



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
July 16, 2024
Hybrid Meeting**

July 16, 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 16th day of July 2024.

Commissioners

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

Board Counsel

Rachelle Munson, 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
Joshua Dagene

Office of General Counsel

Al Cheneler, Chief Attorney
James Fortunas
Heather Page

Court Reporting Services

Magnolia Reporting Inc. (407) 896-1824

Meeting Minutes

The June 2024 Meeting Minutes were continued to next month.

Reports

The July 2024 reports were continued to the next month.

Special Agenda

After discussion, the Commission:

Approved

Alelie Madeleine Casino Lagasca – Request for Out of State Experience Equivalency

Education Agenda

Real Estate Education Courses. After discussion, the Commission:

Approved

The Hazards of Unexplained Real Estate Fees – Combination – 3 hours

Denied

AI Listings Social Media Marketing – SocialStackPro.com – Specialty – 2 hours

Revolutionizing Real Estate: Harnessing the Power of Social Media and AI for Success
– Specialty – 2 hours

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Dorismond, Frantz Edward
Everett, Jacqueria Shambria
Fernandez, Ivan
Okoro, David Nna-Nna Chiedu
Shellabarger, Caleb Jon
Vasquez, Sarah

Withdrawn

Mateo Aviles, Brandon Scott Sr.

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Black, Justina
Jones, Tyrone
Acosta, Yanelys
Allen, Christopher C
Behrens, Nicole Christine
Boggs, Stacey D
Cermele, Rocco A
Demary, John Mackenzie
Giambo, Angelina

Holmes, Brenda Lou
Lahuti, Amir Ryan
Mays, Master
McDuffy, Percy
Molme, Bulaine
Nunes, Lym
Overton, Dustin Allen
Pelaez, Manuel
Ramos, Yenisleidi
Reed, Latricia

Issued a Notice of Intent to Deny

Brown, LaDresha

Withdrawn

Seepersad, Richard K

Summary of Applicants Agenda C

After discussion, the Commission:

Approved

Murray, David Anthony

Summary of Applicants Agenda D

After discussion, the Commission:

Denied

Walker, Errol N

Consent Agenda A

After discussion, the Commission:

Approved

Bennett, Kiana Gabriela
Daza, Herman David
Hamlin, Jeremiah
Pendleton, Richard Lewis
Richter, Patrick
Rodriguez, Daniel
Smith, Lawrence
Starrett, Linda Jo
Thompson, Janice Nicole

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

Cardenas, Dairi
Demena-Pascual, Elizabeth Rossie
Gregory, Shanita Latrice

Ramos, Renee
Rosario, Jose L

Consent Agenda B

After discussion, the Commission:

Approved

Blaise, Alain Boris
Dunkin, Timmy Charles
Milner, Maxine
Pilone, Paul Kenneth

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

Ingersoll, Sara
Johnson, Arthur N Sr.

Executive Director's Comments

Executive Director Corona thanked the Commission for their time and efforts. In addition, Executive Director acknowledged Regulatory Consultant, Camille Royal for doing an outstanding job in presenting the agenda.

Chair's Comments

Chair Barbara thanked the Commission and Division staff for their hard work and Attorney Rachelle Munson for being present for the meeting.

Public Comments

The Commission did not any receive public comment.

Recess

There being no other business, the Chair recessed the meeting at approximately 11:10 a.m.

July 17, 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, 17th day of July, 2024.

Commissioners

Chair Richard Barbara
Vice Chair Millie Kanyar
Randy Schwartz
Patricia Ketcham
Renee Butler
Patricia Fitzgerald
Kelly Price – *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
Joshua Dagene
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
Heather Page
Megan Ambrose
Elizabeth Paniello
Maureen Sikora
Ronnie Syme
Shannon Clark

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

Seller – Case No. 2024025806
Buyer – Case No. 2024026253
Buyer – Case No. 2024027251
Buyer – Case No. 2024029544

Legal Appearance Docket

Acevedo, Bert Francis, BK3220041, Case No. 2023058645

- 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 6 Months
 - Investigative costs of \$795.30
 - Administrative fine of \$5,000.00
- **Violation(s):** 475.25(1)(b)

Al Sweity, Naser H, SL3324844, Case No. 2023064550

- 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:
 - Suspension for 10 Years
 - Investigative costs of \$338.25
- **Violation(s):** 475.25(1)(s)

ApesteGuy, Carla, SL3494541, Case No. 2022040284

- 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 imposed the following sanctions:
 - Public Reprimand
 - Investigative costs of \$148.50
- **Violation(s):** 475.25(1)(m)

Diaz, Hugo Alfonso, SL3303224, Case No. 2023069590

- 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 \$643.50
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(f)

Ellis, Robert B, SL3088961, Case No. 2024004313

- The Respondent was not 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 6 Months
 - Investigative costs of \$371.25
 - Administrative fine of \$250.00
 - 3 hour Core Law
- **Violation(s):** 475.25(1)(e) v. 455.227(1)(t)

Huang, Ming Kai, SL3331098, Case No. 2024006640

- 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 \$990.00
 - Administrative fine of \$2,000.00
 - Attend (1) 2-Day FREC Meeting
- **Violation(s):** 475.25(1)(e) v. 475.42(1)(b); 475.25(1)(e) v. 455.227(1)(o)

Jean-Pierre, Patricia, SL3522333, Case No. 2023067302

- 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:
 - Revocation
 - Investigative costs of \$280.50
 - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

Krauel, Stephanie Dawn, SL3390252, Case No. 2023063038

- 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
 - Investigative costs of \$495.00
 - Administrative fine of \$500.00
- **Violation(s):** 475.25(1)(e) v. 455.227(1)(t)

McMaken, Mickey Charles, BK3524259, Case No. 2024005469

- The Respondent was not present and was represented by counsel, Ricky Strong Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation for 90 Days
 - Public Reprimand
 - Investigative costs of \$264.00
 - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

Nowicki, Vincent Florian, SL3359765, Case No. 2023050249

- 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
 - Investigative costs of \$495.00
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(e) v. 61J2-10.038(2)

Panetta, Matthew, SL3450015, Case No. 2024001270

- 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 \$470.25
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(e) v. 455.227(1)(t)

Richardson III, William Wilson, SL3270556, Case No. 2023069329

- 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 \$568.00
 - Administrative fine of \$750.00
- **Violation(s):** 475.42(1)(b); 475.25(1)(e) v.455.227(1)(j); 475.42(1)(d)

Rosado, Maritza Mercedes, SL3474813, Case No. 2024001167

- 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 \$354.75
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(e) v. 61J2-10.038(2)

Santamaria, Angela, SL3063476, Case No. 2024002110

- 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 \$164.30
 - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(f)

Semel, Liliane, SL3524226, Case No. 2024005641

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

Vassallo, John Mitchell, SL3461133, Case No. 2023067983

- 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 \$445.50
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(e) v. 455.227(1)(t)

Withall, Elise Victoria, SL3493736, Case No. 2024007857

- The Respondent was present and was represented by counsel, Ricky Strong Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation for 6 Months
 - Investigative costs of \$239.25
 - 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)

Yu, Robert Yong, BK3525246, Case No. 2024009562

- 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 \$132.00
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(m)

Estremera Hechavarria, Massiel, SL3523459, Case No. 2023070767

- The Respondent was not present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission accepted the settlement stipulation.
- **Violation(s):** 475.25(1)(e) v. 61J2-5.016

Lipnick, Kimberly Ann, SL 3523139, Case No. 2023069824

- The Respondent was present and was represented by counsel, Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission accepted the settlement stipulation.
- **Violation(s):** 475.25(1)(m)

Ferrer Berdecia, Carlos Antonio, SL3431761, Case No. 2024026593

- The Respondent was not present and was not represented by counsel.
- Probable Cause was waived.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Jenkins, Allen R., BK3107605, Case No. 2024025800

- The Respondent was not present and was not represented by counsel.
- Probable Cause was waived.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Bini, Solange L, SL3520970, Case No. 2023063780

- 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:

- Revocation
 - Investigative costs of \$264.00
 - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

Bonilla, Maria Fernanda, SL3514042, Case No. 2023059613

- 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 \$628.65
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.42(1)(d)

Criss, Melissa R, BK3036703, Case No. 2023061122

- 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 \$577.50
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(d)1

Daggett, Jay Robert, SL3528854, Case No. 2023068308

- 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 6 Months
 - Investigative costs of \$379.50
 - Administrative fine of \$1,000.00
 - (1) 2-Day FREC Meeting
- **Violation(s):** 475.25(1)(b)

Goldstein, Robert N, BK3008285, Case No. 2023056609

- 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:
 - Revocation

- Investigative costs of \$940.50
 - Administrative fine of \$3,500.00
- **Violation(s):** 475.25(1)(b); 475.25(1)(d)1

Gonzalez, Lara, SL3508479, Case No. 2023022256

- 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 \$231.00
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(e) v 61J2-10.038(2)

Gray, Troy, SL3259448, Case No. 2023072702

- 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:
 - Suspension for 90 Days
 - Investigative costs of \$495.00
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(f)

Leon, Stephanie, SL3521944, Case No. 2023067161

- 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 \$280.50
 - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

Lewis, Keith M, SL3289341, Case No. 2023065358

- 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 \$412.50

- Administrative fine of \$250.00
- **Violation(s):** 475.42(1)(a)

Miceli, John Anthony, BK3319306, Case No. 2023072707

- 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 August FREC Meeting.

Montes, Maria Del Carmen, BK3432172, Case No. 2023068927

- 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 \$643.50
 - Administrative fine of \$3,500.00
- **Violation(s):** 475.25(1)(b); 475.25(1)(f)

Options Real Estate LLC, CQ1041442, Case No. 2023062755

- 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 \$511.50
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(d)1

Perez, Consuelo, SL3414257, Case No. 2023051856

- 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:
 - Revocation
 - Investigative costs of \$462.00
 - Administrative fine of \$3,000.00
- **Violation(s):** 475.25(1)(b); 475.42(1)(b); 475.42(1)(d)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023055154

- 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 \$ 267.30
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023055194

- 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 \$ 206.25
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023055199

- 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 \$ 151.80
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023055205

- 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 \$ 194.70
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023055336

- 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 \$ 207.90
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023055799

- 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 \$214.50
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023057737

- 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 \$198.00
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023057903

- 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 \$214.50
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023058102

- 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 \$198.00
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023059556

- 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 \$ 222.75
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023060831

- 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 \$ 151.80
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023064488

- 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 \$125.40
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Rent 1 & Sale 1 Realty - CS Inc, CQ1029576, Case No. 2023055190

- 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 \$165.00
 - Administrative fine of \$2,500.00
- **Violation(s):** 475.25(1)(d)(1)

Roberts, Jayme Pak, SL3077747, Case No. 2023068938

- The Respondent was present and was represented by counsel, Marlin Muller Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission dismissed the case.
- **Violation(s):** 475.25(1)(e) v 455.227(1)(t)

Rohling, Elizabeth Anne, SL3433786, Case No. 2024009841

- 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 \$ 198.00
 - Administrative fine of \$1,000.00
- **Violation(s):** 475.25(1)(f)

Termine, Phyltrows MVBD, SL3522916, Case No. 2023070057

- 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:
 - Revocation
 - Investigative costs of \$132.00
 - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

Zhou, Lixia, SL 3524764, Case No. 2024005451

- The Respondent was not present and not 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 \$140.25
 - Administrative fine of \$250.00
- **Violation(s):** 475.25(1)(m)

Executive Director Comments

Executive Director Corona expressed deep appreciation for the Commission's herculean efforts in successfully navigating through a full agenda. Additionally, the outstanding contributions of the Office of General Counsel were also acknowledged. Finally, the Executive Director recognized the guests in the audience including a former Commissioner.

Chair's Comments

Chair Richard Barbara thanked everyone including Senior Assistant Attorney General, Lawrence Harris and Chief Attorney Al Cheneler for their contributions to a successful meeting. Chair Barbara also acknowledged a former Commissioner, commending her efforts during her tenure.

Public Comments

The Commission did not any receive public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 12:57 p.m. The next general meeting is scheduled for August 27, 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

For Giovanna Corona, Executive Director
Florida Real Estate Commission

Zhou, Lixia, SL 3524764, Case No. 2024005451

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Chair's Comments

Chair Richard Barbara thanked everyone including Senior Assistant Attorney General, Lawrence Harris and Chief Attorney Al Cheneler for their contributions to a successful meeting. Chair Barbara also acknowledged a former Commissioner, commending her efforts during her tenure.

Public Comments

The Commission did not any receive public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 12:57 p.m. The next general meeting is scheduled for August 27, 2024. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.floridareal.com/Real-Estate-Commission-Meetings-and-Workshops-MyFloridaLicense.com) for more information.

ATTEST:



Richard Barbara, Chair
Florida Real Estate Commission



For Giovanna Corona, Executive Director
Florida Real Estate Commission