



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
February 20, 2024
Hybrid Meeting**

February 20, 2024

Vice Chair Millie Kanyar called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Tuesday, the 20th day of February 2024.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giovanna Corona, Executive Director
Camille Royal
Opal Smith
Sydney Bexley
Gabriel Mercardo
Jose Jimenez
Raphael Conceicao
Jocelyn Pomales
Lorianys Ronda-Edwards

Office of General Counsel

Al Cheneler, Chief Attorney
Heather Page
Lia Matos

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Education Agenda A

Real Estate Education Courses. After discussion, the Commission:

Approved

Does It Pencil – Course 1, 5-hrs Specialty, LiveStream
Does It Pencil – Course 1, 5-hrs Specialty, Distance
Does It Pencil – Course 2, 5-hrs Specialty, LiveStream
Does It Pencil – Course 2, 5-hrs Specialty, Distance

Special Agenda – Licensing

Request for Reinstatement of License – Luis Felipe Payas BK401800, present; Mr. Daniel Villazon, Esq., present. After discussion, the applicant withdrew the Request for Reinstatement of License.

FREC Petitions

Declaratory Statement DS2023-045, Thomas Jung – s. 475.01, FS, Definitions; s. 475.17, FS, Qualifications for practice; and s. 475.41, FS, Contracts of unlicensed person for commission invalid. Petitioner was present and not represented by counsel. After discussion, the Commission denied the Petition for Declaratory Statement.

Declaratory Statement DS2023-043, Jorge Aguirre Bauer PLLC – s. 475.161, FS, Licensing of broker associates and sales associates. Petitioner was not present and represented by counsel, not present. After discussion, the Commission approved the Petition for Declaratory Statement Final Order draft.

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Alanis, Alexsandra
Barnette, George Bartram
Breedlove, Tricia Wemmis
Evans, Dawn Marie
Leffel, Beth Rachel
Morris, Joseph
Padgett, Christopher Bryan
Rivera, Kathryn M
Sawaya, Alan Charles
Sciascia, John
Stewart, Annick K

Issued a Notice of Intent to Deny

Arrendondo Pedreira, Gleimy
Carlson, Jonathan
Glore, Leon
Soto, Hector

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Barnes, Florrita - Informal
Hamalak, Michael Ellis
Wallace, Lawrence Keith
Bennett, Ricky
Denicoli Dicrosta, Monica
Gonzalez, Emilia
Hollmon, Alaisha
Jerde, Thorsten - Amended
Maionica Pajovic, Moises Roman
Naidoo, Natallie
O'Toole, G Taylor
Quero, Amarilys
Symonette, Akil
Wisembaker, Gary Mixson

Issued a Notice of Intent to Deny

Chin, Nicholas James
Joseph, Kerlyn
Keaton, Denise
Nicolosi, Anthony J Jr
Ortiz, Christopher
Santelises, Miguel Emilio

Continued and Waived the 90-Days

Tascon Valencia, Tatiana

Consent Agenda A

After discussion, the Commission:

Approved

Brewer, Karen Denise
Cintron, Carolyn Janette
Hope, Joshua
Johnson, Abigail Nichol
Lewis, Anthony
Romero Schultz, Monica D
Walker, Shadrick Lee Jr

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

Allegue-Fernandez, Lisset D
Arce, Gabriel H
Charles, Irvica
Diaz Balance, Leonardo M
Fludgate, Pamela Jean
Gonzalez, Karla
Johann, Jessica

McGhee, Orsel Stanley Iv
Salomon, Louis A Jr
Williams, Frederick Earl

Consent Agenda B

After discussion, the Commission:

Approved

Basit, Abdul
Delva, Emmanuel
Dinklage, Stephen
Jimenez, Ivette Jeanine
Ryan, James David

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

Curtis, Keith
Espinosa, Jonathan
Hallatt, Scott D
Hentges, Brandon
Impellizzieri, Anthony John
Marcone, Guglielmo Antonio
Mcclain, Deprincia Shantel

Meeting Minutes

The January 2024 Meeting Minutes were accepted.

Reports

The January 2024 reports were presented to the Commission:

- Division
- Legal
- Rules

Executive Director's Comments

Executive Director Corona thanked the Commission and Division staff for a great meeting.

Chair's Comments

Vice Chair Kanyar thanked the Commission and Division staff for a great and efficient meeting.

Public Comments

The Commission did not receive public comment.

Recess

There being no other business, Vice Chair Kanyar recessed the meeting at approximately 1:43 p.m.

February 21, 2024

Chair Richard Barbara called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Wednesday, 21st day of February 2024.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giuvanna Corona, Executive Director
Camille Royal
Opal Smith
Sydney Bexley
Gabriel Mercardo
Jose Jimenez
Raphael Conceicao

Office of General Counsel

Al Cheneler, Chief Attorney
James Fortunas, Deputy Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Gene Aldridge
Melissa Buza
William Childers
Dan David
Heather Page
Lia Matos
Megan Ambrose
Elizabeth Paniello

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Escrow Disbursement Orders

After discussion, the Commission:

Approved as recommended:
Case No. 2023069734, Seller

Recovery Fund Claims

After discussion, the Commission:

Denied as recommended:

Case No. 2020027492, Denied

Case No. 2021045379, Denied

Case No. 2021051695, Denied

Special Agenda – Legal

Motion for Modification of Final Order – Linda Petrakis DBPR Case Number 2023-030044; respondent was not present and was represented by counsel, Mr. Daniel Villazon, Esq., present. After discussion, the Commission approved the Modification of Final Order.

Legal Appearance Docket A

Andrews, Christopher Allen, SL3452266, Case No. 2023050469

- The Respondent was present and was not represented by counsel.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 120 days; investigative costs of \$495.00; administrative fine of \$2,000.00; 28 Hour Reactivation Course.**
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t), 475.25(1)(f).

Armas, Alexandra, SL3517505, Case No. 2023050680

- 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: **probation for 90 days; public reprimand; investigative costs of \$297.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Bogsted, Michael George, BK3140053, Case No. 2023059566

- The Respondent was present and was represented by counsel, Nicole Martell Esq., present.
- Commissioner Price 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) v 455.227(1)(t).

Bogsted, Michael George, BK3140053, Case No. 2023062914

- The Respondent was present and was represented by counsel, Nicole Martell Esq., present.
- Commissioner Price 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)(b), 475.25(1)(f).

Dixon, Shelia Arnetta, SL548201, Case No. 2023044810

- 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: **probation for 6 months; investigative costs of \$396.00; administrative fine of \$250.00; 3 Hour Core Law.**
- **Violation(s):** 475.25(1)(a) v 455.227(1)(t).

Guzman, Rafael Edgardo, SL3316757, Case No. 2023049735

- The Respondent was not present and was represented by counsel, Justin James Duran Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revoked; investigative costs of \$577.50; administrative fine of \$3,500.00.**
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t), 475.25(1)(f).

Hakimi, Jeremy Darab, BK3526901, Case No. 2023045040

- The Respondent was present and was represented by counsel, Ricky Strong Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$618.75; administrative fine of \$500.00.**
- **Violation(s):** 475.25(1)(s).

McCullough, Chinalyn Victoria, SL3509916, Case No. 2023028042

- The Respondent was present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.

- After discussion, the Commission dismissed the case.
- **Violation(s):** 475.25(1)(m).

Naeem, Mohsin A., SL3451767, Case No. 2023005313

- 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: **revoked; investigative costs of \$528.00; administrative fine of \$1,000.00.**
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t), 475.25(1)(f), 475.25(1)(p).

Ore Jr., Christian Andre, SL3509759, Case No. 2023028058

- The Respondent was not present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$102.30; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Painite Services Global LLC, CQ1054610, Case No. 2023019155

- The Respondent was present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$577.50; administrative fine of \$1,000.00.**
- **Violation(s):** 475.25(1)(d)1.

Wade, Chad, BK3422302, Case No. 2023040402

- The Respondent was not present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission accepted the request to continue the case.
- **Violation(s):** 475.25(1)(f).

Altidor Lamarre, Naheem, SL3514881, Case No. 2023044665

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission dismissed the case.
- **Violation(s):** 475.25(1)(m).

Carmena, David, BK3398468, Case No. 2023018787

- The Respondent was present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 6 months; investigative costs of \$594.00; 4 Hour Property Management Course.**
- **Violation(s):** 475.25(1)(d)1.

Deady Corbin, Veronica Eliane, SL3508405, Case No. 2023022327

- The Respondent was not present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revoked; investigative costs of \$214.50; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Ekren, Alissa Nancy, SL3515558, Case No. 2023044755

- 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: **revoked; investigative costs of \$107.25; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Fernandes, Ashley Ann, SL3510012, Case No. 2023028493

- The Respondent was not present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; public reprimand; investigative costs of \$ 74.25; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Palacios, Clara Elaine, SL3508162, Case No. 2023022523

- 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: **revoked; investigative costs of \$ 66.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Polanco Rodriguez, Liz Elibeth, SL3509740, Case No. 2023028376

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

Smith, Lawrence, SL3510699, Case No. 2023030037

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

Trasobares, Jose Luis, SL3512507, Case No. 2023037281

- The Respondent was not present and was not represented by counsel.
- Chair Barbara served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revoked; investigative costs of \$115.00; administrative fine of \$250.00.**
- **Violation(s): 475.25(1)(m).**

Vance, Vanessa, SL3511506, Case No. 2023033667

- The Respondent was not present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revoked; investigative costs of \$198.00; administrative fine of \$250.00.**
- **Violation(s): 475.25(1)(m).**

Legal Appearance Docket B

McKoy, Christina, SL3433970, Case No. 2023028419

- The Respondent was present and was not represented by counsel.
- Chair Barbara served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **Suspension for 6 months; investigative costs of \$379.50; administrative fine of \$3,000.00; 28 Hour Reactivation Course.**
- **Violation(s): 475.25(1)(e) v 455.227(1)(t), 475.25(1)(f), 475.25(1)(p).**

Calloway, Jadah, SL3503630, Case No. 2023010787

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

Executive Director Comments

Executive Director Corona provided updates on the FREC to FREAB reallocation and informed the Commission that a final analysis will be forthcoming. ED Corona also thanked former Commissioner Sanchez and all our visitors from Watson Realty for their attendance. Finally, ED Corona thanked the division staff for their efforts and announced Regulatory Specialist II Sydney Bexley's transition to the Enforcement team as an Appraisal Investigator.

Chair's Comments

Chair Richard Barbara thanked the guests of Watson Realty for attending this month's meeting. Chair Richard Barbara also thanked and applauded the Commission and division staff for their hard work.

Public Comments

The Commission received public Comment from Frank Plesko and Guy Sanchez.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:42 a.m. The next general meeting is scheduled for March 19, 2024. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.fredc.com/Meetings-and-Workshops-MyFloridaLicense.com) for more information.

ATTEST:



Richard Barbara, Chair
Florida Real Estate Commission



Giovanna Corona, Executive Director
Florida Real Estate Commission