

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
September 12, 2023
Hybrid Meeting**

September 12, 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 12th day of September 2023.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giovanna Corona, Executive Director
Camille Royal
Jose Jimenez
Opal Smith
Jocelyn Pomales
Lorianys Ronda-Edwards
Bradley DeRamos
Elena Lazova-Popova

Office of General Counsel

Al Cheneler, Chief Attorney
Heather Page
Lia Matos
Megan Ambrose

Court Reporting Services

Magnolia Reporting Inc. (407)896-1813

Education Agenda

Real Estate Education Courses. After discussion, the Commission:

Approved

Know the Numbers, 3-hrs Specialty, Classroom
Know the Numbers, 3-hrs Specialty, LiveStream
Understanding the Mover, 4-hrs Specialty, Distance

Approved with Conditions

FI Two Days Hands on Hybrid Home Staging Workshop Day #2, 8-hrs Specialty, LiveStream
Understand FI Two Days on Hybrid Home Staging Workshop, 8-hrs Specialty, Classroom
How to Effectively Use Social Media, 2-hrs Specialty, LiveStream

Special Agenda – Licensing

Multiple Broker Applications. After discussion, the Commission:

Approved

Thomas Leonard Bisanz
Maria Howell Dudley
Luke Ameresano
Anthony Giglio
Ron Hebert Jones
Craig Studnicky
Kristen Zimmerman

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Christopher, Donwyck Clinton Jr
Diaz, Alexandria Anahi
Eiland, Amanda Renee
Genella, Anthony M W
Harley, Jennifer
Jackson, Ryan J
Jones, Stephanie
Kouvatsos, Christopher Alexander
Mackey, Darrell D
Mariotti, Ivan
Masri, Sharif Samer
Murat, Jean Lener
Orlando, John J
Pagan, Victoria Lynn
Perez, Pamela Christina
Pesso, David
Ploegmakers, Jacob Mathew
Roker, Shannon - Amended
Ross, Demyan

Salgado, Anthony
Sanchez, Giovanni
Schmitz, Shelbi Eileen
Smith, Ashley
Smith, Menelik N'kosi Selassie I
Sparling, Taylor Dale
Wright, Wilsie Trent
Zhenzhera, Vladyslav V

Issued a Notice of Intent to Deny

Cardoso, Matthew Aaron
Jones, Lindsey Meaghan

Applicant continued and waived the 90-days

Ellsworth, Cameron Bowen

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Amaya Ventura, William Alexander
De Armas, Joseph G
Henderson, Ryan Asriel Jr
Yount, Justin Bernard

Issued a Notice of Intent to Deny

Curley, Bridget Carolina
Hill, Brandi
Kozlovs, Andrejs
Segree, Brenda Wilson

Summary of Applicants Agenda C

After discussion, the Commission:

Approved

Gober, Timothy
Kaukola, Glen
Perez-Beato, Silvana M
Rivest, Jo Carol
Suleiman, Nathaniel Andrew

Issued a Notice of Intent to Deny

Hamalak, Michael Ellis
Musto, John J
Sheaffer, Gretchen

Consent Agenda A

After discussion, the Commission:

Approved

Belizan, Brandon Anthony
Cortez, Willie
Cyr, Wayde
Hernandez Martinez, Lizbeth
Mahabir, Geron
Netherton, Holland Ray
Nunez, Jose Ricardo
Pareja, Arturo Enrique Jr
Polsenberg, Douglas Edward
Quintero, Julie Yvonne
Ray, Deborah
Riveron, Monica L
Ruiz, Michel
Schweitzer, Ryan James
Trujillo, Alberto
Valliaril, Alvin Joy
Vidal, Josefa
Wellman, Joseph Conrad Jr

Did not approve and will be placed on the next Summary of Applicants Agenda

Antosiak, Brittany
Laforge, Scott Allen
Proia, Jamie
Valdez, Altagracia

Consent Agenda B

After discussion, the Commission:

Approved

Hardeman, Elisha Marie

Did not approve and will be placed on the next Summary of Applicants Agenda

Cornelious, Ty
Michaud, Daniel

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.

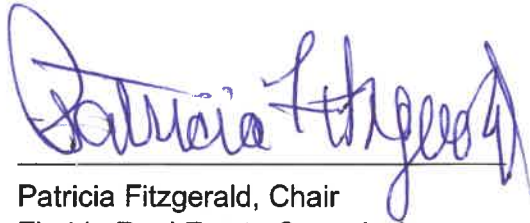
Public Comments

The Commission did not receive public comment.

Recess

There being no other business, the Chair recessed the meeting at approximately 1:40 p.m..

ATTEST:

A handwritten signature in blue ink, appearing to read "Patricia Fitzgerald", written over a horizontal line.

Patricia Fitzgerald, Chair
Florida Real Estate Commission

A handwritten signature in blue ink, appearing to read "Giovanna Corona", written over a horizontal line.

Giovanna Corona, Executive Director
Florida Real Estate Commission

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
September 13, 2023
Hybrid Meeting**

September 13, 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, 13th day of September, 2023.

Commissioners

Chair Patricia Fitzgerald
Vice Chair Richard Barbara
Randy Schwartz
Patricia Ketcham
Renee Butler
Millie Kanyar
Kelly Price

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giuanna Corona, Executive Director
Camille Royal
Jose Jimenez
Opal Smith

Office of General Counsel

Al Cheneler, Chief Attorney
James Fortunas, Deputy Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Gene Aldridge
Del Braaten
Melissa Buza
William Childers
Dan David
Heather Page
Liamna Matos
Megan Ambrose

Court Reporting Services

Magnolia Reporting Inc. (407)896-1813

Escrow Disbursement Orders

After discussion, the Commission:

Approved as recommended

Case No. 2023-034340, Buyer

Case No. 2023-042364, Buyer

Legal Appearance Docket

Abraham, Arianne Dee, SL3038079, Case No. 2023010950

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$478.50; administrative fine of \$500.00.**
- Violation(s): FS 475.25 (1)(e) v. 61J2-10.038.

Abreau, Chelsea, SL3504060, Case No. 2023010476

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$198.00; administrative fine of \$250.00.**
- Violation(s): FS 475.25(1)(m).

Arnesen, Jessica Rossanna, SL3128502, Case No. 2022059297

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 12 months; investigative costs of \$486.75; administrative fine of \$3,000.00; 1 complete FREC meeting.**
- Violation(s): FS 475.25 (1)(e) via 455.227; 475.25 (1)(f); 475.25 (1)(p).

Aybar, Kimberly, SL3501027, Case No. 202205713

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$280.50; administrative fine of \$250.00.**
- Violation(s): FS 475.25(1)(m).

Babbs, Sam III, SL3543234, Case No. 2023011066

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission dismissed the case.

Beach, Sandy, SL3141484, Case No. 2023012417

- The Respondent was not present and was represented by counsel, George T (Tom) Reeves Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$717.50; administrative fine of \$2,500.00.**
- Violation(s): FS 475.25(1)(b).

Dawson, Cody, SL3385453, Case No. 2023018690

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$181.50; administrative fine of \$500.00.**
- Violation(s): FS 475.42(1)(a) via 455.227(1)(t).

Dziurzot, Cynthia, BK3004044, Case No. 2023007300

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$363.00; administrative fine of \$250.00.**
- Violation(s): FS 475.25(1)(s).

Fischer, Lawrence F, SL3154340, Case No. 2022052056

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **suspension for 30 days; probation for 6 months; investigative costs of \$783.75; administrative fine of \$2,000.00.**
- Violation(s): FS 475.25(1)(b); 475.42(1)(n).

Hampton, Shamekia L, SL3232115, Case No. 2022052056

- The Respondent was present and was not represented by counsel.

- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 18 months; investigative costs of \$330.00; administrative fine of \$1,000.00; 28 hour reactivation course; 3 FREC Meetings.**
- Violation(s): FS 475.25(1)(b).

Hutchinson, Nicole, SL3139411, Case No. 2023006583

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$301.95; administrative fine of \$500.00.**
- Violation(s): FS 475.25 (1)(e) v. 455.227.

Jeffrey, Jeannine B, SL3503223, Case No. 2023007423

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$313.50; administrative fine of \$250.00.**
- Violation(s): FS 475.25 (1)(m).

Jones, Andre Cornelius Jr, SL3416695, Case No. 2023021537

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$156.75.**
- Violation(s): FS 475.25(1)(a) 455.227(1)(t).

Laurence, Karen R, SL3329503, Case No. 2023081210

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$182.65; administrative fine of \$500.00.**
- Violation(s): FS 475.25(1)(e) v455.227(1)(t).

Roth Debra Ann, BL206628, Case No. 2023011094

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.

- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$775.50; administrative fine of \$1,000.00; 3 hour core law.**
- Violation(s): FS 475.25(1)(b).

Santillan, Geovanni Aquiles, BK3068692, Case No. 2023003084

- The Respondent was not present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission accepted the request to continue the case.

Stewart, Rhonda Lafay, BK597295, Case No. 2022054689

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$264.00; administrative fine of \$500.00.**
- Violation(s): FS 475.25(1)(e) v 61J2-10.026(4)(n).

AMJ Group, Inc, BK453881, Case No. 2023011490

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- Violation(s): FS 475.25 (1)(d)1.

Colom, Ryan, SL3563162, Case No. 2023011842

- The Respondent was not present and was represented by counsel, Rickey Strong Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- Violation(s): FS 475.25(1)(f).

Guido, Danielle, SL3427146, Case No. 2023003117

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- Violation(s): FS 475.25(1)(a) v 455.227(1)(t).

Levins, Jason Robert, SL3329503, Case No. 2023009408

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- Violation(s): FS 475.25(1)(a) v 455.227(1)(t).

Perez, Consuelo, SL3414257, Case No. 2023008157

- The Respondent was not present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- Violation(s): FS 475.25(1)(b); 475.42(1)(d); 475.25(l)(k).

Quiroz, Veronica A, BK3262912, Case No. 2023000037

- The Respondent was present and was represented by counsel, Lori Wurtzel Esq., present.
- Vice-Chair Barbara served on probable cause and was recused.
- After discussion, the Commission **DENIED** the stipulation.
- Violation(s): FS 475.25(1)(b).

Urbinato, Michael John, SL3202864, Case No. 2023010537

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- Violation(s): FS 475.25(1)(e) v 455.227(1)(t).

Warren, Michael, BK453881, Case No. 2023011488

- The Respondent was present and was represented by counsel, D. Ty Jackson Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- Violation(s): FS 475.25(1)(d)1.

Levine, Cindy, SL643239, Case No. 2023020540

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the Voluntary Relinquishment of License for Permanent Revocation.
- Violation(s): FS 475.25(1)(b).

Burgher, Donovan O, BK590241, Case No. 2022052457

- The Respondent was not present and was not represented by counsel.
- Commissioner served on probable cause and was recused.
- Case was pulled from the agenda.

Carhuamaca, Irma Esperanza, SL3502236, Case No. 2023003020

- The Respondent was not present and was not represented by counsel.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$297.00; administrative fine of \$1,000.00.**
- Violation(s): FS 475.25(1)(m).

Dore, Phedson, SL3500425, Case No. 2022056354

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$181.50; administrative fine of \$1,000.00.**
- Violation(s): FS 475.25(1)(m).

Dubauskas, Victor Alexander, SL678184, Case No. 2023014833

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$140.25; administrative fine of \$2,500.00.**
- Violation(s): FS 475.25(1)(e).

Gibbs, Alicia, SL3322362, Case No. 2023014888

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$135.30; administrative fine of \$2,500.00.**
- Violation(s): FS 475.25(1)(e).

Goldstein, Robert N, BK3008285, Case No. 2022051990

- The Respondent was not present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$181.50; administrative fine of \$2,500.00.**
- Violation(s): FS 475.25(1)(e).

Markle, Anthony Allen, SL3477156, Case No. 2023014976

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **submit documentation of compliance of previous Final Order; probation for 90 days; investigative costs of \$181.50.**
- Violation(s): FS 475.25(1)(e).

Pichardo, Franklin, BK3362185, Case No. 2022051389

- The Respondent was not present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$165.00; administrative fine of \$5,000.00.**
- Violation(s): FS 475.25(1)(e) v 455.227(1)(t).

Ryan, Adriana M, SL3501231, Case No. 2023003551

- The Respondent was present and was not represented by counsel.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$231.00; administrative fine of \$250.00.**
- Violation(s): FS 475.25(1)(m).

Shakur, Rashad S, SL3504604, Case No. 2023013204

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$198.00; administrative fine of \$250.00.**
- Violation(s): FS 475.25(1)(m).

Shockley, Tiffany Latoya, SL3503909, Case No. 2023010089

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$165.00; administrative fine of \$1,000.00.**
- Violation(s): FS 475.25(1)(m).

Tharp, Reginald Louis, SL3023765, Case No. 2022047363

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Barbara served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$165.00; administrative fine of \$2,500.00.**
- Violation(s): FS 475.25(1)(b).

Meeting Minutes

FREC Executive Director Corona requested a continuance for the July 2023 and August 2023 Meeting Minutes. Commissioner Schwartz moved to accept the continuance, seconded by Commissioner Price. The motion passed without dissent.

Reports

The August 2023 reports were presented to the Commission:

- Division
- Legal
- Rules

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 did not receive public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 12:41 p.m. The next general meeting is scheduled for October 24-25, 2023. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/real-estate/commission-meetings-and-workshops) for more information.

ATTEST:



Patricia Fitzgerald, Chair
Florida Real Estate Commission



Giuvanna Corona, Executive Director
Florida Real Estate Commission