

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
February 21, 2023  
Hybrid Meeting**

**February 21, 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 21<sup>st</sup> day of February 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

Ms. Deborah Loucks, Senior Assistant Attorney General, was present as Counsel for the Commission.  
Ms. Loucks declared quorum present.

**Staff**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Camille Royal, Regulatory Consultant – in person  
Jose Jimenez, Regulatory Specialist III – in person  
Damon Boodram, Operations Specialist – in person  
Jocelyn Pomales, Education Coordinator – in person  
Linda Doolittle, Regulatory Consultant – in person  
Bradley De Los Ramos, Regulatory Specialist III – in person  
Elena Lazova-Popova, Operations and Management Consultant – in person  
Heather Page, Assistant General Counsel – in person  
Magnolia Reporting Inc. – (407) 896-1813

**Education Agenda**

Giuvanna Corona, Executive Director, presented 15 Real Estate Education Courses for the Commission's review and consideration.

**Tab A – Understanding Title Commitments and Title Policies – New Course (2 hours Specialty, Classroom) - application number 62101 – First American Title Insurance Company**

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

**Tab B – Understanding Title Commitments and Title Policies – New Course (2 hours Specialty, Live Stream) – application number 62103 – First American Title Insurance Company**

The applicant was not present in support of the application. After discussion, Commissioner Schwartz

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

Tab C – The Closing Transaction – What Every RE Agenda Should Know - New Course (2 hours Specialty, Classroom) - application number 62105 – First American Title Insurance Company

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

Tab D – The Closing Transaction – What Every RE Agenda Should Know - New Course (2 hours Specialty, Live Stream) - application number 62108 – First American Title Insurance Company

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

Tab E – Never Meet a Stranger - New Course (4 hours Specialty, Live Stream) - application number 60551 – Freeman Academy of Learning, LLC

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

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

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

Tab G – Continuing Education - Distance - New Course (14 hours Combination Law, Ethics and Specialty, Distance) - application number 61319 – Gold Coast Professional Schools LLC

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

Tab H – Continuing Education – Live Stream - New Course (14 hours Combination Law, Ethics and Specialty, Live Stream) - application number 61762 – Gold Coast Professional Schools LLC

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

Tab I – Continuing Education – Classroom - New Course (14 hours Combination Law, Ethics and Specialty, Classroom) - application number 61763 – Gold Coast Professional Schools LLC

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

Tab J – Florida Real Estate Postlicensing for Sales Associates - New Course (45 hours Sales Post Licensing, Distance) - application number 61340 – Professional License Education Company, Inc.

The application was pulled from the agenda.

Tab K – Florida Real Estate Law - New Course (3 hours Core Law, Distance) - application number 62398 – Professional License Education Company, Inc.

The application was pulled from the agenda.

Tab L – Sales Associate Course - New Course 63 hours Pre-License, Classroom) - application number 63228 – Rowlett Real Estate School LLC

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

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

Tab M – Sales Associate Course - New Course 63 hours Pre-License, Live Stream) - application number 63230 – Rowlett Real Estate School LLC

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

Tab N – Sales Associate Course - New Course 63 hours Pre-License, Distance) - application number 63231 – Rowlett Real Estate School LLC

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

Tab O – Realtor Personal Protection - New Course (2 hours Specialty, Classroom) - application number 58333 – Weapon Brand LLC

The applicant was 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 Multiple Broker License – Don Gerard Pingaro Application numbers 1605387, 1592136, 1599540, 1595648

The Petitioner was present and was represented by Counsel, Mr. Daniel Villazon, Esquire. After discussion, Commissioner Schwartz moved to APPROVE the Petitioner's request, seconded by Commissioner Kanyar; the motion passed with a vote of 6-1.

Tab B – Request for Multiple Broker License – Chad Hatfield Application number 1561203

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

**Summary of Applicants – Agenda A**

Regulatory Consultant Camille Royal presented 29 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Agüero, Yusniel, 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 B – Alvares, Edward L, 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 C – Ash, William, 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 D – Baker, Lace, 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 E – Boyd, Robert Taylor, 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 F – Brutus, Brian, 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 G – Buggs, Lauren, 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 H – Cruz, Leyda E, was not present 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 I – Devere, Christian Joseph, 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 J – Frith, Tamara Michele, 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 K – Furer, Brian A, 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 L – Gelb, Neil R, 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 M – Johnson, Pamela D, was present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to DENY the application. The motion passed with a vote of 6-1.

Tab N – Long, Steven Yendor, 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 O – Lors, Matthew A, 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 P – Martin, Vintoria, was present and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab Q – Mills, Leo Daniel, was present 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 R – Milton, Johnathan, 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 S – Muhammad, Kaleem Abdul I, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab T – Myers, Debra, 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 U – Parker, Samuel Lee, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to DENY the application. The motion passed without dissent.

Tab V – Potee, George 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 W – Reveire, Johnnie Thomas III, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab X – Robertson, Alex D, was present and was represented by counsel, Saad Quadri, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Commissioner Ketcham; to APPROVE the application. The motion passed with a vote of 6-1.

Tab Y – Scott, Tyzeeka Shidee, 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 Z – Thompson, Randy, 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 AA – Waters, Christopher Daniel, 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 AB – Webber, Kennyal, 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 AC – Webster, Martha Mae, 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 17 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Brown, Michael Shane, was not present and was not represented by Counsel. The applicant CONTINUED the Informal Hearing.

Tab B – Arroyo, Kathryn Bari, was present 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 C – Bell, Saqueta, was not present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab D – Bobee, Jason, was present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab E – Calhoun, Sanford S III, 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 F – Chang, Kyle, 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 G – Eriksen, Anne Mari, was not present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab H – Gonzalez Perez De Corcho, Lorena, 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 I – Hangliter, Stefanie, 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 J – Herring, Melissa Gordon, 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 K – Johnson, Johnnie Lee Jr, 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 L – Kane, Katie Rosina, 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 M – Mack, Robert M, was present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab N – Qawi, Abduzzaahir, was not present and was not represented by Counsel. After discussion, Commissioner Ketcham moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

Tab O – Saunders, Danielle J, 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 P – Torrealba, Sarah Terena, 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 Q – Torres, Brandon Michael, was 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 R – Torres Estol, Greyter, 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 with a vote of 6-1.

### **Consent Agenda A**

The Commission considered 63 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 39 applicants and require 24 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Bogan, Kathleen Kalee  
Corpas, Patricia Monica  
Davis, Dawn R  
Decosey, Daishawn  
Downey, John  
Farquharson, Junoroy Earl  
Garcia, Avittxa  
Greene, Brian Edward  
Harris, Whizz  
Jass, Gayle Marie  
Logan, Carl J  
Mazard, Lunine  
Miller, Elmer Francis Jr  
Rosario, Stella  
Smith, Catina  
Smith, Eric Anthony  
Stewart, Jordan Tyler  
Tamayo, Nelson O Sr  
Temple, Michael Edward  
Bogan, Kathleen Kalee  
Corpas, Patricia Monica  
Davis, Dawn R  
Decosey, Daishawn  
Downey, John

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

Abreu, Matthew  
Babcock, Kalil Dewitt  
Dasilva, Adley  
Diaz Lara, Luis  
Fields, Lashika  
Frankel, Brian Shehane  
Gonzalez, Emelia  
Hicks, Samantha Daborah  
Jesmeen, Arifa  
Johnson, Luther  
Kastner, Daniel  
Kurcubic, Nemanja

Leon, Celeste  
Lockhart, Clint  
Lowe, Ashley  
Mccarty, Ashlee G  
Nusbaum, Manford Robert  
Paredes Severino, Ramon  
Salama, Fanniche  
Sharp, Katavia Selah  
Smith, Terri M  
Snowden, Jeremy Michael  
St Rose, Vitos  
Sterlin, Christian

**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.

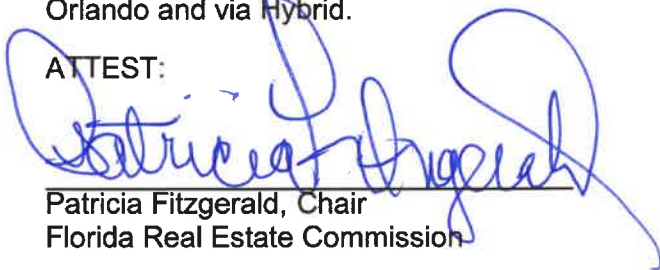
**Public Comments**

The Commission did not receive public comment.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 1:40 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for February 22, 2023 in Orlando and via Hybrid.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission



Melanie S. Griffin, Secretary

Ron DeSantis, Governor

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

**February 22, 2023**

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Wednesday, the 22<sup>nd</sup> day of February, 2023.

**Commissioners**

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

Ms. Deborah Loucks, Senior Assistant Attorney General, was present as Counsel for the Commission. Ms. Loucks declared quorum present

**Staff**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
James Fortunas, Deputy Chief Attorney – via livestream  
Gene Aldridge, Assistant General Counsel – via livestream  
William Childers, Assistant General Counsel – via livestream  
Dan David, Assistant General Counsel – via livestream  
Heather Page, Assistant General Counsel – in person  
Camille Royal, Regulatory Consultant – in person  
Jose Jimenez, Regulatory Specialist III – in person  
Damon Boodram, Operation Review Specialist – in person  
Magnolia Reporting Inc. – (407)896-1813

**Escrow Disbursement Orders – Agenda**

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

**Tab A – Kolec Ndoja of Re/Max First Case Number 2022057916**

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 Commissioner Kanyar. The motion passed without dissent.

**Tab B – Kevin Noel of Watson Realty Corp; Case Number 2022057955**

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 C – Brian Schmitt of Coldwell Banker Schmitt Real Estate Co.; Case Number 2022051785

The BUYER nor the SELLER were present or represented by Counsel. Chair Fitzgerald was recused. After discussion, Commissioner 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 D – Pete Dalton of Coldwell Banker Vanguard Realty; Case Number 2022052942

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commissioner Price moved to ACCEPT the Department's recommendation to decline to direct disbursement, seconded by Commissioner Kanyar. The motion passed without dissent.

**Legal Appearance Docket**

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

**Tab A - Baglino, Andrea M, SL3492584, Case No. 2022-034172 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Schwartz 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$231.00; administrative fine of \$250.00**; the motion passed without dissent.

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

**Tab B - Benitez, Harry, SL3496756, Case No. 2022-043900 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Price 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, Commissioner Kanyar 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 Kanyar moved to, seconded by Commissioner Butler, to impose the following sanctions: **public reprimand; investigative costs of \$132.00; administrative fine of \$250.00**; the motion passed without dissent.

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

**Tab C - Gamazo, Natalie, SL3489193, Case No. 2022-023446 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Schwartz 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$198.00; 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 D - Gonzalez, Marcos, SL3492948, Case No. 2022-036223 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Schwartz 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, Commissioner Ketcham 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 Butler, to impose the following sanctions: **public reprimand; investigative costs of \$231.00; 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 E - Marcus, Brando, SL3492663, Case No. 2022-036746 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Schwartz 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$231.00; 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 - Marcus, Mr. David, SL3492664, Case No. 2022-036775 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Schwartz 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$198.00; 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 G - Rittenhouse, Justin, SL3491041, Case No. 2022-030517 - Respondent's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Meredith C. Nagel, Esq, Esq., present. Mr. Childers represented the Department. Commissioner Schwartz 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, Commissioner Kanyar moved to, seconded by Commissioner Butler, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved to, seconded by Commissioner Butler, to impose the following sanctions: **public reprimand; investigative costs of \$173.25; 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 H - Ste Croix, Richard K, SL3496964, Case No. 2022-048222 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Commissioner Price 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, Commissioner Kanyar moved to, seconded by Commissioner Ketcham, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Kanyar moved to, seconded by Commissioner Ketcham, to impose the following sanctions: **public reprimand; investigative costs of \$165.00; administrative fine of \$250.00**; the motion passed without dissent.

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

**Tab I - Vargas Moreno, Adamaris, SL3490903, Case No. 2022-029338 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Schwartz 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, Commissioner Kanyar moved to, seconded by Commissioner Butler, 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 impose the following sanctions: **public reprimand; investigative costs of \$198.00; 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 J - Cohoon, Alan D., BL3307479, Case No. 2022-020168 - Settlement Stipulation**

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

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Butler, to DENY the Settlement Stipulation and offer a counteroffer: probation for 12 months (no early termination); investigative costs of \$1,179.00; administrative fine of \$2,000.00; 28-hour Reactivation Education Course; 4-hour Escrow Management Course; the motion passed with a 5-1 vote. The Respondent accepted the counteroffer.

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

**Tab K - Coldwell, Scott Edward, SL3472504, Case No. 2022-040254 - Settlement Stipulation**

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

After discussion, Vice-Chair Barbara moved, seconded by Commissioner Kanyar to DENY the stipulation and offer a conteroffer: suspension for 90 days; probation for 6 months; investigative costs of \$100.00; administrative fine of \$2,000.00. The motion passed with a vote of 4-2.

**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.

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

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

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Price, to ACCEPT the stipulation. The motion passed without dissent.

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

**Tab M - West, Brandon Perry, SL3336355, Case No. 2022-028872 - Settlement Stipulation**

The Respondent was present and was represented by counsel, T. A. Delegal, Esq., present. Ms. Page represented the Department. Commissioner Schwartz served on probable cause and was recused.

The Commission granted the Settlement Stipulation Hearing.

After discussion, Commissioner Price moved to, seconded by Commissioner Kanyar, to ACCEPT the stipulation. 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 N - Dunbar, Jeremy Dirk, SL3497174, Case No. 2022-048213 - Voluntary Relinquishment of License**

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

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

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

**Tab O - Pascan, Serghei, SL3490743, Case No. 2022-030310 - Voluntary Relinquishment of License**

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

After discussion, Commissioner Schwartz moved to, seconded by Commissioner Butler, to ACCEPT the Voluntary Relinquishment of License for Permanent Revocation; 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 P - Alvarez, Kristine, SL3490758, Case No. 2022-030084 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$90.75; 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 Q - Amador, Miguel Antonio, SL3489882, Case No. 2022-025795 - Motion for Finding of Waiver and Entry of Final Order**

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

granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$115.50; administrative fine of \$250.00**; the motion passed without dissent.

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

**Tab R - Anderson, Sarah, SL3490003, Case No. 2022-025879 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$107.25; 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 S - Araujo, Miguelangel, SL3489803, Case No. 2022-026020 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$90.75; 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 T - Austin, Thomas, SL3491452, Case No. 2022-030218 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$90.75; 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 U - Brown, Derek E, BK3094874, Case No. 2022-020114 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Page represented the Department. Commissioner 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$313.50; administrative fine of \$2,500.00**; 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 V - Derek E Brown Real Estate & Asset Management Inc, CQ1048487, Case No. 2022-020191 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Page represented the Department. Commissioner 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, 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 impose the following sanctions: **revocation; investigative costs of \$132.00; administrative fine of \$2,500.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab W - Echeverri, Alexa, SL3488811, Case No. 2022-023445 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$272.25; 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 X - Felix Ruiz PA, CQ1045408, Case No. 2022-009709 - Motion for Finding of Waiver and Entry of Final Order**

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

At the request of the RESPONDENT, the hearing is CONTINUED to the March 2023 Florida Real Estate Commission meeting. After discussion, Commissioner Schwartz moved to APPROVE the Petitioner's request and grant the continuance; seconded by Commissioner Butler. The motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate to immediately place with her or his registered employer any money, fund deposit, check or draft entrusted to her or him by any person dealing with her or him as agent of the registered employer.

**Tab Y - Florida Coastal Premier Properties LLC, CQ1059311, Case No. 2022-009958 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Page represented the Department. Commissioner 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, 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 impose the following sanctions: **revocation; investigative costs of \$462.00; administrative fine of \$2,500.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab Z - Florida Coastal Premier Properties LLC, CQ1059311, Case No. 2022-010546 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Page represented the Department. Commissioner 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, 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 impose the following sanctions: **revocation; investigative costs of \$610.50; administrative fine of \$2,500.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AA - Florida Coastal Premier Properties LLC, CQ1059311, Case No. 2022-011263 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation; investigative costs of \$412.50; administrative fine of \$2,500.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AB - Florida Coastal Premier Properties LLC, CQ1059311, Case No. 2022-013406 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Page represented the Department. Commissioner 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, 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 impose the following sanctions: **revocation; investigative costs of \$313.50; administrative fine of \$2,500.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AC - Florida Coastal Premier Properties LLC, CQ1059311, Case No. 2022-015072 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Page represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record.

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 impose the following sanctions: **revocation; investigative costs of \$495.00; administrative fine of \$2,500.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AD - Florida Coastal Premier Properties LLC, CQ1059311, Case No. 2022-016331 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Ms. Page represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record.

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 impose the following sanctions: **revocation; investigative costs of \$346.50; administrative fine of \$2,500.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AE - Gascon, Antonio, SL3494225, Case No. 2022-038752 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Commissioner 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, 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 impose the following sanctions: **revocation; investigative costs of \$231.00; 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 AF - Gaskin-Azuaje, Jeneffer, SL3344819, Case No. 2022-022516 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present with an interpreter and was not represented by counsel. Ms. Page represented the Department. Chair 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, Commissioner Schwartz moved to, seconded by Commissioner Butler, 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 impose the following sanctions: **revocation; investigative costs of \$1,089.00; administrative fine of \$6,000.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate to immediately place with her or his registered employer any money, fund deposit, check or draft entrusted to her or him by any person dealing with her or him as agent of the registered employer. Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme.

**Tab AG - Gonzalez, Rosalie, SL3491436, Case No. 2022-029735 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$198.00; 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 AH - Joseph, Samuel, SL3490983, Case No. 2022-029718 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$181.50; 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 AI - Koon, Jeff, SL3489724, Case No. 2022-022849 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$231.00; 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 AJ - Kraft, Dalton Jack, SL3486572, Case No. 2022-012389 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Commissioner Butler served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$379.50; 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 AK - Lopez, Mary Elizabeth, SL3488808, Case No. 2022-023667 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$214.50; 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 AL - Loudor, Cherisse, BK3234934, Case No. 2022-029491 - Motion for Finding of Waiver and Entry of Final Order**

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

At the request of the RESPONDENT, the hearing is CONTINUED to the March 2023 Florida Real Estate Commission meeting. After discussion, Commissioner Schwartz moved to APPROVE the Petitioner's request and grant the continuance; seconded by Commissioner Kanyar. The motion passed with a 5-1 vote.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value. Section 475.25(1)(k), Florida Statutes, by failing to immediately place, upon receipt, any money, fund, deposit, check or draft entrusted to her or him by any person dealing with her or him as a broker in escrow with a title company banking institution credit union or savings and loans association located or doing business in this state, or to deposit such funds in a savings and loans association located and doing business in this state, wherein that funds shall be kept until disbursement thereof properly authorized; or has failed, if sales associate to immediately place with her or his registered employer any money, fund deposit, check or draft entrusted to her or him by any person dealing with her or him as agent of the registered employer.

**Tab AM - Morales, Gustavo A, SL3489177, Case No. 2022-025566 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Chair 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, 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 impose the following sanctions: **public reprimand; investigative costs of**

**\$404.25; 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 AN - Rose, Elizabeth E, SL3488723, Case No. 2022-023175 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$140.25; 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 AO - Sellers, Troy Alan, SL3489559, Case No. 2022-025406 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$156.75; 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 AP - Skeoch, Lauren Monet, SL3488717, Case No. 2022-022773 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$118.80; 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 AQ - Succor Realty Services LLC, CQ1055693, Case No. 2022-031519 - Motion for Finding of Waiver and Entry of Final Order**

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

At the request of the RESPONDENT, the hearing is CONTINUED to the March 2023 Florida Real Estate Commission meeting. After discussion, Commissioner Schwartz moved to APPROVE the Petitioner's request and grant the continuance; seconded by Commissioner Kanyar. The motion passed with a 5-1 vote.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AR - Tullis, Myles, SL3491483, Case No. 2022-029333 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Chair Fitzgerald served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$156.75; 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 AS - Ulloa, Omar, SL3491483, Case No. 2022-012563 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **revocation not permanent; investigative costs of \$118.80; 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 AT - Vargas, Alcides, SL3486748, Case No. 2022-029339 - Motion for Finding of Waiver and Entry of Final Order**



The Respondent was present and was not represented by counsel. Mr. Childers represented the Department. Commissioner 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$198.00; 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 AU - Williams, Jhermanique, SL3490902, Case No. 2022-023374 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. Mr. Aldridge represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, 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 impose the following sanctions: **public reprimand; investigative costs of \$214.50; 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 AV - Zizzi, James Valentine, SL3488999, Case No. 2022-032251 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Mr. Childers represented the Department. Vice-Chair Barbara served on probable cause and was recused. The Commission granted the 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, Commissioner Kanyar moved to, seconded by Commissioner Price, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Commissioner Butler, to impose the following sanctions: **revocation; investigative costs of \$594.00**; the motion passed without dissent.

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

**Special Agenda Legal**

**Request for Reconsideration of Final Order – Silva Alvarez, Yaudeli, Case Number 2022-012442**

The Petitioner was present and was not represented by counsel. Commissioner Kanyar served on probable cause and was recused.

After discussion, Commissioner Schwartz moved, seconded by Commissioner Butler, to DENY the Petitioner's request for reconsideration of final order. The motion passed without dissent.

Request for Reconsideration of Final Order – Matos, Juan, Case Number 2022-006646

The Petitioner was present and was represented by counsel, Jason Gordon, Esq., present. Commissioner Kanyar served on probable cause and was recused.

After discussion, Commissioner Schwartz moved, seconded by Commissioner Butler, to DENY the Petitioner's request for reconsideration of final order. The motion passed without dissent.

**Meeting Minutes**

FREC Executive Director Corona presented the November 2022 Meeting Minutes, December 2022 Meeting Minutes and January 2023 Meeting Minutes. Commissioner Schwartz moved to accept the Meeting Minutes with amendments, seconded by Commissioner Price. The motion passed without dissent.

**Reports**

FREC Executive Director Corona provided the January 2023 Division Reports; Chief Attorney Cheneler provided the Legal Report; and Board Counsel Loucks provided the Rules Report.

**Executive Director Comments**

Executive Director Corona thanked the Commission for the countless hours they invest in the preparation and participation in the Florida Real Estate Commission Meeting and their continued commitment to educate licensees and protect the public. Additionally, a special presentation was made referencing the passing of former Division of Real Estate Director Darlene Beasley Keller. Executive Director Corona encouraged licensees to renew their Florida Real Estate License prior to the end of cycle.

**Chair's Comments**

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

**Public Comments**

The Commission received public comment from Denise Johnson.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 12:41 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for March 21, 2023 in Orlando and via Hybrid.

ATTEST:

  
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Patricia Fitzgerald, Chair  
Florida Real Estate Commission

  
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Giovanna Corona, Executive Director  
Florida Real Estate Commission