



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
April 23, 2024
Hybrid Meeting**

April 23, 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 23rd day of April 2024.

Commissioners

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

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
Jocelyn Pomales
Lorianys Ronda-Edwards
Bradley DeRamos

Office of General Counsel

Al Cheneler, Chief Attorney
Heather Page
Megan Ambrose
Elizabeth Paniello

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Meeting Minutes

The March 2024 Meeting Minutes and Rules Workshop Meeting Minutes were accepted.

Reports

The March 2024 reports were presented to the Commission:

- Division
- Financial
- Legal
- Rules

FREC Petition

Petition for Declaratory Statements. After discussion, the Commission:

Denied

Buy Everything Property Solutions, LLC; DS 2024-011 – present and not represented by counsel.

Petition for Rule Variance/Waiver. After discussion, the Commission:

Denied

Luis Felipe-Payas, VW 2024-036 – present and represented by counsel, Daniel Villazon, Esq.

Multiple Brokers License Applicants

After discussion, the Commission:

Approved

Anthony Giglio
Nathan E. Krueger
Daniel Scott O. Berski

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Baker, Courtney
Burke, Ingrid M
Fraga Pompa, Laura Cecilia
Hilliard, Michael Lane
Kulkov, Yuri A
Meneses, Rita M
Morzella, Lisa Ann
Pena, Yainier
Pinedo Ramos, Daphne T
Vargas, Barbara

Continued and Waived the 90-Days

Davis, Talonda C

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Hill, Brandi
Alexander, Harold Woody
Bankston, Dezman Rashad
Castagneto, Noelle A
Clark, Jordan
Denis, Kerlsy
Ford, Kiara Sharmelle
Galaz, Raul
Garzone, Ann
Giouroukos, George Soterios Jr
Green, Oliver Eugene
Hawkins, Shane Karsten
Karten, Kevin Lewis
Kelly, Henry Bernard Jr
Kerr, Marsha
Kurcubic, Nemanja
Leslie, Lauren Elane
Miller, Joel R
Miller, Michelle Lottie
Rodriguez, Vanessa Iris
Sellars, Howard Norman
Sherbine, Lisa
Striebel, Scott
Woiszwillo, Kelly

Issued a Notice of Intent to Deny

George, Grant Weston
Jones, Tyrone
Paredes, Carlos Arjan
Pazmino, Grace

Continued and Waived the 90-Days

Glore, Leon

Consent Agenda A

After discussion, the Commission:

Approved

Alcedo, Aundrea Dawn
Alphonso, Helen M
Azam, Danial
Blom, Jessica
Callaghan, Mark Thomas

Edling, Robert W
Ferrer, Felix Fernando
Garcia, Osdany
Garcia, Zurina F
Gipson, Calandra Shantee'
Hernandez, Brianna Nadine
Jacobson, Jake Joseph
Lopez, Brandon A
Mack, Sharron L
Montgomery, Marsha Wilson
Morris, Kesha L
Opouya, Dan Ferdain
Orta, Dalia
Saint-Jean, Felicia Denise
Stein, Michael Aaron
Stokes, Lance
Trebowski, Daniel
Valdes, Greisy

Consent Agenda B

After discussion, the Commission:

Approved

Avakyan, Ashot
Crummer, Kyleigh Jo Leona
Desiante, Isabella
Gonyea, Joshua Dean
Rogala, Alijah

Consent Agenda C

After discussion, the Commission:

Approved

Wagner, Nicole Marie

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 meeting.

Public Comments

The Commission did not receive any public comment.

Recess

There being no other business, the Chair recessed the meeting at approximately 12:11 p.m.

April 24, 2024

Chair Richard Barbara called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., on this Wednesday, 24th day of April, 2024.

Commissioners

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

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
Jocelyn Pomaes
Lorianys Ronda-Edwards

Office of General Counsel

Al Cheneler, Chief Attorney
James Fortunas, Deputy Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Gene Aldridge
Megan Ambrose
Melissa Buza
William Childers
Shannon Clark
Dan David
Heather Page
Maureen Sikora
Ronnie Syme
Elizabeth Paniello

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Escrow Disbursement Orders

After discussion, the Commission ordered the disbursement of the earnest money deposit to the:

Buyer - Case No. 2024004894

Buyer - Case No. 2024005541

Seller - Case No. 2024010750

Seller - Case No. 2024006883

Legal Appearance Docket

Amoresano, Luke, BK3314633, Case No. 2023058405

- 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 12 months
 - investigative costs of \$207.90
 - administrative fine of \$1,000.00
- Violation(s): 475.25(1)(s), Florida Statutes.

Arndt, Curtis Arthur, SL3433978, Case No. 2023061019

- 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
 - investigative costs of \$330.00
 - administrative fine of \$250.00
- Violation(s): 475.25(1)(e) v 455.227(1)(t), Florida Statutes..

Charles, Carl H, BK3136903, Case No. 2023053666

- The Respondent was not 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:
 - revocation
 - investigative costs of \$264.00
 - administrative fine of \$1,000.00
- Violation(s): 475.25(1)(f), Florida Statutes.

Charles, Patrick, BK3199519, Case No. 2023053667

- The Respondent was not 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:
 - revocation
 - investigative costs of \$264.00
 - administrative fine of \$1,000.00
- Violation(s): 475.25(1)(f), Florida Statutes.

Desantus, Violette, SL3387549, Case No. 2023044340

- 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:
 - suspension until all outstanding debt (restitution) is paid
 - investigative costs of \$528.00
- Violation(s): 475.25(1)(e) v 455.227(1)(t), Florida Statutes.

Keating, Monique Janine, SL1146082, Case No. 2023066709

- 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 \$ 67.81
 - administrative fine of \$250.00
- Violation(s): 475.25(1)(m), Florida Statutes.

Medina, Janet, SL622804, Case No. 2023044545

- The Respondent was present and was represented by counsel, Sabrina Janeiro (TC) Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission dismissed the case.

Miller, Andrea, SL3522360, Case No. 20230363881

- 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 90 days
- public reprimand
- investigative costs of \$148.50
- administrative fine of \$250.00
- Violation(s): 475.25(1)(m), Florida Statutes.

Moreno, Valeria, SL1227826, Case No. 2023057017

- 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 6 months
 - public reprimand
 - investigative costs of \$231.00
 - administrative fine of \$250.00
- Violation(s): 475.25(1)(m), Florida Statutes.

Perdomo, Yanurys S., SL3520546, Case No. 2023063569

- 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 \$115.50
 - administrative fine of \$250.00
- Violation(s): 475.25(1)(m), Florida Statutes.

Roby, Janice Nicole, SL3068776, Case No. 2023054656

- The Respondent was not 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 \$148.50
 - administrative fine of \$250.00
- Violation(s): 475.25(1)(e) v 455.227(1)(t), Florida Statutes.

Stoutenburgh, Jacob, BK3302143, Case No. 2023063215

- The Respondent was present and was represented by counsel, Richard Bisbee, 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 \$297.00
- Violation(s): 475.25(1)(e) v 455.227(1)(t), Florida Statutes.

Velez, Claudia Judith, BK3343786, Case No. 2023058031

- The Respondent was present and was not represented by counsel.
- Vice-Chair Kanyar served on probable cause and was recused.
- After discussion, the Commission dismissed the case.

Figueira, Almira De Souza, SL3251738, Case No. 2023066782

- The Respondent was not present and was represented by counsel, Jeffrey S. Bovamick Esq., present.
- Probable cause was waived.
- After discussion, the Commission accepted the Settlement Stipulation for Voluntary Relinquishment of License for Permanent Revocation.

Gonzalez, Damaris Jacquelyne, SL3505044, Case No. 2023013038

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Kanyar served on probable cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation for Voluntary Relinquishment of License for Permanent Revocation.

Basnight, Rodger Kelly Jr, SL3515681, Case No. 2023044627

- 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 \$148.50
 - administrative fine of \$250.00
- Violation(s): 475.25(1)(m), Florida Statutes.

Damdinbazar, Monkhzul, SL3521212, Case No. 2023054583

- The Respondent was present and was not represented by counsel.
- Vice-Chair Kanyar served on probable cause and was recused.
- After discussion, the Commission dismissed the case.

Durbon, Diane Lynn, SL3079606, Case No. 2023046223

- 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 \$140.50
 - administrative fine of \$3,000.00
- Violation(s): 475.25(1)(e) v 455.227(1)(t); 475.25(1)(f); 475.25(1)(p) , Florida Statutes.

Murphy, Timothy, SL3516582, Case No. 2023046260

- 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 \$107.25
 - administrative fine of \$250.00
- Violation(s): 475.25(1)(m), Florida Statutes.

Puno, Mark Anthony, SL3301348, Case No. 2023048335

- 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 \$140.50
 - administrative fine of \$3,000.00
- Violation(s): 475.25(1)(e) v 455.227(1)(t); 475.25(1)(f); 475.25(1)(p), Florida Statutes.

Rice, Morgan A., SL3486668, Case No. 2023057379

- 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 6 months
 - investigative costs of \$165.00
- Violation(s): 475.25(1)(e), Florida Statutes.

Executive Director Comments

Executive Director Corona thanked everyone for their service and commitment to protecting the public and to educating Real Estate Licensees. She thanked the Central Intake Unit, Education section and Enforcement and the leadership of the Director Katy McGinnis.

Chair's Comments

Chair Richard Barbara thanked the attorneys and staff and commented that FREC was a great place to be and very much enjoyed his time.

Public Comments

The Commission received public Comment from Karen Climer, Anthony Stroud and Denise Johnson.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:28 a.m. The next general meeting is scheduled for May 21, 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