

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

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

**October 24, 2023**

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Tuesday, the 24<sup>th</sup> day of October 2023.

**Commissioners**

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

**Board Counsel**

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

**Division of Real Estate**

Giovanna Corona, Executive Director  
Camille Royal  
Jose Jimenez  
Opal Smith  
Sydney Bexley  
Gabriel Mercardo  
Jocelyn Pomaes  
Lorianys Ronda-Edwards  
Bradley DeRamos  
Elena Lazova-Popova

**Office of General Counsel**

Al Cheneler, Chief Attorney  
Heather Page  
Lia Matos  
Megan Ambrose  
Elizabeth Paniello

**Court Reporting Services**

Magnolia Reporting Inc. (407)896-1813

### **Education Agenda A**

Real Estate Education Courses. After discussion, the Commission:

#### Approved with Conditions

Financing Homeownership, 3-hrs Post License, LiveStream

Creating an Inclusive Customer Experience, 3-hrs Post-License, LiveStream

#### Denied

Currency Exchange & International Payments, 2-hrs Specialty, Classroom

#### Applicant continued and waived the 90-days

Celebrate Water Safety, 2-hrs Specialty, Classroom

Introduction to Home Inspection for Real Estate Professionals, 9-hrs Post-License, Classroom

45-Hour Post Licensing Sales Associate Course, 45-hrs Post-Licensing, Distance

### **Education Agenda B**

Real Estate Education Courses. After discussion, the Commission:

#### Denied

Client Protection Expert Certification, 2-hrs Specialty, Classroom

#### Applicant Withdrew the Application

Mold Awareness for Real Estate Agents, 2-hrs Sales Post-Licensure, Broker Post-Licensure, Classroom

### **Special Agenda – Licensing**

Multiple Broker Applications. After discussion, the Commission:

#### Approved

Frederico Capuano Carneiro

Joel S Hinckley Roofstock Realty LLC

#### Applicant continued and waived the 90-days

Joel S Hinckley Roofstock Realty LLC

Rodney Henson All Tampa Real Estate & Investments, Corp

### **Special Agenda – Education**

Real Estate Education Courses. After discussion, the Commission

#### Denied

Cristina Boza Couto

Ana Rodriguez

### **Summary of Applicants Agenda A**

After discussion, the Commission:

#### Approved

Antosiak, Brittany

Cornelious, Ty  
LaForge, Scott Allen  
Michaud, Daniel  
Proia, Jamie  
Valdez, Altagracia

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

After discussion, the Commission:

#### **Approved**

Natera, Melissa Marie  
Abramovitzs, Courtney L  
Aguiar, Jannai De Souza  
Allgood, Pyandra Veronica  
Bennet, Cierra Alexandria  
Crespo, Victor  
Duncan, Kimberly Susan  
Gibson, Carla Antionette  
Green, Robert Charles  
Hansen, Shawn John  
Hardy, Sheldon Devaughn  
Holcomb, Bradley Scott  
Isaac, Michelle W  
Lara, Katherine Ann  
Martinez, Wyatt  
McChristian, Alyssia  
Morgan John Sumpter  
Patel, Poojaben  
Ramirez Trujillo, Jorge  
Rohrhoff, Jeanette R  
Russo, Salvatore  
Ware, Jatoria Shanay

#### **Issued a Notice of Intent to Deny**

Carafella, Thomas  
Thomas, Keila Denise  
Tully, Michael

### **Summary of Applicants Agenda C**

After discussion, the Commission:

#### **Approved**

Hemphill, John Tracey  
Hines, Laticia  
Low, Jeane  
Saint-Phard, Ludwig Socrates  
Thomas, Wanda Faye

Truckenbrod, Katie Ann  
Verderosa, Dylan

Issued a Notice of Intent to Deny  
Moskowitz, Mark Jay

**Consent Agenda A**

After discussion, the Commission:

Approved

Anzualda, Kathy Belinda  
Bailey, Xenia Maria  
Campbell, Andrea T  
Carnizares, Christopher  
Di Bella, Shaina Elizabeth  
Foster, Kairi V  
Francois, Tamara  
Fuchs, Shawn Kenneth  
Henderson, Jeffrey Lee  
Miljkovic, Divna  
Ortiz, Alberti  
Robinson, Octoryia Levena  
Robles, Angelina  
Rodriguez Paz, Josselyn  
Rodriguez Pereira, Alexander  
Salgado, Jasmine Marie  
Sanchez, Daniel Christopher  
Shifflett, Taylor  
Slater, Dontaye

Did not approve and will be placed on the next Summary of Applicants Agenda

Alonso, Lisandra  
Augustus, Christopher O  
Bailey, Monica  
Barnes, Florrita  
Harley, Lynn C  
Haygood, Gregory Charles  
Huett, Austin  
Jobe, Michael  
Moalem, Ezra  
Small, Adam F  
Smollich, Annalisa  
Walters, Katlyn  
Williams, James Allen  
Zeigler, Alexis

**Consent Agenda B**

After discussion, the Commission:

Approved

Brown, Allora Kathleen  
Bruneau, Nathan  
Miller, John  
Ruiz, Carlos Fernando  
Selby, Megan

Did not approve and will be placed on the next Summary of Applicants Agenda

Fockler, William James II  
Holtz, Desiree Nicole  
Martin, Steven  
Pouncy, Lilebeth Almogela  
Wallace, Lawrence Keith  
Weissberg, Marilyn

**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.

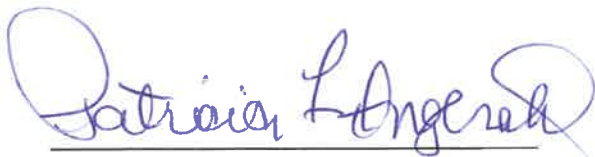
**Public Comments**

The Commission did not receive public comment.

**Recess**

There being no other business, the Chair recessed the meeting at approximately 2:09 p.m.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission

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

**October 25, 2023**

Chair Patricia Fitzgerald called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Wednesday, 25<sup>th</sup> day of October, 2023.

**Commissioners**

Chair Patricia Fitzgerald  
Vice Chair Richard Barbara  
Randy Schwartz  
Patricia Ketcham  
Renee Butler  
Millie Kanyar

**Board Counsel**

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

**Division of Real Estate**

Giuvanna Corona, Executive Director  
Camille Royal  
Jose Jimenez  
Opal Smith  
Sydney Bexley  
Gabriel Mercado

**Office of General Counsel**

Al Cheneler, Chief Attorney  
James Fortunas, Deputy Chief Attorney  
Mackenzie Medich, Deputy Chief Attorney  
Gene Aldridge  
Del Braaten  
Melissa Buza  
William Childers  
Heather Page  
Lia Matos  
Megan Ambrose  
Elizabeth Singh-Silva

**Court Reporting Services**

Magnolia Reporting Inc. (407)896-1813

### Escrow Disbursement Orders

After discussion, the Commission:

#### Approved as recommended

Case No. 2023-047619, Seller

Case No. 2023-047633, Buyer

### Legal Appearance Docket

#### **Beach, Sandy, BK3141484, Case No. 2023-012417**

- The Respondent was present and was represented by counsel, George Reeves Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 12 months; investigative costs of \$717.75; administrative fine of \$2,500.00; 3 Hour Core Law.**
- **Violation(s):** 475.25(1)(b).

#### **Belcher, Michael Francis, SL629848, Case No. 2023-014948**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **REJECTED** the stipulation and **ACCEPTED** counter stipulation.
- **Violation(s):** 475.25(1)(e).

#### **Bell, Bettina, SL3502859, Case No. 2023-010703**

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$ 66.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

#### **Beyda, Stacy Meryl, SL3266215, Case No. 2023-031149**

- The Respondent was present and was not represented by counsel.
- Commissioner Kanyar served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$297.00; administrative fine of \$250.00; 3 Hour Core Law.**
- **Violation(s):** 475.25(1)e v 455.227(1)(t).

**Caraballo, George David, SL3505056, Case No. 2023-013503**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$231.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

**Hill, Gregory R, SL3486969, Case No. 2023-014824**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$775.50; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(e).

**Jacobs, Keyanna Joy, SL3157249, Case No. 2023-007408**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **DISMISSED** Count 2 and imposed the following sanctions: **probation for 90 days; investigative costs of \$330.00; administrative fine of \$250.00; 3 Hour Core Law.**
- **Violation(s):** 475.25(1)e v 475.227(1)(t), 475.25(1)(f).

**Jones, Timothy Nathaniel, SL3446593, Case No. 2023-011846**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **suspension for 6 months; investigative costs of \$264.00; administrative fine of \$2,750.00; 3 Hour Core Law.**
- **Violation(s):** 475.25(1)e v 475.227(1)(t), 475.25(1)(f).



**Leon, Jose Luis, SL3163305, Case No. 2022-053980**

- The Respondent was not present and was not represented by counsel.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$825.00; administrative fine of \$7,500.00.**
- **Violation(s):** 475.25(1)e v 475.227(1)(t), 475.25(1)(f), 475.25(1)(f), 475.25(1)(p).

**Mara, Kimberly Ann, BL3508392, Case No. 2023-022400**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **DISMISSED** the case.
- **Violation(s):** 475.25(1)(m).

**Matta, Corey Lynn, SL3506134, Case No. 2023-015997**

- The Respondent was present and was represented by counsel, Steven Matta Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$132.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

**Morgan, Daniel Paul, BL3251450, Case No. 2023-021534**

- The Respondent was present and was represented by counsel, Rickey L. Strong Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$282.15; administrative fine of \$1,000.00; 3 Hour Core Law.**
- **Violation(s):** 455.227(1)(t).

**Naeem, Mohsin A, SL3451767, Case No. 2023-019114**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$693.00; administrative fine of \$2,500.00.**
- **Violation(s):** 475.25(1)(f).

**OBrien, Gale D, SL3437778, Case No. 2023-011535**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$924.00; administrative fine of \$250.00; 3 Hour Core Law.**
- **Violation(s):** 475.25(1)e v 475.227(1)(t).

**Pattison, Tanner Leslie, SL3506768, Case No. 2023-019416**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$161.70; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

**Santillan, Geovanni Aquiles, BK3068692, Case No. 2023-003084**

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$478.50; administrative fine of \$1,000.00; 3 Hour Core Law.**
- **Violation(s):** 475.25(1)e v 455.227(1)(j).

**Scaggs, Paul Robert, SL3150573, Case No. 2023-014802**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **Suspension until Final Order requirements are completed investigative costs of \$313.50; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(e).

**Torres, Carmen Yessenia, SL3442302, Case No. 2023-012432**

- The Respondent was not present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- **Violation(s):** 475.25(1)e v 475.227(1)(t).

**Burney Zayas, Candace, SL3482977, Case No. 2023-014810**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- **Violation(s):** 475.25(1)(e).

**Horst, Brenda Richards, BK631849, Case No. 2022-057123**

- The Respondent was present and was represented by counsel, Rickey L. Strong Esq., present.
- Vice-Chair Barbara served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- **Violation(s):** 475.25(1)(u).

**Ricketts, Shombre, SL3519414, Case No. 2023-016048**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- **Violation(s):** 475.25(1)(f).

**Sacks, Brian Lewis, SL3342716, Case No. 2022-056286**

- The Respondent was present and was represented by counsel, Rickey L. Strong Esq., present.
- Vice-Chair Barbara served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- **Violation(s):** 475.25(1)(b), 475.25(1)(e).

**Brown, Jeffrey Tobias, SL3508793, Case No. 2023-022674**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the Voluntary Relinquishment of License for Permanent Revocation.
- **Violation(s):** 475.25(1)(m).

**Munroe, Karen C, BK3120130, Case No. 2023-031275**

- The Respondent was present and was not represented by counsel.
- Probable Cause was waived.
- After discussion, the Commission **ACCEPTED** the Voluntary Relinquishment of License for Permanent Revocation.

**All Real Estate Pro Corporation, CQ1014164, Case No. 2023-014262**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$305.25; administrative fine of \$2,500.00.**
- **Violation(s):** 475.25(1)(d).

**Boris Alabre, Alexei, SL3503647, Case No. 2023-010691**

- The Respondent was not present and was represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$264.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

**Carlson, Edward Albert, BK3260260, Case No. 2023-014902**

- The Respondent was not present and was represented by counsel, Alejandro Alvarez Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the Voluntary Relinquishment of License for Permanent Revocation.
- **Violation(s):** 475.25(1)(e).

**Castro, Pablo, SL3390498, Case No. 2023-011527**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$1,023.00; administrative fine of \$3,500.00.**
- **Violation(s):** 475.25(1)(f), 475.25(1)e v 475.227(1)(t).

**Cher Frere, Kervins Thelusma, SL3501739, Case No. 2023-003181**

- The Respondent was not present and was not represented by counsel.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$297.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

**Desantus, Violette, SL3387549, Case No. 2023-011508**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the stipulation.
- **Violation(s):** 475.25(1)(f), 475.25(1)e v 475.227(1)(t).

**Hohaus, Darren Eugend, SL3505557, Case No. 2023-015874**

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$173.25; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

**Jones, Quentin, SL3503198, Case No. 2023-007492**

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$726.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

**Lee Supok Lee, BK483631, Case No. 2023-014202**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$412.50; administrative fine of \$2,500.00.**
- **Violation(s):** 475.25(1)(d).

**Linkenauer, Michael Todd, BK3121181, Case No. 2023-013702**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$247.50; administrative fine of \$5,000.00.**
- **Violation(s):** 475.25(1)(f), 475.25(1)e v 475.227(1)(t).

**Losse, Kervans, BK3261840, Case No. 2023-005265**

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$1,056.00; administrative fine of \$2,500.00.**
- **Violation(s):** 475.25(1)(d).

**Lowe, Linda, SL3354579, Case No. 2023-014766**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the Voluntary Relinquishment of License for Permanent Revocation.
- **Violation(s):** 475.25(1)(e).

**Seay, Kathy Chequita, SL3480036, Case No. 2023-014814**

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$250.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(e).

## **Meeting Minutes**

The July 2023, August 2023 and September 2023 Meeting Minutes were accepted.

## **Reports**

The September 2023 reports were presented to the Commission:

- Division
- Legal
- Rules

## **Executive Director Comments**

Executive Director Corona expressed gratitude to Chair Fitzgerald for her dedicated service and exceptional leadership in protecting the health and safety of the citizens that conduct business with our licensees as the Chair of the Florida Real Estate Commission.

## **Chair's Comments**

Chair Patricia Fitzgerald expressed heartfelt gratitude for the opportunity to serve as Chair for the second time; highlighting it as a great experience. She emphasized deep appreciation towards her fellow commissioners, the dedicated staff, and the hardworking sections within the department.

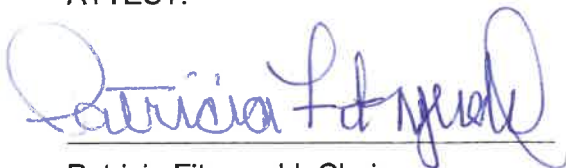
## **Public Comments**

The Commission did not receive public comment.

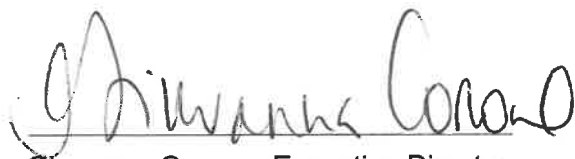
## **Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 12:16 p.m. The next general meeting is scheduled for November 17, 2023. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/real-estate/commission-meetings-and-workshops) for more information.

ATTEST:



Patricia Fitzgerald, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission