

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
January 24, 2023
Hybrid Meeting**

January 24, 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 24th day of January 2023.

Commissioners

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

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

Staff

Giuvanna Corona, Executive Director – in person
Al Cheneler, Chief Attorney – in person
Camille Royal, Senior Consumer Service Analyst – in person
Damon Boodram, Operations Specialist – in person
Jocelyn Pomales, Education Coordinator – in person
Bradley De Los Ramos, Regulatory Specialist III – in person
Lazova-Popoca, Elena, Operations and Management Consultant – in person

Heather Page, Assistant General Counsel – in person

Education Agenda

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

Tab A – Buyer Conversion – New Course (2 hours Specialty, Classroom) – application number 61245 – Belchen School of Realty, Inc.

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

Tab B – Expired Listing Boot Camp - New Course (2 hours Specialty, Classroom) – application number 61247 – Belchen School of Realty, Inc.

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

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

Tab C – FSBO Boot Camp - New Course (2 hours Specialty, Classroom) – application number 61248 – Belchen School of Realty, Inc.

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

Tab D – Listing Conversion Boot Camp - New Course (2 hours Specialty, Classroom) – application number 61249 – Belchen School of Realty, Inc.

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

Tab E – Marketing Boot Camp - New Course (2 hours Specialty, Classroom) – application number 61250 – Belchen School of Realty, Inc.

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

Tab F – Open House Boot Camp - New Course (2 hours Specialty, Classroom) – application number 61251 – Belchen School of Realty, Inc.

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

Tab G – Successful Strategies for Tenant Representation - New Course (3 hours Post Licensing Course, Classroom) – application number 60883 – CCIM Institute

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

Tab H – Never Meet a Stranger - New Course (4 hours Specialty/Core Law, LiveStream) – application number 60551 – Freeman Academy of Learning, LLC

The applicant continued and waived the 90-days.

Tab I – Never Meet a Stranger - New Course (4 hours Specialty/Core Law, Classroom) – application number 60552 – Freeman Academy of Learning, LLC

The applicant continued and waived the 90-days.

Tab J – Situation Awareness of Realtors - New Course (2 hours Specialty/Core Law, Classroom) – application number 60863 – Marco Island Area Association of Realtors, Inc.

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

Special Agenda

Tab A – Request for Reconsideration of Application by Mutual Recognition – Hindi, Regev Application #6818406

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

Tab B – Request for Reinstatement of License – Agnieszka Perez Martinez SL3262024

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

Summary of Applicants – Agenda A

Executive Director Giuvanna Corona presented 25 Applicants requesting to sit for the real estate examination. Results are as follows:

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

Tab B – Baggs, Bonnie Lee, was not present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab C – Bechler, Glenn Bryan, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab D – Boone, Eric, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab E – Brand, Jessica Gayle, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab F – Charles, Shakera Hilary, was not present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Ketcham; to DENY the application. The motion passed without dissent.

Tab G – Cordoba, Felix Antonio, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab H – Diaz, Cindy, was not present and 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 I – Dillard, Chad, was present and 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 – Doty, Ryan, was not present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab J – Genaro, Amanda, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab L – Gray, Troy, was present and and was not represented by Counsel; after discussion,

Commissioner Schwartz moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab M – Gross, Kenneth, was not present and and was not represented by Counsel. The application was PULLED and APPROVED the application.

Tab N – Lukasik, Edward, was present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed with a vote of 6-1.

Tab O – Maitland, Jade Ariana, was not present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Ketcham; to DENY the application. The motion passed without dissent.

Tab P – Manigault, Anthony, was present and 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 Q – Monk, Billy, was present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab R – Myers, Daniel Miles Jr, was present and 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 S – Wasazmino, Ewasie L, the applicant CONTINUED AND WAIVED the 90 DAYS.

Tab T – wasinkernell, Jens, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab U – Roberts, Alexander, was not present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab V – Schuster, Andrew, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab W – Skinner, Michael William, was present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed with a vote of 6-1.

Tab X – Watson, Gregory, was present and 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 Y – Williams, Santana, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Summary of Applicants – Agenda B

Executive Director Givanna Corona presented 41 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Hubbard, Benjamin, was present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to RECONSIDER, VACATE NOID AND APPROVE the application. The motion passed without dissent.

Tab B – Johnson, Sara, was present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to RECONSIDER, VACATE NOID AND APPROVE the application. The motion passed with a vote of 6-1.

Tab C – Lherisson, Stephane, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Commissioner Ketcham moved; seconded by Commissioner Kanyar; to RECONSIDER AND APPROVE the application. The motion passed with a vote of 6-1.

Tab D – Valk, Krisha Marie, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Vice Chair Barbara moved; seconded by Commissioner Butler; to RECONSIDER AND APPROVE the application. The motion passed with a vote of 6-1.

Tab E – Abbott, Stewashanie Anne, was present and 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 F – Anderson, Frankie, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab G – Anderson, Jared Bryant, was present and and was not represented by Counsel; after discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab H – Aquino, Giselle M, was not present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to DENY the application. The motion passed without dissent.

Tab I – Berg, Richard Charles III, was present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab J – Coowaser, Tammy, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab K – Davis, Cassandra, was not present and and was not represented by Counsel; after discussion, Commissioner Ketcham moved; seconded by Vice Chair Barbara; to DENY the application. The motion passed without dissent.

Tab L – Eusse, Solange Vanessa, was not present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab M – Flynn, Brian Joseph, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed with a vote of 5-2.

Tab N – Forbes, Fabian, was present and 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 O – Gill Jr. Sherman, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab P – Green, Michael Corey, was present and and was not represented by Counsel; after discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to APPROVE the application.

Tab Q – Hanglitter, Stefanie, the applicant CONTINUED AND WAIVED the 90 DAYS.

Tab R – Hart, Shereen S, was not present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed with a vote of 6-1.

Tab S – Henderson, Chamond David, was present and 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 T – Henry, Timothy, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed with a vote of 6-1.

Tab U – Hoekstra, Alexander Hendrik, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Vice Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab V – Jacob, Kahari, was present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab W – Jones, Carl William Sr, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab X – Kane, William Josewash, was present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed with a vote of 5-2.

Tab Y – Keller, Janice Marie, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Commissioner Ketcham moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab Z – Laboy, Jeramy Alexander, was present and 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 5-2.

Tab AA – Levins, Christowasher Leon, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab AB – Lozada, Francisco Roman, was present and 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 – Maschi, Anthony Carl, was present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab AD – wasuri, Sumit, was present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab AE – Ruggiero, Ryan Michael, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab AF – Salem, Fadia Adeen, was not present and 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 AG – Sanderson, Keith Michael, was present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab AH – Smothers, Howard III, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab AI – Struble, Emily, was present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab AJ – Verge, Veronica, was not present and and was not represented by Counsel. The application was PULLED and APPROVED.

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

Tab AL – Wawash, William Scott, was present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab AM – Williams, Willis Wilcox, was not present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab AN – Wiwason, Jahvante, was not present and and was not represented by Counsel; after discussion, Commissioner Schwartz moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab AO – Zephir, Sirana, was present and was represented by counsel, Mr. Daniel Villazon, Esquire, present; after discussion, Commissioner Kanyar moved; seconded by Vice Chair Barbara; to APPROVE the application. The motion passed without dissent.

Summary of Applicants – Agenda C

Executive Director Giovanna Corona presented 7 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Anaya, Kiana, was present and and was not represented by Counsel; after discussion, Commissioner Ketcham moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab B – Bolinger, Steven R, was present and 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 C – Danko, Ashley, was not present and and was not represented by Counsel; after discussion, Commissioner Price moved; seconded by Commissioner Butler; to DENY the application. The motion passed with a vote of 6-1.

Tab D – Gonzalez, Aldrick, was present and was represented by counsel, John Samaan, Esquire, present; after discussion, Commissioner Kanyar moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed with a vote of 4-3.

Tab E – Nolen, Todd James, was not present and 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 F – Stauble, Ginna, was present and 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 G – Velasquez, Samuel Jr, was present and and was not represented by Counsel; after discussion, Vice Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed with a vote of 5-2.

Consent Agenda A

The Commission considered 34 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 20 applicants and require 14 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Barry, Bonnie Adeline
Celkis, James
Diaz, Denesses
Douglass, Clay H
Gendleman, Jaya Hari
Goldman, Rachel
Goldsmith, Ivan
Henderson, Troy
Hurtado, Elysia Moreno
Jackson, Traci Nahesi
Kirtland, Scott
Lluvia, Erica Berlin
Marcelin, Wilner
Marra, Gabriela C
Mendez Chavez, Jorge Cidar
Odige, Greguer Junior
Ortiz, Ameera
Poller, Edward
Remy, Karl

Rolle, Dateshia

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

Aguero, Yusniel
Ash, William
Baker, Lace
Buggs, Lauren T
Devere, Christian Joseph
Furer, Brian A
Lors, Matthew A
Martin, Vintoria
Milton, Johnathan
Parker, Samuel Lee
Reveire, Johnnie Thomas III
Scott, Tyzeeka Shidee
Thompson, Randy
Waters, Christopher Daniel

Consent Agenda B

The Commission considered 23 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 8 applicants and require 15 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Alcantara, Joshua Michael
Bell, Christopher Lee
Drygas, Ryan Matthew
Epps, Kenyatta
Fechter, Michael J
Henry Austin, Naya Makindy
Larson, Stephen Lee Jr
Valdes, Christina

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

Alvares, Edward L
Boyd, Robert Taylor
Brutus, Brian
Cruz, Leyda E
Frith, Tamara Michele
Gelb, Neil R
Johnson, Pamela D
Long, Steven Yendor
Mills, Leo Daniel
Muhammad, Kaleem Abdul I
Myers, Debra
Potee, George Jr
Robertson, Alex D
Webber, Kennyal
Webster, Martha Mae

Executive Director's Comments

Executive Director Corona thanked the Commission and Division staff for a great meeting;

addressed questions and comments from the Commission.

Chair’s Comments

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

Public Comments

The Commission did not receive public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 2:20 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for January 25, 2022 in Orlando and via Hybrid.

ATTEST:

Patricia Fitzgerald, Chair
Florida Real Estate Commission

Giovanna Corona, Executive Director
Florida Real Estate Commission

DRAFT

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

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

January 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 Wednesday, the 16th day of November, 2022.

Commissioners

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

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

Staff

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

Escrow Disbursement Orders – Agenda

Ms. Heather Page, Assistant General Counsel, presented 8 Escrow Disbursement Orders.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Legal Appearance Docket

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

Tab A - Carl Linne Carlson Jr, SL3484107, Case No. 2022-005242 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by counsel. Mr. Fortunas represented the Department. Commissioner 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. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose

the following sanctions: **Public Reprimand, Investigative Cost of \$148.50; Administrative Fine of \$250.00;** the motion passed without dissent.

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

Tab B - Fingerman, Vyacheslav, SL3224918, Case No. 2022-020914 - Respondent's Request for Informal Hearing

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

After discussion, Commissioner 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 6 months; Investigative Cost of \$585.75; Administrative Fine of \$1,000.00;** the motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-5.016, Florida Administrative Code, by failing to register sales associate or broker associate as an officer, director of a brokerage corporation or general partner of a brokerage partnership

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

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

After discussion, Commissioner 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 Ketcham moved to, seconded by Commissioner Kanyar, impose the following sanctions: **Revocation; Investigative Cost of \$495.00;** the motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of 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.

Tab D - Price, Ellen, SL3482439, Case No. 2022-024881 - Respondent's Request for Informal Hearing

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

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the

motion passed without dissent. Commissioner Schwartz moved to, seconded by Commissioner Kanyar, impose the following sanctions: **Investigative Cost of \$462.00**; the motion passed with a 5-1 vote.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of 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.

Tab E - Rice, Margan A, SL3486668, Case No. 2022-012745 - Respondent's Request for Informal Hearing

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

After discussion, Commissioner Price 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: **Revocation not permanent; Investigative Cost of \$264.00; Administrative Fine of \$250.00**; the motion passed without dissent.

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

Tab F - Rodriguez, Nestor Damian, BK3224837, Case No. 2022-034586 - Respondent's Request for Informal Hearing

The Respondent was present and represented by counsel, Mr. Carlos Ziegenhirt, Esquire, present. Ms. Page represented the Department. Chair Fitzgerald served on probable cause and was recused. The Commission granted the Informal Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and filed an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner 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, to continue the determination of sanctions to February 2023; the motion passed without dissent.

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

Tab G - Zamora, Matthew Scott, SL3491523, Case No. 2022-030970 - Respondent's Request for Informal Hearing

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

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose

the following sanctions: **Public Reprimand; Investigative Cost of \$193.05; Administrative Fine of \$250.00;** the motion passed without dissent.

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

Tab H - Frazier, Sandra B, BK185565, Case No. 2022-026644 - Settlement Stipulation

The Respondent was present and was represented by Mr. Ricky Strong, Esquire, present. Ms. Page represented the Department. Chair Fitzgerald served on probable cause and was recused.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, accept the Settlement Stipulation and impose the following sanctions: **Probation for 6 months; Investigative Cost of \$181.50; Administrative Fine of \$500.00; 4-hour Escrow Management Education Course.** The motion passed without dissent.

Violation(s): 4 Section 475.25(1)(v), Florida Statutes, by failing as a broker, to review the brokerage's trust accounting procedures; Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-14.012, Florida Administrative Code, by failing to maintain monthly reconciliation statements.

Tab I - Langendorfer, Anthony Edward, SL3490859, Case No. 2022-029195 - Voluntary Relinquishment of License

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

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, accept the Voluntary Relinquishment of License for Permanent Revocation. The motion passed without dissent.

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

Tab J - Reader, Guy, SL3491404, Case No. 2022-030476 - Voluntary Relinquishment of License

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

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, accept the Voluntary Relinquishment of License for Permanent Revocation. The motion passed without dissent.

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

Tab K - Reyes, Heather Ann, SL681397, Case No. 2022-030761 - Voluntary Relinquishment of License

The Respondent not present and was represented by counsel, Mr. Colin M. Roopnarine, Esquire, present. Ms. Page represented the Department. Chair Fitzgerald served on probable cause and was recused.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, accept the Voluntary Relinquishment of License for Permanent Revocation. The motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of 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.

Tab L - Spence, Jayson, SL3471941, Case No. 2022-026505 - Voluntary Relinquishment of License

The Respondent not present and not represented by counsel. Mr. Childers represented the Department. Probable cause was waived.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, accept the Voluntary Relinquishment of License for Permanent Revocation. The motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of 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; Section 475.25(1)(f), Florida Statute, 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 Statute, 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 M - Stergar, Brian Cole, SL3493182, Case No. 2022-037802 - Voluntary Relinquishment of License
The Respondent not present and not represented by counsel. Mr. Childers represented the Department. Commissioner Schwartz served on probable cause and was recused.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, accept the Voluntary Relinquishment of License for Permanent Revocation. The motion passed without dissent.

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

Tab N - Abshari Nazif, Benjamin, SL3490035, Case No. 2022-025772 - Motion for Finding of Waiver and Entry of Final Order

The Respondent not present and was not represented by counsel. Mr. Childers represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and no responses to the Motions for Waiver were filed. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Schwartz, impose the following sanctions: **Revocation not permanent; Investigative Cost of \$90.75; Administrative Fine of \$250.00**; the motion passed without dissent.

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

Tab O - Morales, Armando D, SL3489755, Case No. 2022-025556 - Motion for Finding of Waiver and Entry of Final Order

The Respondent not present and not represented by counsel. Mr. Aldridge represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and no responses to the Motions for Waiver were filed. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **Revocation not permanent; Investigative Cost of \$115.50; Administrative Fine**

of **\$250.00**; the motion passed without dissent.

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

Tab P - Paredes Paz, Mr. David Emiliano, SL3490208, Case No. 2022-025098 - Motion for Finding of Waiver and Entry of Final Order

The Respondent not present and not represented by counsel. Mr. Aldridge represented the Department. Vice Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and no responses to the Motions for Waiver were filed. The Commission accepted the complete investigative file into the record. The Commission adopted the factual allegations contained within the Administrative Complaint as the Commission's finding of facts.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **Revocation not permanent; Investigative Cost of \$165.00; Administrative Fine of \$250.00**; the motion passed without dissent.

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

Petitions

Petition for Declaratory Statement – Kendall Wilson – DS2022-053

The Petitioner was not present and was represented by Mr. Mike Salmon, CFP, EA, not present. After discussion, Commissioner Price moved, seconded by Commissioner Butler, to DENY the Declaratory Statement, the motion passed without dissent.

Special Agenda Legal

Request for Reconsideration of Final Order – Rafael, Benjamin, Case Number 2021-038826

The Petitioner was present and not represented by counsel. Vice Chair Barbara served on probable cause and was recused. After discussion, Commissioner Schwartz moved, seconded by Commissioner Butler, to deny the Petitioner's request, the motion passed without dissent.

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

The Petitioner was present and was represented by counsel, Mr. Ricky Strong, Esquire, present. Commissioner Butler served on probable cause and was recused. After discussion, Commissioner Ketcham moved, seconded by Commissioner Price, to accept the Petitioner's request for reconsideration of final order as to penalty only and grant the Voluntary Relinquishment of License for Permanent Revocation, the motion passed without dissent.

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

The Petitioner was present and not represented by counsel. Vice Chair Barbara and Chair Fitzgerald served on probable cause and were recused. After discussion, Commissioner Butler moved, seconded by Commissioner Price, to accept the Petitioner's request and extend the probationary period to complete the sanction of final by 90 days after the filing of the final order, the motion passed without dissent.

Meeting Minutes

FREC Executive Director Corona requested the Commission to continue the November 2022 and December 2022 Meeting Minutes to the February 2023.

Reports

FREC Executive Director Corona presented the December 2022 Division Reports; Chief Attorney

Cheneler presented the Legal Report; and Board Counsel Harris presented the Rules Report.

Executive Director Comments

Executive Director Corona requested the Commission to revise the 2023 Florida Real Estate Commission Meeting Calendar for the months of April 2023 and June 2023. The revised dates are April 18-19, 2023 and June 13-14, 2023. No changes to the Probable Cause dates.

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. Executive Director Corona announced Deputy Secretary Maureen Wagner's recent appointment to the Department's leadership.

Chair's Comments

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

Public Comments

The Commission received public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:40 a.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for February 21, 2023 in Orlando and via Hybrid.

ATTEST:

Patricia Fitzgerald, Chair
Florida Real Estate Commission

Giovanna Corona, Executive Director
Florida Real Estate Commission