

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
April 18, 2023
Hybrid Meeting**

April 18, 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 18th day of April 2023.

Commissioners

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

Mr. Timothy Frizzell, Senior Assistant Attorney General, was present as Counsel for the Commission. Mr. Frizzell 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 – in person
Linda Doolittle, Regulatory Consultant – in person
Bradley De Los Ramos, Regulatory Specialist III – in person
Elena Lazova-Popova, Education Coordinator – in person
Heather Page, Assistant General Counsel – in person
Magnolia Court Reporting Inc. – (407) 896-1813

Education Agenda A

Giuvanna Corona, Executive Director, presented 8 Real Estate Education Courses for the Commission's review and consideration.

Tab A – FR/Bar Sales Contract Seminar – New Course (2 hours Post Licensing and Combination Law, Specialty and Business Ethics, Classroom) -application number 63263 – Berlin Patten Ebling

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

Tab B – NABOR Sales Contract Seminar – New Course (3 hours Specialty, Classroom) - application number 63264 – Berlin Patten Ebling

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

Tab C – Celebrate Water Safety - New Course (2 hours Specialty, Specialty, Classroom) - application number 62917 – Florida Association of Building Inspectors, Inc.

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

Tab E – 14-Hour Florida Continuing Education - New Course (14 hours Combination Law, Specialty and Business Ethics, Distance) -application number 59674 – Jaiz Partners LP

The applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab F – 63-Hour Florida Sales Associate Pre-Licensure - New Course (63 hours Sales Pre-License, Distance) -application number 59850 – Jaiz Partners LP

The applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab G – Introduction to Real Estate CRMS - New Course (3 hours Specialty, Classroom) - application number 63190 – Kiadii Ventures.

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

Tab H – A Coast of Paint to Market & Sell Property Listings - New Course (3 hours Specialty, Classroom) -application number 63191 – Kiadii Ventures.

The applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Education Agenda B

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

Tab A – FR/Bar Sales Contract Seminar – New Course (2 hours Post Licensing and Combination Law, Specialty and Business Ethics, Classroom) -application number 63263 – Berlin Patten Ebling

The applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab B – NABOR Sales Contract Seminar – New Course (3 hours Specialty, Classroom) - application number 63264 – Berlin Patten Ebling

The applicant requested a CONTINUANCE AND WAIVED THE 90 DAYS.

Tab C – Celebrate Water Safely - New Course (2 hours Specialty, Specialty, Classroom) - application number 62917 – Florida Association of Building Inspectors, Inc.

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.

Summary of Applicants – Agenda A

Regulatory Specialist III Jose Jimenez presented 18 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Barcelo, Joaquin Antonio, was present and was represented by counsel, Daniel Villazon, Esq., present; after discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab B – Bradford, Brandon, 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 C – Chaney, Marques, 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 D – Francois, Mckenzie, 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 E – Harris, Susan Alise, was not present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to DENY the application. The motion passed with a vote of 5-1.

Tab F – Horak, Patrick, was present and was represented by Counsel, Daniel Villazon, Esq., present. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed with a vote of 5-1.

Tab G – Kiely, Tara Kristina, 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 H – Koons, Eric P, 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 – Lacaze, Alexander, 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 J – Lopez, Salim, was not present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to DENY the application. The motion passed without dissent.

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

Tab L – Pardee, Bobbie Jo, was present and was represented by Counsel, Daniel Villazon, Esq., present. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

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

Tab N – Reynaldo Pupo, Irina, 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 4-1.

Tab O – Robinson, Sharon Denise, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

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

Tab Q – Thomas, Simon Sirene, 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 R – Washington, Jordan Alexander, 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 Specialist III Jose Jimenez presented 36 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Brown, Michael Shane, the Applicant requested to CONTINUE the INFORMAL HEARING.

Tab B – Danko, Ashley, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Kanyar; to VACATE THE NOTICE OF INTENT TO DENY and APPROVE the application. The motion passed without dissent.

Tab C – Echeverria, Carlos Eduardo, was present and was represented by Counsel, Daniel Villazon, Esq., present. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; to VACATE THE NOTICE OF INTENT TO DENY and APPROVE the application. The motion passed with a vote of 4-2.

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

Tab E – Basi, Roman Alexander, 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 – Campe, Stephanie Marie, 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 G – Castaneda, Daniel, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

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

Tab I – Crompton, Esta, was present and was represented by Counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab J – Delgado Villatoro, Oberti, 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 K – Eddings, Michael, 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 – Feder, Daniel, was present and was not represented by Counsel. After discussion, Vice-Chair Barbara moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent.

Tab M – Gonzalez, Emelia, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Price; to DENY the application. The motion passed without dissent.

Tab N – Haddock-Sanchez, Rubby, was present and was represented by Counsel, Daniel Villazon, Esq., present; after discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab O – Hoque, Elizabeth, application was CONTINUED AND WAIVED THE 90-DAYS.

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

Tab Q – Jean, Gunie, 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 with a vote of 4-2.

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

Tab S – Kenny, Janet Maire, 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 T – Lopez, Louis Anthony Jr, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab U – Michel, Smithlin, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to DENY the application. The motion passed without dissent.

Tab V – Oliver, Davida Leane, 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 W – Pino, Vianca, 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 X – Puckett, Nicholas Ray, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Vice-Chair Barbara; to APPROVE the application. The motion passed without dissent.

Tab Y – Ramza, Sultan, was present and was not represented by Counsel. After discussion,

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

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

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

Tab AB – Sharp, Katavia Selah, application was CONTINUED AND WAIVED THE 90-DAYS.

Tab AC – Sinibaldi, Dean Anthony Sr, was present and was represented by Counsel, Daniel Villazon, Esq., present; after discussion, Vice-Chair Barbara moved; seconded by Commissioner Schwartz; to DENY the application. The motion passed without dissent.

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

Tab AE – Smith, Stephanie, 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 AF – Stapleton, Christopher Alan, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Vice-Chair Barbara; to DENY the application. The motion passed without dissent.

Tab AG – Theodore, Darlande, 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 AH – Thomas, Mark, application was CONTINUED AND WAIVED THE 90-DAYS.

Tab AI – Tirado, Dany, 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 AJ – Williams, Chasity, 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 with a vote of 5-1.

Summary of Applicants – Agenda C

Regulatory Specialist III Jose Jimenez presented 3 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Rojas, Ashley Marie, 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 with a vote of 4-2.

Tab B – Thompson, Calvin, application was PULLED from the Agenda.

Tab C – White, Leon, 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.

Consent Agenda A

The Commission considered 21 applicants from the Consent Agenda A; Vice Chair Barbara moved; Commissioner Schwartz seconded the motion; to APPROVE 12 applicants and require 9 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Alvarez, Derek Andrew
Alvarez, Roderick
Davis, Latora Antionette
Esquivel Reyes, Valeria C
Garrett, Trey
Hubert, Matthew Ryan
Key, Earnest George Jr
Mcmahan, Jeffrey Allen
Perez, George Jr
Rodriguez, Anthony
Ruiz, Tatum Rachelle
Viator, Mary Barnett

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

Davolos, Tricia Eileen
Herrera, Andy Javier
Hughes, John William Jr
Mckee, Tyler Gentry
Moreno, Fabian
Murphy, Patrick Michael Jr
Pellecchia, John
Whetstone, Telesia E
Wilson, Dominique Denise

Consent Agenda B

The Commission considered 4 applicants from the Consent Agenda B; Vice Chair Barbara moved; Commissioner Schwartz seconded the motion; to APPROVE 0 applicants and require 4 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

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

Bell, Kiwana Nicole

Dickman, Rebecca Dawn

Lytal, Chris

Trent, Jillian

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

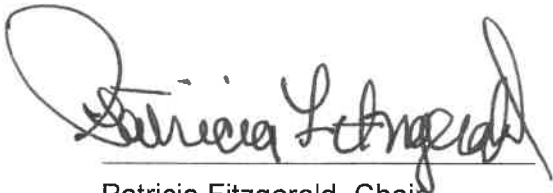
The Commission did not receive public comment.

Adjournment

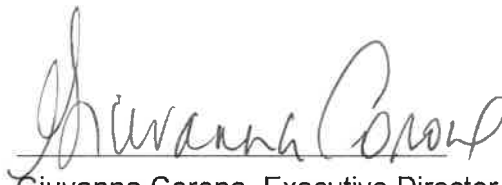
There being no other business, the Chair adjourned the meeting at approximately 12:53 p.m.

The next general meeting – Legal of the Florida Real Estate Commission is scheduled for April 19, 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
April 19, 2023
Hybrid Meeting**

April 19, 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 19th day of April, 2023.

Commissioners

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

Mr. Timothy Frizzell, Senior Assistant Attorney General, was present as Counsel for the Commission. Mr. Frizzell 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
Daniel David, Assistant General Counsel – via livestream
Heather Page, Assistant General Counsel – in person
Lia Matos, Assistant General Counsel – in person
Megan Ambrose, Assistant General Counsel – in person
Camille Royal, Regulatory Consultant – in person
Jose Jimenez, Regulatory Specialist III – in person
Damon Boodram, Operation Review Specialist – in person
Magnolia Court Reporting Inc. – (407) 896-1813

Escrow Disbursement Orders – Agenda

Ms. Heather Page, Assistant General Counsel, presented 3 Escrow Disbursement Orders.

Tab A – Michael I Pappas of The Keyes Company; Case Number 2023006396

The BUYER nor the SELLER were present. 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 – Samantha Heflin of Watson Realty Corp; Case Number 2023008076

The BUYER nor the SELLER were present. Commissioner Kanyar was recused. After discussion, Commissioner Price accept the Department's recommendation to disburse the escrow to the BUYER, seconded by Vice-Chair Barbara. The motion passed without dissent.

Tab C – Clint Flowers of National Land Realty; Case Number 2023010461

The BUYER nor the SELLER were present. After discussion, Commissioner Price moved to ACCEPT the Department's recommendation to DECLINE the direction of the disbursement, seconded by Vice-Chair Barbara. The motion passed without dissent. The motion passed without dissent.

Recovery Fund Claim – Agenda

Tab A – Case Number 2022-048859 – RFC Borges v. Losse

Claimant was not present and was not represented by Counsel; Licensee was not present and was not represented by Counsel. After discussion, Vice Chair Barbara moved to GRANT the Recovery Fund Claim; seconded by Commissioner Price. The motion passed without dissent.

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 42 docket items with the following results:

Tab A - Cabrera Azar, Samir, SL3492056, Case No. 2022-034358 - Respondent's Request for Informal Hearing

The Respondent was present and was not represented by Counsel. Childers 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 Price 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, to impose the following sanctions: **probation for 90 days; 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 - Coleman, Robert Stephen, SL3497168, Case No. 2022-050706 - Respondent's Request for Informal Hearing

The Respondent was not present and was represented by Counsel, Robert L. Mandell Esq., present. 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, Vice-Chair Barbara 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 Vice-Chair Barbara, to impose the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$138.60; 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 - Heyward, Lauren Ashley, SL3493173, Case No. 2022-036437 - Respondent's Request for Informal Hearing

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 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 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 D - McDonald, Kenneth Bruce, SL3491567, Case No. 2022-043526 - Petitioner's Motion 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 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. Vice-Chair Barbara moved to, seconded by Commissioner Price, to 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 E - Pasch, Mitzi, BK3497899, Case No. 2022-050258 - 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 Price 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, to impose the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$255.75; 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 F - Martino Jean, Nancy Nanley, BK3302989, Case No. 2022-057049- Voluntary Relinquishment

The Respondent was not and was not represented by Counsel. Childers represented the Department. Probable Cause was waived. After discussion, Vice-Chair Barbara moved to accept the Voluntary Relinquishment of License; seconded by Commissioner Price. The motion passed without dissent.

Tab G - Apesteguy, Carla, SL3494541, Case No. 2022-040284 - 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 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 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. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, to impose the following sanctions: **non permanent revocation; investigative costs of \$148.50; 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 H - Armstead, Katherine, SL3493243, Case No. 2022-036074 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Fortunas 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 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. Vice-Chair Barbara moved to, seconded by Commissioner Kanyar, to impose the following sanctions: **non permanent revocation; 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 I - Broderick, Dana L., SL3494803, Case No. 2022-040556 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Fortunas 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, to impose the following sanctions: **non permanent revocation; 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 J - Castellanos, Anthony, SL3495489, Case No. 2022-044440 - 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, to 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 K - Chaves, Joao Felipe Alonso, SL3492234, Case No. 2022-034370 - 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 Price moved to, seconded by Commissioner Kanyar, to DISMISS the Administrative Complaint the motion passed without dissent.

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

Tab L - Cordoba, Lourdes I, SL3492632, Case No. 2022-036813 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was present and was not represented by Counsel. 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 Kanyar moved to, seconded by Commissioner Ketcham, to DISMISS the Administrative Complaint the motion passed without dissent.

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

Tab M - De Souza Marcellini, Lucas Francisco, SL3490394, Case No. 2022-029623 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was 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 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: **probation for 90 days;**

public reprimand; investigative costs of \$206.25; 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 N - Edgington, Sophia Renee, SL3495442, Case No. 2022-044786 - 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, to impose the following sanctions: **non permanent revocation; investigative costs of \$123.75; 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 O - Gil Perez, Yuniel Manuel, SL3493561, Case No. 2022-039910 - 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 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 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. Vice-Chair Barbara moved to, seconded by Commissioner Price, to impose the following sanctions: **non-permanent revocation; 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 P - Goldstein, Alan, BK3204208, Case No. 2022-039192 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Medich 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, to impose the following sanctions: **revocation; investigative costs of \$363.00; administrative fine of \$2,000.00**; 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 Q - Griffin, Cedric Dewayne, BK3066609, Case No. 2022-020872 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Braaten 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, to impose the following sanctions: **revocation; investigative costs of \$297.00; administrative fine of \$5,000.00**; 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 - Guzman, Maritza, SL3494978, Case No. 2022-038487 - 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 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 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. Vice-Chair Barbara moved to, seconded by Commissioner Price, to impose the following sanctions: **non permanent**

revocation; investigative costs of \$ 82.50; 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 S - Hernandez, Kristian, SL3490993, Case No. 2022-029448 - 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 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: **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 T - Juman, Nezam, SL3239835, Case No. 2022-050359 - 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 Ketcham served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record.

After discussion, Vice-Chair Barbara 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, to impose the following sanctions: **investigative costs of \$198.00; administrative fine of \$250.00; 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 U - Kelledy, Nicole, SL3491108, Case No. 2022-029184 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was 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 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: **probation for 90 days; 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 V - Lahens, Marc, SL3496951, Case No. 2022-050562 - Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Aldridge represented the Department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record.

After discussion, Commissioner Price 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, to impose the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$206.25; 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 W - Lichi, Jasmine, SL3496325, Case No. 2022-048197 - 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, to 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 X - Linthicome, Rosalee Lucritta, BK650598, Case No. 2022-025598 - 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. 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 Ketcham moved to, seconded by Commissioner Kanyar, to impose the following sanctions: **probation for 6 months; investigative costs of \$404.25; administrative fine of \$2,500.00; 4-hour Escrow Management Education Course**; 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 - Magee, David J, SL3489526, Case No. 2022-025161 - Motion for Waiver 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 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: **non permanent revocation; 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 Z - Maples, Ashley Marie, SL3496026, Case No. 2022-047089 - 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, to impose the following sanctions: **non permanent revocation; 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 AA - Mastronardi, Mark Anthony, SL3491069, Case No. 2022-029399 - 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 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: **non permanent revocation; 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 AB - McCarter, Connie J, SL3267200, Case No. 2022-018575 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Braaten 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; investigative costs of \$297.00; administrative fine of \$2,500.00**; the motion passed without dissent.

Violation(s): 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.

Tab AC - Obriant, William P, SL3493468, Case No. 2022-036583 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was present and was not represented by Counsel. Aldridge 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 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 Price, to impose the following sanctions: **probation for 90 days; 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 AD - Ortiz, Chloe Marie, SL3489549, Case No. 2022-030265 - 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. 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: **non permanent revocation; 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 AE - Parker, Robert Austin, SL3473162, Case No. 2022-035622 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was present and was not represented by Counsel. 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, moved to, seconded by , 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, to impose the following sanctions: **probation for 2 years; investigative costs of \$198.00; 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)(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 AF - Parkinson, Matthew D, SL3496593, Case No. 2022-048422 - Motion for Finding of Waiver and Entry of Final Order

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 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: **probation for 90 days; public reprimand; investigative costs of \$264.00; administrative fine of \$250.00**; the motion passed without dissent.

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

Tab AG - Pella, Sandy Jesus, SL3492062, Case No. 2022-033961 - Motion for Waiver 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 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: **non permanent revocation; investigative costs of \$222.75; 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 AH - Pieczarka, Matthew, SL3492419, Case No. 2022-033985 - 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 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, to 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 AI - Premier Coast Real Estate School LLC, ZH1002585, Case No. 2022-035408 - Motion for Waiver of Rights and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Braaten 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, to impose the following sanctions: **investigative costs of \$181.50; administrative fine of \$3,000.00**; 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 AJ - Ritchie, Nicholas Aaron, SL3494962, Case No. 2022-039080 - 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 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 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. Vice-Chair Barbara moved to, seconded by Commissioner Price, to impose the following sanctions: **non permanent**

revocation; 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 AK - Rodriguez, Eduardo L, SL3489584, Case No. 2022-030807 - 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 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: **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 AL - Rojas Avila, Sergio, SL3490350, Case No. 2022-030832 - 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 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: **probation for 90 days; 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 AM - Sanchez, Elissa Sandra, SL3492269, Case No. 2022-034510 - 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 Price moved to, seconded by Commissioner Kanyar, to DISMISS the Administrative Complain 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 - Santana, Rene Jesus, SL3496308, Case No. 2022-048700 - Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present and was not represented by Counsel. Aldridge represented the Department. Commissioner Ketcham served on probable cause and was recused. The Commission granted the Waiver Hearing. The Commission found the Respondent was properly served with the Administrative Complaint and did not file an Election of Rights within the time period required by law. The Commission accepted the complete investigative file into the record.

After discussion, 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, to impose the following sanctions: **probation for 90 days; 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 AO - Trejos, Emmanuel, SL3491154, Case No. 2022-029330 - 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 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: **non permanent revocation; investigative costs of \$123.75; 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 - White, Ashley, SL3494691, Case No. 2022-039592 - 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 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: **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.

Special Agenda Legal

Tab A – Motion for Re-Hearing of the Informal Hearing – Nazif, Benjamin 2022-025772

The Petitioner was and was represented by Counsel, Daniel Villazon, Esq., present.

After discussion, Commissioner Kanyar moved to Vacate the Final Order as to penalty ONLY and impose the following sanctions: **public reprimand; investigative costs of \$90.75; administrative fine of \$250.00**; seconded by Commissioner Price; the motion passed without dissent.

Meeting Minutes

FREC Executive Director Corona requested to continue the March 2023 Meeting Minutes to the May 2023 Meeting.

Reports

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

Chair's Comments

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

Public Comments

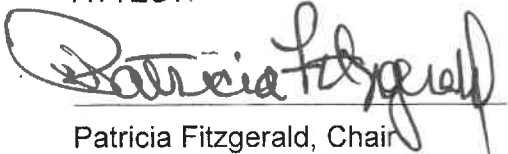
The Commission did not receive public comment.

Adjournment

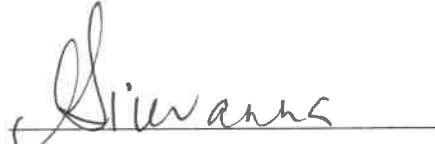
There being no other business, the Chair adjourned the meeting at approximately 11:45 a.m.

The next general meeting – licensing of the Florida Real Estate Commission is scheduled for May 16, 2023 in Orlando and via Hybrid.

ATTEST:

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

Patricia Fitzgerald, Chair
Florida Real Estate Commission

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

Giovanna Corona, Executive Director
Florida Real Estate Commission