

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

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

June 13, 2023

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Tuesday, the 13th day of June 2023.

Commissioners

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

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

Staff

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

Education Agenda

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

Tab A – Realtor Assist 3.0 – New Course (2 hours Specialty, Classroom) – application number 64557 – City of Port St. Lucie Building Department

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

Tab B – Creating Passive income with Real Estate – New Course (3 hours Specialty, Classroom) – application number 65142 – Costa, Cesar Augusto

The applicant was present in support of the application. After discussion, Commissioner Ketcham moved to APPROVE; seconded by Commissioner Price. The motion passed with a vote of 6-1.

Tab C – Creating Passive income with Real Estate – New Course (3 hours Specialty, Live Stream) – application number 65322 – Costa, Cesar Augusto

The applicant was present in support of the application. After discussion, Commissioner Schwartz moved to APPROVE; seconded by Commissioner Price. The motion passed with a vote of 6-1.

Tab D – Understanding Credit and How It Works – New Course (2 hours Broker Post License and Specialty, Classroom) – application number 64390 – Learning for Life Center, LLC and DBA Platinum Credit Now

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

Tab E – Central FL Real Estate Forum – New Course (8 hours Specialty, Classroom) – application number 64903 – Region X of the Appraisal Institute – Marshall, Steven

The applicant was present in support of the application. After discussion, Commissioner Ketcham moved to APPROVE FOR 4HRS SPECIALTY ONLY; seconded by Commissioner Price. The motion passed without dissent.

Tab F – Retire Using Self-Directed Retirement Accounts – New Course (3 hours Specialty, Classroom) – application number 64886 – Team Real Education Solutions LLC

The applicant was not present in support of the application. After discussion, Commissioner Ketcham moved to APPROVE; seconded by Commissioner Price. The motion passed with a vote of 5-2.

Tab G – Retire Using Self-Directed Retirement Accounts – New Course (3 hours Specialty, Live Stream) – application number 64887 – Team Real Education Solutions LLC.

The applicant was not present in support of the application. After discussion, Commissioner Ketcham moved to APPROVE; seconded by Commissioner Price. The motion passed with a vote of 5-2.

Tab H – Ethical Responsibilities Regarding the Protection of Consumer Data – New Course (3 hours Business Ethics, Classroom) – application number 64773 – Westcor Land Title Insurance Company.

The applicant was not present in support of the application. After discussion, Commissioner Ketcham moved to APPROVE FOR 3HRS SPECIALTY ONLY; seconded by Commissioner Kanyar. The motion passed without dissent.

Special Agenda – Licensing

Tab A – Request for Multiple Broker License – Don Gerard Pingaro Application Number 1639991

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

Special Agenda – Legal

Tab A – Petition to modify Final Order – Sinibaldi Sr. Dean 2005-025955

The Petitioner was present and was represented by Counsel Daniel Villazon, Esquire. After discussion, Commissioner Schwartz moved to Accept the withdrawal of the Motion to Modify Final Order; Convene the Informal Hearing; Reconsider and Vacate the NOID; and APPROVE the application. seconded by Commissioner Butler. The motion passed without dissent.

Special Agenda – General

Board Counsel Larry Harris, Senior Assistant Attorney General, presented Sixth District Court of Appeal State of Florida Case No. 6D23-323, Carrie Lynn Luft (Appellant) v. Department of Business & Professional Regulation Florida Real Estate Commission (Appellee).

Summary of Applicants – Agenda A

Regulatory Consultant Camille Royal presented 16 Applicants requesting to sit for the real estate examination. Results are as follows:

Tab A – Acosta, Brittany, 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 5-2.

Tab B – Caballero, Alex Edward, 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. Commissioner Ketcham was not present during the consideration of this application.

Tab C – Cannon, Cody Tyler, was not present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab D – Colina, Yohalys Milagros, was present with an interpreter and was not represented by Counsel. After discussion, Commissioner Kanyar moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab E – Dunston, Kelsey Fashion, 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 F – Dupree, Lashaura, 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 G – Gamboa, Jonathan Perez, 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 H – Gest, Robert Norman Jr, 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 I – Gordon, David Anthony, was not present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Butler; to DENY the application. The motion passed without dissent.

Tab J – Guerra, Odelsi Maria, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab K – Ibrahim, Shannon Elizabeth, 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 – Johnson, Tonya L, 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 with a vote of 6-1.

Tab M – Mcdonough, Brian, 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 N – Natera, Melissa Marie, 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 O – Robare, Deanna, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab P – Sellers, Sabrina Lameria, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Summary of Applicants – Agenda B

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

Tab A – Allen, Samantha, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application.

The motion passed without dissent. Commissioner Ketcham was not present during the consideration of this application.

Tab B – Baglieri, Jonathan, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent. Commissioner Ketcham was not present during the consideration of this application.

Tab C – Bakatselos Ruiz, Paraskevi, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent. Commissioner Ketcham was not present during the consideration of this application.

Tab D – Blunkall, James Edward, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Price; to APPROVE the application. The motion passed without dissent. Commissioner Ketcham was not present during the consideration of this application.

Tab E – Brown, Terrell S, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent. Commissioner Ketcham was not present during the consideration of this application.

Tab F – Church, David Fredric, 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. Commissioner Ketcham was not present during the consideration of this application.

Tab G – Domenech, Luis Alberto, 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. Commissioner Ketcham was not present during the consideration of this application.

Tab H – Dormescar, Annabelle, 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 I – Dunn, Eugene Wilson III, was not 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 J – Ganim, Joseph 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 with a vote of 4-3.

Tab K – Gilbertson, Steven Scott, 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 L – Gonzalez, Jorge L, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 5-1. Commissioner Ketcham was not present during the consideration of this application.

Tab M – Harmon, Debra Jean, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab N – Koeller, Kelsy Lynn, was present and was not represented by Counsel. After discussion, Commissioner Schwartz moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab O – Lalaqa, Tamina, 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 P – Lopez, Victor Jesus, 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 with a vote of 5-2.

Tab Q – Mella Valina, George Luis, 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 R – Mohunlall, Roop, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Schwartz; to APPROVE the application. The motion passed without dissent.

Tab S – Murillo, Roberto Daniel, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab T – Otero, Linda, was present and was not represented by Counsel. After discussion, Commissioner Butler moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed with a vote of 6-1.

Tab U – Redfield, Christopher Joseph, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

Tab V – Ruiz, Cliff Alexander, 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 – Sostre Morales, Jean Carlos, 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 X – Thermitus, Rachele, 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 Y – Torres, Luis A, was present with an interpreter 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 4-3.

Tab Z – Tran, Hung Van, was present and was not represented by Counsel. After discussion, Commissioner Price moved; seconded by Commissioner Kanyar; to APPROVE the application. The motion passed without dissent.

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

Tab AB – Williams, Oshane Dennis, 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 AC – Willis, Mark Antonio, 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.

Consent Agenda A

The Commission considered 25 applicants from the Consent Agenda A; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 17 applicants and require 8 applicants to be placed on the Summary of Applicants Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Banas, Gary Eugene
Boelter, Richard William
Cassio, Kevin T
Chamberlain, Dennis
Dandy, Lander Lerard
Etheridge, Joshua
Fleurimond, Rodney
Graham, James Lamar

Jenkins, Christina
Khan, Joseph Ijaz
Mcauliffe, Martin
Montalvo, Carlos
Oneal, Jerrel
Porter, Allyssia Trinese
Rainge, Shyri K
Torres Cruz, Gustavo Guillermo
Torres, Dairo

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

Boswell, Kristina
Brown, Colin Blair
Caso, Alejandro
Colon, Shannon Melissa
Felicien, Pressner
Manganaro, James
Mason, Steven Anthony
Montero, Jesus M

Consent Agenda B

The Commission considered 16 applicants from the Consent Agenda B; Commissioner Barbara moved; Commissioner Kanyar seconded the motion; to APPROVE 6 applicants and require 10 applicants to be placed on the Summary of Applicant Agenda. The motion passed without dissent.

The following applicants were APPROVED:

Adams, Charles David Iii
Cox, Amber M
Forbes, Leighton
Phillips, Cynthia Wilson
Pinzon, Liliana J
Stedrinsky, Laura J

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

Diaz, Luis Enrique
Dominguez-Tellez, Sheila
Inferrera, Jordan Sammy
Larson, Christopher Edwin
Mahon, Steven Brett
Martinez, Daniel
Mcdonald, Stevie
Montgomery, Jon
Santos, Rafael
Trippe, Kelly

Petitions

Petition for Declaratory Statement –Farrar J. Barker, Esq., on behalf of Tanika O’Brian – DS2023-003

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

Meeting Minutes

FREC Executive Director Corona presented the March and May 2023 Meeting Minutes. Commissioner Schwartz moved to accept the Meeting Minutes, seconded by Commissioner Price. The motion passed without dissent.

Reports

FREC Executive Director Corona presented the May 2023 Division and Financial 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.

Chair’s Comments

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

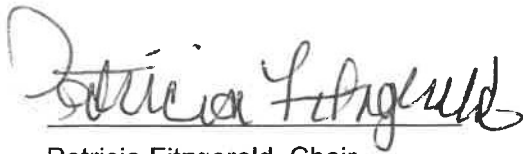
Public Comments

The Commission did not receive any public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:49 a.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for July 25, 2023 in Orlando and via Hybrid.

ATTEST:



Patricia Fitzgerald, Chair
Florida Real Estate Commission



Giuvanna Corona, Executive Director
Florida Real Estate Commission