

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

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

**March 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 March 2023.

**Commissioners**

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

Mr. 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, Regulatory Consultant – in person  
Jose Jimenez, Regulatory Specialist III – in person  
Damon Boodram, Operations Specialist – in person  
Jocelyn Pomales, Senior Management Analyst I – in person  
Bradley DeRamos, Regulatory Specialist III – in person  
Lazova-Popova, Elena, Education Coordinator – in person  
Heather Page, Assistant General Counsel – in person  
Magnolia Reporting Inc. – (407) 896-1813

**Education Agenda**

Giuvanna Corona, Executive Director, presented 12 Real Estate Education Courses for the Commission's review and consideration.

**Tab A – Power of Exchange – 2 Hour – New Course (2 hours Post Licensing, Classroom) – application number 62211 – Asset Preservation Inc.**

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

**Tab B – Solar Panel System CMA & Green Energy Marketing – New Course (3 hours Specialty, Classroom) – application number 61843 – Florida Property Investments Complete Solutions, LLC**

The applicant was present in support of the application. After discussion, Vice-Chair Barbara moved to approve the course; seconded by Commissioner Schwartz. The motion passed without dissent.

**Tab C – Renovation Lending - New Course (3 hours Specialty, Pre-Licensing, Post-Licensing, Classroom) – application number 61514 – Stoddard, Melissa J.**

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

Tab D – Collaborative Real Estate Advisor – New Course (7 hours Specialty, Classroom) – application number 61072 – Conflict Resolution Counseling

The applicant requested a continuance and waived the 90 days.

Tab E – Florida Real Estate Contracts – New Course (4 hours Specialty, Distance) – application number 62348 – Mosely Real Estate Schools Inc

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

Tab F – Florida Real Estate Finance – New Course (4 hours Specialty, Distance) – application number 62347 – Mosely Real Estate School Inc.

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

Tab G – Florida Real Estate Core Law – New Course (3 hours Core Law, Distance) – application number 62236 – Moseley Real Estate Schools Inc.

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

Tab H – Tools for Maximizing Your Commercial Real Estate Business – New Course (2 hours Specialty, Classroom) – application number 62454 – Beken Schools of Real Estate Inc

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

Tab I – Maximizing Your Commercial Real Estate Business - New Course (2 hours Specialty, Classroom) – application number 62308 – Beken School of Real Estate Inc

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

Tab J – Growing Green: Environmental Awareness and Your Real Estate – New Course (3 hours Specialty, Distance) – application number 61898 – CE Shop LLC

The applicant was present in support of the application. After discussion, Vice-Chair Barbara moved to approve the course; seconded by Commissioner Price. The motion passed with a 5-1 vote.

Tab K – Credit Scores: It's More Than a Number – New Course 2 hours Specialty, Classroom) – application number 62921 – Reyes Gizelle

The applicant was not 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 L – Puntuaje de Credit: Es Mas que un numero - New Course 2 hours Specialty, Classroom) - application number 62919 – Reyes Gizelle

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

**Special Agenda**

Tab A – Request for Multiple Broker License – Don Gerard Pingaro Application Number 1561203

The Petitioner was present and was represented by Counsel Daniel Villazon, Esquire. After discussion, Vice-Chair Barbara moved to Approve the Petitioner's request, seconded by Commissioner Schwartz. The motion passed without dissent.

**Summary of Applicants – Agenda A**

Regulatory Consultant Camille Royal presented 24 Applicants requesting to sit for the Real Estate examination. Results are as follows:

Tab A – Abreu, Matthew, was present and was not represented by Counsel. After

discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

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

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

Tab D – Diaz Lara, Luis, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 4-2.

Tab E – Fields, Lashika, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a 5-1 vote.

Tab F – Frankel, Brian Shehane, 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 unanimous vote.

Tab G – Gonzalez, Emelia, was not present and was not represented by Counsel. The Applicant CONTINUED the application and WAIVED the 90-days.

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

Tab I – Jesmeen, Arifa, 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 J – Johnson, Luther, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

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

Tab L – Kurcubic, Nemanja, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to DENY the application. The motion passed with a unanimous.

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

Tab N – Lockhart, Clint, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a 4-2 vote.

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

Tab P – Mccarty, Ashlee G, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE

the application. The motion passed without dissent.

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

Tab R – Paredes Severino, Ramon, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; to DENY the application. The motion passed without dissent.

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

Tab T – Sharp, Katavia Selah, was not present and was not represented by Counsel. The Applicant CONTINUED the application and WAIVED the 90-days.

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

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

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

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

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

Regulatory Consultant Camille Royal presented 42 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 requested to CONTINUE the Informal Hearing.

Tab B – Echeverria, Carlos Eduardo, was not present and was not represented by Counsel. The Applicant requested to CONTINUE the Informal Hearing.

Tab C – Pizarro, Davis, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to UPHOLD the Notice of Intent to DENY the application. The motion passed without dissent.

Tab D – Quezada, Orquidea, was present and was represented by counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Vice-Chair Barbara; to VACATE THE NOTICE OF INTENT TO DENY and APPROVE the application. The motion passed with a vote of 4-2.

Tab E – Adams, William, 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 F – Barzroudpour, Shahin N, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab G – Blume, Dirk Conrad, 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 – Burroughs, Wesley, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

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

Tab J – Calderon, Lakeisha Tina, 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 K – Campanelli, Julie Rose, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab L – Cheng, Lei, was present and was represented by counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Butler moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed without dissent.

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

Tab N – Cis-Schenck, Christopher, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to DENY the application. The motion passed without dissent.

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

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

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

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

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

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

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

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

Tab W – Luke, Karen, 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 X – Madisson, Peeter, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

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

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

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

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

Tab AC – Persad, Alisa Lyn, was present and was represented by counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

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

Tab AE – Roberts, Alexander Logan, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; moved to VACATE the DENIAL and APPROVE the application and accepting the WITHDRAWAL of duplicate application. The motion passed with a vote of 5-1.

Tab AF – Robinson, Carol, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-1.

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

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

Tab AI – Singh, Joseph Kelvin, 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 AJ – Soto, Luis Marcelino Iv, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Butler; to APPROVE the application. The motion passed without dissent.

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

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

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

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

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

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

### **Consent Agenda A**

The Commission considered 32 applicants from the Consent Agenda A; Commissioner Schwartz moved; Vice-Chair Barbara seconded the motion; to APPROVE 15 applicants and require 17 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Alcime, Murlene Ministre  
Andrews, Mark  
Bermudez, Edgardo Noel  
Cherry, Wynette  
Codner, Judene Leizan  
Dillon, Jayme  
Gobeli, Natasha  
Hutchinson, Veronica  
Jarvis, Geoffrey Stuart  
Kahn, Joseph  
Michel, Marte E  
Ramos, Martin  
Rogers, Lashanda  
Welker, Robert William III  
Young, Eric Cole

The following applicants will be placed on the next available Summary of Applicant agenda:  
Barcelo, Joaquin Antonio

Chaney, Marques  
Francois, Mckenzie  
Harris, Susan Alise  
Horak, Patrick  
Kiely, Tara Kristina  
Koons, Eric P  
Lacaze, Alexander  
Lopez, Salim  
Marte, Ismarie Esther  
Pardee, Bobbie Jo  
Pereira, Yuceli Ashanti  
Reynaldo Pupo, Irina  
Robinson, Sharon Denise  
Spence, Markeese  
Thomas, Simon Sirene  
Washington, Jordan Alexander

**Consent Agenda B**

The Commission considered 5 applicants from the Consent Agenda B; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 4 applicants and require 1 applicant to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Burton, Emily Lee  
Hall, Xavier  
Schoettler, Nicole Marie  
Wasielewski, Chad Robert

The following applicant will be placed on the next available Summary of Applicant agenda:  
Bradford, Brandon

**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.

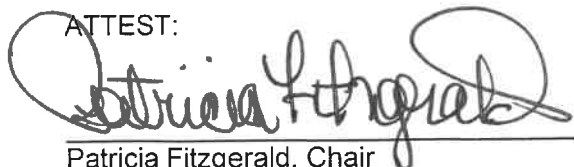
**Public Comments**

The Commission did not receive public comment.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 1:07 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for March 22, 2023 in Orlando and via Hybrid.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission

  
Giovanna Corona, Executive Director  
Florida Real Estate Commission



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

**March 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 March 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  
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  
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 5 Escrow Disbursement Orders.

**Tab A – Peter Dalton of Coldwell Banker Vanguard Realty; Case Number 2022060678**

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commissioner Price moved to approve the disbursement to buyer, seconded by Vice-Chair Barbara. The motion passed without dissent.

**Tab B – David Ferro of Watson Realty Corp; Case Number 2023000630**

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commissioner Price moved to approve the disbursement to buyer, seconded by Vice-Chair Barbara. The motion passed without dissent.

**Tab C – Deborah Smith of Reliant Realty ERA Powered; Case Number 2023000957**

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commissioner Price moved to approve the disbursement to buyer, seconded by Vice-Chair Barbara. The motion passed without dissent.

**Tab D – Edgar Quijano of Watson Realty Corp; Case Number 2023004776**

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commissioner Price moved to approve the disbursement to seller, seconded by Vice-Chair

Barbara. The motion passed without dissent.

Tab E – Christian Duhaime of Re/Max Consultants Realty 1; Case Number 2023002381

The BUYER nor the SELLER were present or represented by Counsel. After discussion, Commissioner Price moved to approve as an INTERPLEADER, seconded by Vice-Chair Barbara. The motion passed without dissent.

**Legal Appearance Docket**

The Commission addressed the Legal Appearance Docket, hearing 47 docket items with the following results:

**Tab A - Barry, Emily Bryn, SL3495705, Case No. 2022-043877 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. 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 Schwartz, impose the following sanctions: **public reprimand; 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 B - Botero Penarete, Carlos Andres, SL3493317, Case No. 2022-036340 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. 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 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, impose the following sanctions: **public reprimand; investigative costs of \$112.20; 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 - Ciccarelli, Jessica, SL3440121, Case No. 2022-037049 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Childers 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 Ketcham moved to, seconded by Vice-Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved to, seconded by Vice-Chair Barbara, impose the following sanctions: **investigative costs of \$429.00; administrative fine of \$500.00**; the motion passed without dissent.

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

**Tab D - Daggett, Nadia Tora, SL3426334, Case No. 2022-045762 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. 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 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 Schwartz moved to, seconded by Vice-Chair Barbara, impose the following sanctions: **investigative costs of \$156.75; administrative fine of \$500.00**; the motion passed without dissent.

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

**Tab E - Diaz, Kesha Marie, SL3445668, Case No. 2022-013981 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Childers 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 Schwartz moved to, seconded by Vice-Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved to, seconded by Commissioner Ketcham, impose the following sanctions: **investigative costs of \$231.00; administrative fine of \$1,000.00**; the motion passed with a vote of 4-2.

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

**Tab F - Floridian Lifestyles Inc, CQ1012496, Case No. 2022-047605 - Respondent's Request for Informal Hearing**

The Respondent was not present was not represented by counsel. Mr. David represented the Department. Vice-Chair Barbara served on probable cause was recused. Administrative Complaint was PULLED from the Legal Appearance Docket.

**Tab G - Fonder, Chad D., SL3484363, Case No. 2022-014620 - Respondent's Request for Informal Hearing**

The Respondent was present and was not represented by counsel. Childers 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 Schwartz moved to, seconded by Vice-Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Schwartz moved to, seconded by Commissioner Butler, to impose the following sanctions: **investigative costs of \$231.00; administrative fine of \$1,000.00**; the motion passed without dissent.

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

**Tab H - Frederick, Paulette Caroline, SL3239248, Case No. 2022-013980 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. 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, Vice-Chair Barbara 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. Vice-Chair Barbara moved to, seconded by Commissioner Schwartz, impose the following sanctions: **investigative costs of \$198.00; administrative fine of \$1,000.00**; the motion passed without dissent.

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

**Tab I - Hippeard, Randall Preston, SL3492121, Case No. 2022-033642- Voluntary Relinquishment**

The Respondent was not and was not represented by counsel. 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, seconded by Commissioner Kanyar, 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 J - Hopkins, Diana Marie, SL3493807, Case No. 2022-028382 - Respondent's Request for Informal Hearing**

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

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: **revocation; investigative costs of \$396.00**; 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. 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 K - Navarro Acosta, Jonathan, SL3496765, Case No. 2022-048332 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Fortunas 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 Vice-Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Butler, 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 L - Rodriguez, Nestor Damian, BK3224837, Case No. 2022-034586 - Respondent's Request for Informal Hearing**

The Respondent was present and was represented by counsel, Carlos Ziegenhirt Esq., present. Fortunas 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.

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 Ketcham moved to, seconded by Commissioner Kanyar, impose the following sanctions: **probation for 5 years; investigative costs of \$462.00; administrative fine of \$2,000.00; 28-hour Reactivation Education Course;** 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 M - Roman, Scott, SL3049591, Case No. 2022-016108 - Respondent's Request for Informal Hearing**

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

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 Schwartz moved to, seconded by Commissioner Ketcham, impose the following sanctions: **revocation; investigative costs of \$330.00; administrative fine of \$1,000.00;** the motion passed without dissent.

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

**Tab N - Salerno, Claudia, SL3498629, Case No. 2022-055106 - Respondent's Request for Informal Hearing**

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

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, impose the following sanctions: **public reprimand; investigative costs of \$ 99.00; administrative fine of \$250.00;** the motion passed with a vote of 5-1.

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

**Tab O - Smith, Shawnnan Jenny, SL3414273, Case No. 2022-013982 - Respondent's Request for Informal Hearing**

The Respondent was not present and was not represented by counsel. Childers 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, Vice-Chair Barbara 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. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **investigative costs of \$198.00; administrative fine of \$1,000.00**; the motion passed without dissent.

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

**Tab P - Maharaj, Logan Krishna Govinda, SL3491069, Case No. 2022-029393- Settlement Stipulation**

The Respondent was not present and was represented by counsel, Robert J. Kanjian Esq., not present. Childers 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 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 Q - Marsh, William S, SL637335, Case No. 2022-060092- Voluntary Relinquishment**

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

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

**Violation(s):** Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme.

**Tab R - Collins, Leonard John, SL3052352, Case No. 2022-026666 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was not represented by counsel. 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 Schwartz moved to, seconded by Commissioner Butler, to dismiss the Administrative Complaint; the motion passed with a vote of 5-1.

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

**Tab S - Connaughton, John Maurice, BK3133453, Case No. 2022-018611 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was represented by counsel, Derek Eisemann Esq., not present. 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 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 Schwartz, impose the following sanctions: **investigative costs of \$429.00; administrative fine of \$1,000.00; 3-hour Core Law Education Course**; the motion passed without dissent.

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

**Tab T - Davis, Sarah Leigh, SL3491629, Case No. 2022-029609 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. 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 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, impose the following sanctions: **non permanent revocation; 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 U - Delavega, Alejandro, SL3496661, Case No. 2022-048212 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Page represented the Department. Commissioner Price 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 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 Schwartz, 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 V - Dubauskas, Victor Alexander, SL678184, Case No. 2022-039463 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Page represented the Department. Commissioner Price 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. The Commission adopted the factual allegations contained within

the Administrative Complaint as the Commission's finding of facts.

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 Schwartz moved to, seconded by Commissioner Kanyar, impose the following sanctions: **investigative costs of \$396.00; administrative fine of \$1,000.00; 3-hour Core Law Education Course**; the motion passed without dissent.

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

**Tab W - Duncan, Blake William, SL3492371, Case No. 2022-036149- Voluntary Relinquishment**  
The Respondent was not present and was not represented by counsel. 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 Kanyar moved, seconded by Commissioner Schwartz, 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 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. 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 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 Schwartz moved to, seconded by Commissioner Butler, impose the following sanctions: **revocation; investigative costs of \$495.00**; 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 Y - Florez, Carolina, SL3493167, Case No. 2022-036189 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Page represented the Department. Commissioner Price 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 Vice-Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **non permanent revocation; investigative costs of \$363.00; 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 Z - Flory, Michael Tyler, SL3496736, Case No. 2022-048230 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Page represented the Department. Commissioner Price 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, Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **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 AA - Fuentes Matos, Andy, SL3497212, Case No. 2022-048231- Voluntary Relinquishment**

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

After discussion, Commissioner Schwartz moved, seconded by Commissioner Kanyar, 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 AB - Garcia, Charles Steven, SL3495796, Case No. 2022-044917 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Page represented the Department. Commissioner Price 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, Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **non permanent revocation; 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 AC - Harger, Richard Newell, Sr., BK3184618, Case No. 2022-051996 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was not represented by counsel. Page represented the Department. Commissioner Price 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, Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **investigative costs of \$107.25**; 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 AD - Kavcic, Chelsea Anne, SL3494215, Case No. 2022-038500 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Page 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, Vice-Chair Barbara 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. Vice-Chair Barbara moved to, seconded by Commissioner Butler, impose the following sanctions: **investigative costs of \$ 99.00; 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 AE - Linthicome Enterprises LLC, CQ1042578, Case No. 2022-026007 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. 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 Kanyar moved to, seconded by Commissioner Schwartz, impose the following sanctions: **suspension for 6 months; investigative costs of \$404.25; administrative fine of \$1,000.00;** 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 AF - Loudior, 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. 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 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 Schwartz moved to, seconded by Commissioner Price, impose the following sanctions: **revocation; investigative costs of \$519.75; administrative fine of \$1,000.00;** 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.

**Tab AG - Mansour, Adam, SL3495292, Case No. 2022-043470 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Childers represented the Department. Commissioner Price 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, Vice-Chair Barbara moved to, seconded by Commissioner Schwartz, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, 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 AH - Morales, Luz Enelia, SL3497585, Case No. 2022-048321 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Aldridge represented the Department. Commissioner Price 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, Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **non permanent revocation; investigative costs of \$132.00; administrative fine of \$250.00**; the motion passed without dissent.

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

**Tab AI - Parajon, Julio E., SL3204103, Case No. 2022-021357 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. 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 Schwartz moved to, seconded by Commissioner Butler, impose the following sanctions: **investigative costs of \$330.00; administrative fine of \$1,000.00**; the motion passed with a vote of 5-1.

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

**Tab AJ - Pecoraro, Gianna M, SL3493488, Case No. 2022-037178 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Childers represented the Department. Commissioner Price 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, Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **non permanent revocation; investigative costs of \$132.00; administrative fine of \$250.00**; the motion passed without dissent.

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

**Tab AK - Rash, Brandon Matthew, SL3491443, Case No. 2022-030516 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. 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 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 Price moved to, seconded by Commissioner Kanyar, impose the following sanctions: **non permanent revocation; 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 AL - Reyes, Ronald David, SL3490806, Case No. 2022-030509 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Page 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, Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, impose the following sanctions: **non permanent revocation; 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 AM - Shulga, Mariana, BK3238197, Case No. 2022-036462 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was represented by counsel, Daniel Villazon Esq., present. Aldridge represented the Department. Commissioner Price 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 Kanyar, DISMISS the Administrative Complaint, the motion passed with a vote of 5-1.

**Violation(s):** Section 475.42(1)(h), Florida Statutes, by obstructing or hindering the enforcement of Chapter 475, Florida Statute.

**Tab AN - Simonson, Jacob, SL3491982, Case No. 2022-034724 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was represented by counsel, Benjamin Olive Esq., present. 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 Schwartz moved to, seconded by Commissioner Butler, impose the following sanctions: **public reprimand; investigative costs of \$123.75; administrative fine of \$250.00**; the motion passed with a vote of 5-1.

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

**Tab AO - Singh, David, SL3275515, Case No. 2022-038128 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was represented by counsel, Daniel Villazon Esq., present. 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 Ketcham 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: **probation for 6 months; investigative costs of \$462.00; administrative fine of \$3,000.00; 28-hour Reactivation Education Course; 4-hour Escrow Management Education Course**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC. Section 475.42(1)(a), Florida Statutes, by engaging in the practice of real estate by operating as a property manager for a fee, as if a broker, without being the holder of a valid and current active license. Section 475.42(1)(d), Florida Statutes, by failing to collect any money in connection with any real estate brokerage transaction, whether as a commission, deposit, payment, rental, or otherwise, in the name of the employer and with the express consent of the employer;

**Tab AP - Succor Realty Services LLC, BK1055693, Case No. 2022-031519 - Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and was not represented by counsel. 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 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 Schwartz moved to, seconded by Commissioner Price, impose the following sanctions: **revocation; investigative costs of \$519.75; administrative fine of \$1,000.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d), Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any

personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AQ - Toussaint, Kerry, SL3494761, Case No. 2022-039553 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was not represented by counsel. Page 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 Kanyar moved to, seconded by Vice-Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Price moved to, seconded by Vice-Chair Barbara, impose the following sanctions: **public reprimand; investigative costs of \$135.30; 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 AR - Vanlandingham, Amy Calhoun, SL3495516, Case No. 2022-043657 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was present and was not represented by counsel. Childers represented the Department. Commissioner Price 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 Ketcham moved to, seconded by Vice-Chair Barbara, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved to, seconded by Commissioner Butler, impose the following sanctions: **revocation; investigative costs of \$165.00; administrative fine of \$250.00**; the motion passed with a vote of 4-1.

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

**Tab AS - Vasconcelos, Nicholas M, SL3492581, Case No. 2022-037864 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Aldridge represented the Department. Commissioner Price 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 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 Schwartz, impose the following sanctions: **non permanent revocation; 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 AT - Warren, Michael James, SL3491176, Case No. 2022-025704 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. 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 Kanyar, impose the following sanctions: **non permanent 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 AU - Wright, Kenneth L, Jr., SL3455663, Case No. 2022-043830 - Motion for Waiver of Rights and Entry of Final Order**

The Respondent was not present and was not represented by counsel. Aldridge represented the Department. Commissioner Price 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, Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, adopt the findings of facts and conclusion of law and find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Barbara moved to, seconded by Commissioner Schwartz, impose the following sanctions: **revocation; investigative costs of \$338.25; administrative fine of \$2,000.00**; 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. Section 475.25(1)(g), Florida Statutes, by having had a broker's or sales associate's license revoked, suspended, or otherwise acted against, or has had an application for such licensure denied, by the real estate licensing agency of another state, territory, or country.

**Petitions**

**Petition for Declaratory Statement – Bond Schoeneck and King – DS2023-003**

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

**Meeting Minutes**

FREC Executive Director Corona presented the February 2023 meeting minutes. Vice Chair Barbara moved to approve the February meeting minutes, seconded by Commissioner Kanyar. The motion passed unanimously.

**Reports**

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

**Executive Director Comments**

Executive Director Corona thanked the Commission for the countless hours they invest in the preparation and participation in the Florida Real Estate Commission Meeting and their continued commitment to educate licensees and protect the public. Executive Director Corona also thanked Sara Kimmig along with the Enforcement Unit for their efforts.

**Chair's Comments**

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

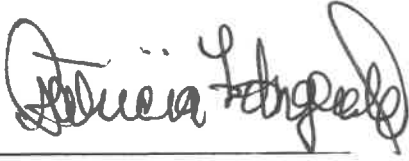
**Public Comments**

The Commission received public comment from Denise Johnson.

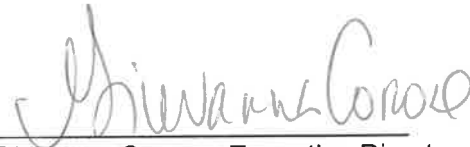
**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 2:24 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for April 18, 2023 in Orlando and via Hybrid.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission