



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
March 19, 2024
Hybrid Meeting**

March 19, 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 Tuesday, the 19th day of March, 2024.

Commissioners

Chair Richard Barbara
Vice Chair Millie Kanyar
Randy Schwartz
Patricia Ketcham – *excused absence*
Renee Butler – *excused absence*
Patricia Fitzgerald – *excused absence*
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
Charles Govea-Pineda
Gabriel Mercado
Jose Jimenez
Raphael Conceicao
Lorianys Ronda-Edwards
Bradley DeRamos
Alayssia Canora

Office of General Counsel

Al Cheneler, Chief Attorney
Liamna Matos
Megan Ambrose
Elizabeth Paniello

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Education Agenda A

Real Estate Education Courses. After discussion, the Commission:

Approved

Celebrate Water Safely, WebCE Inc – Specialty, Classroom

Denied

Certified Real Estate Negotiator, Florida Association of Builders, Inc – Specialty, Distance

Multiple Broker's Agenda

Request for Multiple Broker's License. After discussion, the Commission:

Approved

Ben G Schachter, Signature Global Real Estate, LLC

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Allegue-Fernandez, Lisset
Arce, Gabriel H
Charles, Ivica
Curtis, Keith
Espinosa, Jonathan
Fludgate, Pamela Jean
Gonzalez, Karla
Hallatt, Scott D
Hentges, Brandon
Impellizzieri, Anthony John
Johann, Jessica
Marcone, Guglielmo Antonio
Mcghee, Orsel Stanley Iv
Salomon, Louis A Jr
Williams, Frederick Earl

Issued a Notice of Intent to Deny

Diaz Balance, Leonardo M
Mcclain, Deprincia Shantel

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Curley, Bridget Carolina
Tascon Valencia, Tatiana
Bennett, Toccara
Corson, Camelia R

Fuentes, Julio Cesar
Garrett, Everett M
Gooden, Kessa Alarkis
Harris, Jasmine
Lay, Maria Elena
Marcus, Gregg
Marshall, David A
McFadden, Leslie Nicole
Nicolas, Angelita
Pryor, Leslie M
Smith, Daniel Scott
Thomas, Keila Denise
Tocci, Joseph Jr
Trebour, Kelly Virginia
Truehart, Trisha
Vargas, Antonio J
Williams, Casey Elisabeth
Wright, Rachel Iris

Issued a Notice of Intent to Deny

Cochran, Daniel Lee
Cohen, Asher Richard
Peskar, Caroline R
Rios, Daniel
Santos, Vanessa

Consent Agenda A

After discussion, the Commission:

Approved

Della Valle, Michael
Draskovits, Timothy
Johnson, Uriah Sr
Knudson, Rosalie
Stephenson, Shenece
Zylberman, Lonia Waleska

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

Baker, Courtney
Davis, Talonda C
Fraga Pompa, Laura Cecilia
Hilliard, Michael Lane
Meneses, Rita M
Morzella, Lisa Ann

Consent Agenda B

After discussion, the Commission:

Approved

Dyess, Christopher Nicholas
Jones, Don Leslie
Kittrell, Nathan James
Tuel-Silva, Giuliano Fabrizio

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

Burke, Ingrid M
Kulkov, Yuri A
Pena, Yainer
Pinedo Ramos, Daphne T
Vargas, Barbara

Meeting Minutes

The February 2024 Meeting Minutes were accepted.

Reports

The February 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

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

Public Comments

The Commission received public comment from Karen Climer.

Recess

There being no other business, the Chair recessed the meeting at approximately 1:13 p.m.

March 20, 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, 20th day of March, 2024.

Commissioners

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

Charles Govea-Pineda

Gabriel Mercado

Jose Jimenez

Raphael Conceicao

Office of General Counsel

Al Cheneler, Chief Attorney

James Fortunas, Deputy Chief Attorney

Gene Aldridge

Melissa Buza

William Childers

Dan David

Heather Page

Liamna 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. 2023072369, Seller

Case No. 2024002707, Buyer

Case No. 2023072356, Interpleader

Case No. 2024001572, Interpleader

Case No. 2024005733, Interpleader

Continued

Case No. 2023072141, Seller

Legal Appearance Docket

Aburto, Iviss Darel, SL 3570484, Case No. 2023045153

- The Respondent was present and was represented by counsel, Brice Eiken, 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 \$330.00; administrative fine of \$1,000.00.**
- **Violation(s): 475.25(1)(f).**

Farrell, William, SL 3247375, Case No. 2023014764

- 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 \$123.25; administrative fine of \$1,000.00.**
- **Violation(s):** 475.25(1)(e).

Frankel, Ryan T, SL 3505760, Case No. 2023045440

- 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 \$462.00.**
- **Violation(s):** 475.25(1)(a) v 455.227(1)(t).

Hmielewski, Thorinton Walter, SL 3512009, Case No. 2023058267

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Vice-Chair Kanyar served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$709.50; administrative fine of \$500.00.**
- **Violation(s):** 475.42(1)(d).

Lewis, Sandy J., BK 3266746, Case No. 2023050463

- 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 \$297.00; administrative fine of \$1,000.00.**
- **Violation(s):** 475.25(1)(d)1.

Moti, Hunain, SL 3516221, Case No. 2023046293

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

Sanchez, Juan O, BK 3033909, Case No. 2023049837

- 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 \$412.50; administrative fine of \$2,000.00.**
- **Violation(s):** 475.25(1)(d)1, 475.25(1)(e).

Thigpen-Mathews, Alisa, SL 3430771, Case No. 2023039647

- The Respondent was present and was represented by counsel, Sofiya Williams, Esq. Esq., present.
- Chair Barbara served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **probation for 90 days; investigative costs of \$511.50.**
- **Violation(s):** 475.25(1)(b), 475.25(1)(k).

US Coven Realty Inc., CQ 1021137, Case No. 2023049844

- 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 \$412.50; administrative fine of \$2,000.00.**
- **Violation(s):** 475.25(1)(d)1, 475.25(1)(e).

Wade, Chad, BK 3422302, Case No. 2023040402

- The Respondent was present and was represented by counsel, Daniel Villazon, Orlando, FL Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions: **revocation; investigative costs of \$552.75; administrative fine of \$2,500.00.**
- **Violation(s):** 475.25(1)(f).

Wellen, James, SL 3388618, Case No. 2023055524

- 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 \$255.75; administrative fine of \$1,000.00.**
- **Violation(s):** 475.25(1)(f).

Williams, Danielle Leann, SL 3517854, Case No. 2023050263

- The Respondent was present and was not represented by counsel.
 - Vice-Chair Kanyar 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).

McLendon IV, Thomas E., SL 3499680, Case No. 2023033995

- The Respondent was present and was represented by counsel, Ricky Strong, Orlando, FL Esq., present.
- Chair Barbara served on probable cause and was recused.
- After discussion, the Commission **ACCEPTED** the Settlement Stipulation with **investigative costs of \$1,064.50.**
- **Violation(s):** 475.25(1)(b), 475.42(1)(b).

AUM FL RE LLC, CQ 1039026, Case No. 2023053052

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

Aaron, John M, SL 3236615, Case No. 2023024150

- 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: **suspension for 12 months; investigative costs of \$775.50; administrative fine of \$1,000.00.**
- **Violation(s):** 475.25(1)(e).

Davison, Sarah Elizabeth, SL 3365553, Case No. 2023031456

- 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: **revocation; investigative costs of \$569.25; administrative fine of \$5,000.00.**
- **Violation(s):** 475.25(1)(b).

Davison, Sarah Elizabeth, SL 3365553, Case No. 2023034769

- 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: **revocation; investigative costs of \$453.75; administrative fine of \$5,000.00.**
- **Violation(s):** 475.25(1)(b).

Davison, Sarah Elizabeth, SL 3365553, Case No. 2023034805

- 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: **revocation; investigative costs of \$412.50; administrative fine of \$5,000.00.**
- **Violation(s):** 475.25(1)(b).

DeBorba, Gariel Goulart, SL 3517398, Case No. 2023050610

- 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 90 days; investigative costs of \$198.00; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Golden, Jeremy, SL 3516552, Case No. 2023046190

- 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: **revocation; investigative costs of \$127.75; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Leon, Jocelyn, SL 3519390, Case No. 2023055434

- 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 \$148.50; administrative fine of \$250.00.**
- **Violation(s):** 475.25(1)(m).

Mejia Hernandez, Jorge S, SL 3570153, Case No. 2023035488

- 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: **revocation; investigative costs of \$825.00; administrative fine of \$15,000.00.**
- **Violation(s):** 475.25(1)(b), 475.42(1)(b), 475.42(1)(d).

FREC Petitions

Petition for Declaratory Statements. After discussion, the Commission:

Granted

JWB Property Management LLC, represented by Zach Miller, Esq., DS 2024-007

Denied

Anthony Triggiano – DS 2024-005

Executive Director Comments

Executive Director Corona thanked the Commission and division staff for a great meeting. ED Corona also acknowledged all special guests that attended in-person and via livestream.

Chair's Comments

Chair Richard Barbara thanked the division staff, and Commission for their hard work and dedication.

Public Comments

The Commission did not receive public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:06 a.m. The next general meeting is scheduled for Tuesday, April 23, 2024. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/real-estate/commission-meetings-and-workshops) for more information.

ATTEST:


Richard Barbara, Chair
Florida Real Estate Commission


Giovanna Corona, Executive Director
Florida Real Estate Commission