



**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
June 25, 2024  
Hybrid Meeting**

**June 25, 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 25<sup>th</sup> day of June 2024.

**Commissioners**

Chair Richard Barbara  
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**

Giuvanna Corona, Executive Director  
Camille Royal  
Opal Smith  
Charles Govea-Pineda  
Gabriel Mercado  
Jose Jimenez  
Lorianys Ronda-Edwards  
Alayssia Canora  
Adriana Ortiz-Rios

**Office of General Counsel**

Al Cheneler, Chief Attorney  
Heather Page

**Court Reporting Services**

Magnolia Court Reporting Inc. (407) 896-1824

**Meeting Minutes**

The May 2024 Meeting Minutes were accepted.

## **Reports**

The May 2024 reports were presented to the Commission:

- Division
- Legal
- Rules

## **Special Agenda**

After discussion, the Commission:

### Approved

Linda White – Request for Waiver of Real Estate Qualifications

Landon George – Request for Extension to Complete End-of-Course Examination

### Denied

Mellas Kenton – Request for Reinstatement of License

## **Education Agenda**

Real Estate Education Courses. After discussion, the Commission:

### Withdrawn

Fair Housing Summit Course – Core Law Course, 6.5 hours

## **Multiple Brokers**

### Approved

Jeffrey M Jones

Joseph Bradford Millsap

Edward P. Roberts

Stephen Philip Wood

Constance C. Rao

## **Summary of Applicants Agenda A**

After discussion, the Commission:

### Approved

Berman, Lisa

Corzo Velandia, Maria Fernanda

Moon, Daniel S

Williams, Shante M

## **Summary of Applicants Agenda B**

After discussion, the Commission:

### Approved

Cohen, Asher Richard

Glore, Leon

Barrett, Thomas

Berneche, Wolson

Daher, Elias Tanos  
Delgado, Francisco Xavier  
Desaussure, Ashton  
Figueroa Matos, Vilnarie  
Greenhut, Zachary Warren  
Grisham, Lance Ryan  
Iaria, Melissa Tara  
Jimenez, Daniel Luis  
Lara, Simon  
Lumsden, Luke Robert  
Meana, Mercedes Lucrecia  
Moore, Myaana  
Norwood, Brian  
Pallerino, John  
Persiano, George  
Rolle, Latoya  
Roman, Norka-Maria  
Santiago, Jessica Lynn  
Storey, Quintin Bernard  
Strazdes, Christopher  
Vela, Marky Lee  
Viera, Teresita

Issued a Notice of Intent to Deny

Hutson, Brandon Jarnigan  
Plummer, Doris  
Rodriguez, Freddy  
Shoubaki, Hussien Hani

Continued and Waived the 90-Days

Davis, Talonda C  
Walker, Errol N

**Consent Agenda A**

After discussion, the Commission:

Approved

Beller, Lauren Dana  
B Braun, Matthew Joseph  
Galeano, Christopher  
Krummel, Jared  
Manrique, Katherynne  
Mccool, Bryan  
Mckee, Savannah Lynn  
Mingari, Anthony  
Pereira, Sam  
Topow, Jessica Rae

Trinh, Philip  
Vasquez, Peter  
Werthman, Evan Miller

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

Dorismond, Frantz Edward  
Everett, Jaqueria Shambria  
Fernandez, Ivan  
Mateo Aviles, Brandon Scott Sr  
Okora, David Nna-Nna Chiedu  
Shellabarger, Caleb Jon  
Vasquez, Sarah

**Executive Director's Comments**

Executive Director Corona did not provide any comments.

**Chair's Comments**

Chair Barbara did not provide any comments.

**Public Comments**

The Commission did not receive any public comment.

**Recess**

There being no other business, the Chair recessed the meeting at approximately 12:21 p.m.

**June 26, 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, 26th day of June, 2024.

**Commissioners**

Chair Richard Barbara  
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  
Charles Govea-Pineda  
Jose Jimenez

**Office of General Counsel**

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

**Court Reporting Services**

Magnolia Court Reporting Inc. (407) 896-1824

**Escrow Disbursement Orders**

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

**Approved as recommended**

Buyer – Case No. 2024021964  
Buyer – Case No. 2024022546

## **Legal Appearance Docket**

### **American Realty International LLC, CQ1056727, Case No. 2023066726**

- The Respondent was present and was represented by counsel, W.Jasen Kane 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 \$396.00
  - Administrative fine of \$500.00
- **Violation(s):** 475.25(1)(e) v. 61J2-5.019

### **Burge, Lance Addison, BK3345632, Case No. 2023060227**

- 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 120 Days
  - Investigative costs of \$792.00
  - 3 Hour Core Law Course
- **Violation(s):** 475.25(1)(e) v. 455.227(1)(t)

### **Carter, Dyvone Codia, BK3105266, Case No. 2023066976**

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Investigative costs of \$462.00
- **Violation(s):** 475.25(1)(f)

### **Collier, Connie Sherman, SL673238, Case No. 2023067914**

- The Respondent was present and was represented by counsel, Juan Carlos Arias Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Probation for 120 Days
  - Investigative costs of \$396.00
  - Administrative fine of \$1,500.00
  - 3 Hour Core Law Course
- **Violation(s):** 475.25(1)(e) v. 455.227(1)(t); 475.25(1)(f); 475.25(1)(p)

**Deacon, Fitzroy, SL3507925, Case No. 2023022696**

- 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
  - Reprimand
  - Investigative costs of \$ 66.00
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

**Dorfman Arena, Pamela Joyce, SL352211, Case No. 2023066971**

- 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 120 Days
  - Reprimand
  - Investigative costs of \$115.50
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

**Duran, Jorge Daniel, SL3274200, Case No. 2023066205**

- 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 120 Days
  - Investigative costs of \$759.00
  - 3 Hour Core Law Course; 4 Hour Escrow Management
- **Violation(s):** 475.25(1)(e) v 455.227(1)(o)

**Felver, Henry Logan, SL3437145, Case No. 2024000182**

- 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 180 Days
  - Investigative costs of \$214.50
  - Administrative fine of \$500.00
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t); 475.25(1)(p)

**Gallagher, James Aaron, SL3064836, Case No. 2023065209**

- 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.

**Green, Brandon, BL3413905, Case No. 2024003235**

- 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 \$156.75
  - Administrative fine of \$250.00
  - 3 Hour Core Law Course
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

**Juman, Nezam, SL3239835, Case No. 2024005656**

- 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 12 Months
  - Investigative costs of \$165.00
- **Violation(s):** 475.25(1)(e)

**Landicini, Katherine Marie, BK3269637, Case No. 2023063554**

- 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
  - Reprimand
  - Investigative costs of \$263.50
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

**Mejia, Roberto Antonio Jr, SL3399677, Case No. 2023071545**

- 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 \$379.50
  - 3 Hour Core Law Course
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

**Moni, Robert, SL3201104, Case No. 2023047251**

- 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:
  - Revocation
  - Investigative costs of \$354.75
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t); 475.25(1)(f)

**Morales, Ana Ivelisse, SL3377853, Case No. 2023057381**

- 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 \$396.00
- **Violation(s):** 475.25(1)(e)

**Owings, Tami S., BL3563143, Case No. 2024004888**

- 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 \$297.00
- **Violation(s):** 475.25(1)(s)

**Quinn, Scott Christian, SL3427245, Case No. 2023070549**

- 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 \$330.00
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

**San George, Dawn, SL3452890, Case No. 2023070990**

- 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 \$231.00
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

**Shahmram, Rami, SL3354118, Case No. 2023071475**

- 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.

**Taylor, Adam Keith, SL3250943, Case No. 2023069588**

- 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 120 Days
  - Investigative costs of \$173.25
  - Administrative fine of \$500.00
- **Violation(s):** 475.25(1)(f)

**Tripi, John M, SL3084366, Case No. 2024003924**

- 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 \$363.00
  - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(e) v 61J2-10.038(2)

**Vick, Roopa Sooknanan, SL3255643, Case No. 2023060489**

- The Respondent was present and was represented by counsel, Eric J. Goldman Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Revocation

- Investigative costs of \$874.50
  - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(f)

**Bacelieri, Jeremy, SL3499647, Case No. 2023054010**

- The Respondent was present and was represented by counsel, William David Talbert II Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Revocation
  - Investigative costs of \$940.50
- **Violation(s):** 475.25(1)(b)

**Campbell, Crystal Louvenia, SL3514052, Case No. 2023064475**

- 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 \$471.90
  - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(e) v 6112-10.038(2)

**Candanoza, Michelle, SL3479008, Case No. 2023052237**

- 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
  - Reprimand
  - Investigative costs of \$140.50
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

**Encalada, Ann, SL3490674, Case No. 2023057101**

- 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 120 Days
  - Reprimand

- Investigative costs of \$396.00
  - Administrative fine of \$1,250.00
- **Violation(s):** 455.227(1)(t) v 475.25(1)(a)

**Mackey, Elizabeth L, BK3225348, Case No. 2023057382**

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission continued the case to August FREC meeting.

**Nikolic Silvestri, Jelena, SL3524470, Case No. 2024003297**

- 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
  - Reprimand
  - Investigative costs of \$123.75
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

**Ostipwko, Ann, SL3171255, Case No. 2023070143**

- 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
  - Reprimand
  - Investigative costs of \$396.00
  - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

**Termine, Phyltrows Mvbd, SL3522916, Case No. 2023070057**

- The Respondent was present and was not represented by counsel.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission continued the case to the July FREC meeting.

**Wright, Kenneth L. Jr., SL3455663, Case No. 2022043830**

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission denied the motion for reconsideration.
  - Investigative costs of \$338.25
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

**FREC Petition**

Petition for Declaratory Statements, After discussion, the Commission:

Granted

Sarasota Housing Authority, represented by Alec Stone, Esq., DS 2024-017

**Special Agenda Legal**

Request for Reinstatement of License. After discussion, the Commission:

Approved

John Aaron

**Special Agenda General**

The 2025 FREC Probable Cause and General Meeting Calendar was accepted by the Commission.

**Executive Director Comments**

Regulatory Consultant, Camille Royal, spoke on behalf of Executive Director Corona. The Commission was thanked for their continued service to protect and educate the public. Appreciation was given to the Central Intake Unit, Education Section, Operations Support Unit, Enforcement, DRE-FREC personnel and the leadership of Director Katy McGinnis and Secretary Griffin. The guests in the audience were acknowledged along with the family of Chair Barbara, Commissioner Ketcham and Commissioner Fitzgerald.

**Chair's Comments**

Chair Richard Barbara thanked everyone for the meeting.

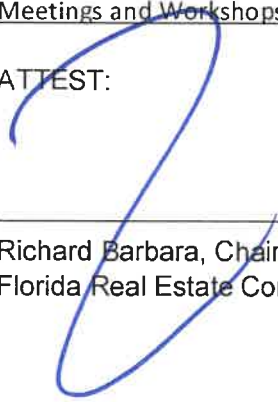
**Public Comments**


The Commission did not receive any public comment.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 1:23 p.m. The next general meeting is scheduled for July 16, 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:

  
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Richard Barbara, Chair  
Florida Real Estate Commission

  
\_\_\_\_\_  
For Giovanna Corona, Executive Director  
Florida Real Estate Commission