to the August meeting. After discussion, Commissioner Price moved to ACCEPT the request for to be continued, seconded Vice Chair Barbara. The motion passed without dissent.

**Petitions**

**Petition for Declaratory Statement – Seymour Foos – DS2023-020**

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.

**Petition for Declaratory Statement – Thomas Jung – DS2023-022**

The Petitioner was not present and was not represented by counsel. After discussion, Commissioner Kanyar moved, seconded by Commissioner Schwartz, to GRANT the Declaratory Statement, the motion passed with a vote of 5-2.

**Petition for Declaratory Statement – Bridget Smitha on behalf of Legacy Cove, LLC and Legacy Cove Management – DS2023-026**

The Petitioner was not present and was represented by counsel. After discussion, Vice Chair Barbara moved, seconded by Commissioner Kanyar, to GRANT the Declaratory Statement, the motion passed without dissent.

### **Rules**

The purpose of this rule discussion is to clarify and revise the language, if needed, to address Multiple Broker's License for. The Commission received comments from the public. After discussion, the Commission decided to not open rule.

### **Meeting Minutes**

FREC Executive Director Corona presented the June 2023 Meeting Minutes. Vice Chair Barbara moved to accept the Meeting Minutes, seconded by Commissioner Price. The motion passed without dissent.

### **Reports**

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

### **Executive Director Comments**

Executive Director Corona presented the proposed 2024 FREC calendar dates. Commissioner Price moved to accept the proposed calendar dates, seconded by Vice Chair Barbara. The motion passed without dissent. Ms. Corona also discussed with the Commission delegation of authority. Ms. 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.

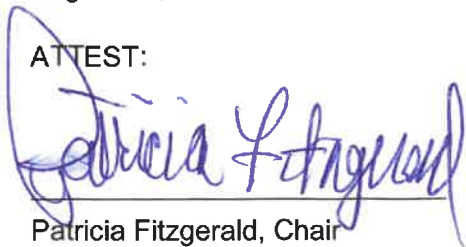
### **Public Comments**

The Commission received public comment from Daniel Villazon, Esq., and Denise Johnson.

### **Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 3:05 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for August 22, 2023 in Orlando and via Hybrid.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission



Giuvanna Corona, Executive Director  
Florida Real Estate Commission