



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
July 23, 2025
Hybrid Meeting**

July 23, 2025

Commissioner Millie Kanyar served as Chair and called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Wednesday, the 23rd day of July, 2025.

Commissioners

Chair Millie Kanyar
Vice-Chair Kelly Price
Richard Barbara
Randy Schwartz
Patricia Fitzgerald
Patricia Ketcham
Renee Butler

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giuvanna Corona, Executive Director
Camille Royal
Opal Smith
Joshua Dagene
Gabriel Mercado
Bradley DeRamos
Alyssia Canora

Office of General Counsel

Maureen White, Chief Attorney
James Fortunas, Deputy Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Melissa Buza
Shannon Clark
Sarah Kranz
Arrie Marrion
Maureen Sikora
Margo Sukhanova

Court Reporting Services

Magnolia Reporting Inc. (407) 896-2313, reportingorlando@aol.com

Meeting Minutes

The June 2025 Meeting Minutes were accepted by the Commission.

Reports

The June 2025 reports were presented to the Commission.

- Division
- Legal
- Rules
- 2025-26 Annual Regulatory Plan

Escrow Disbursement Orders

After the discussion the Commission:

Approved

Case No. 2025014317, Seller

Case No. 2025035697, Interpleader

Recovery Fund Claim

After the discussion the Commission:

Granted

Cancioso v Ovalles

Cohen v Ovalles

Johnson v Ovalles

Mody v Ovalles

Denied

Falcon v Ovalles

Munoz v Ovalles

Vargus Nunez & Gallego v Ovalles

Legal Appearance Docket

Alli Balukoff, Jay Fletcher, BK3307479, Case No. 2024045980

- The Respondent was present and was not represented by counsel.
- Vice-Chair Price served on Probable Cause and was recused.
- After the discussion, The Commission referred the case to the Department of Administrative Hearings.

Celestina, Laura Ann, SL3594379, Case No. 2024036085

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.

- After the discussion, The Commission imposed the following sanctions:
 - Investigative costs of \$330.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t),F.S.

Claircius, Alicia M, BK3593527, Case No. 2025000032

- The Respondent was present and was represented by counsel, Dayna Santana Esq., present.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After the discussion, The Commission imposed the following sanctions:
 - Investigative costs of \$486.75
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(e), F.S.

Gaviglia, Estefania, SL3453037, Case No. 2025005200

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After the discussion, The Commission imposed the following sanctions:
 - Investigative costs of \$107.25
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Hartley, Sean Henry, SL3317212, Case No. 2024055201

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After the discussion, The Commission imposed the following sanctions:
 - Investigative costs of \$115.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t),F.S.

Leon, Ronald, SL3268233, Case No. 2025001724

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After the discussion, The Commission imposed the following sanctions:
 - Investigative costs of \$264.00
 - Administrative fine of \$250.00

- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Levins, Jason Robert, SL3329503, Case No. 2024061497

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$528.00
 - Administrative fine of \$3,000.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.; 475.25(1)(p); 475.25(1)(f), F.S.

Miguel, Jorge J, SL1002536, Case No. 2024012190

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Chair Kanyar served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Suspension
 - Investigative costs are pending
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(e), F.S. v. 475.451(8), F.S.

Silver, Justin T, BK3218625, Case No. 2024025298

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Vice-Chair Price and Commissioner Barbara served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$305.25
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Simkin, Ilya, SL3514943, Case No. 2024053742

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission continued the case.

Baez, Maria Cristina, SL3531682, Case No. 2024033933

- The Respondent was not present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

Balsano, Liouis Joseph II, BK3026835, Case No. 2025001300

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$495.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(f), F.S.

Brokerage Miami LLC, CQ1064891, Case No. 2024046585

- The Respondent was present and was not represented by counsel.
- Vice-Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$346.50
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)1, F.S.; 475.5015, F.S.; 475.25(1)(b), F.S.

Castro Izquierdo, Ronald, SL3525916, Case No. 2024014794

- The Respondent was present and was not represented by counsel.
- Chair Kanyar served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$222.75
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), F.S.

Douglass, Garon C, BK22553, Case No. 2024032980

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:

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

Douglass, Garon C, BK22553, Case No. 2024033657

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$627.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Giraldo, Camilo, SL3279942, Case No. 2024030492

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Price and Commissioner Barbara served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$549.45
 - Administrative fine of \$1,000.00
- Violation(s): 455.227(1)(o), F.S.; 475.25(1)(b), F.S.; 475.25(1)(d)1, F.S.

Hernandez Guillen, Humberto J., SL3534734, Case No. 2024041171

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Reprimand
 - Investigative costs of \$214.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), F.S.

Hernandez Santos, Delkis E., SL3449275, Case No. 2024037464

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:

- Suspension
 - Investigative costs of \$528.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(e), F.S. v. 61J2-10.038, F.A.C.

Hilliard, William Rodis, SL3534724, Case No. 2024041039

- 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), F.S.

Joseph, Marie E., BK513908, Case No. 2024060167

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$528.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)1, F.S.; 475.25(1)(d)1, F.S.; 475.25(1)(b), F.S.; 475.25(1)(e) v. 455.227(1)(r), F.S.

Martinez, Samuel, SL3532620, Case No. 2024033951

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$ 66.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), F.S.

Nguyen, Lisa, SL3385987, Case No. 2024073244

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation

- Investigative costs of \$255.75
 - Administrative fine of \$500.00
- Violation(s): 475.25(1), F.S.

Pedroza, Daniel Fernando, SL3496912, Case No. 2024050878

- 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 \$273.90
 - Administrative fine of \$4,500.00
- Violation(s): 475.25(1)(d)1, F.S.; 475.25(1)(k), F.S.; 475.25(1)(b), F.S.

Ramirez, Juan Manel, BK3284147, Case No. 2024041410

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Price and Commissioner Barbara served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$165.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), F.S.

Richardson, Erika Anna, SL3586975, Case No. 2024034418

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Suspension
 - Investigative costs of \$313.50
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Rodriguez, Wilfredo, SL3102011, Case No. 2024045380

- The Respondent was not present and was not represented by counsel.
- Vice-Chair 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 \$7,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.42(1)(b); F.S., 475.42(1)(d), F.S.; 475.25(1)(e), F.S. v. 455.227(1)(j), F.S.

Recess

The Chair recessed the meeting from approximately 12:00 p.m. to 1:00 p.m.

Education

After the discussion the Commission:

Approved with Conditions

Fair Housing – American Continuing Education, #81690

Multiple Brokers

After discussion, the Commission:

Approved

Bryan James Kiefer

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Calabrese, Nicholas

Del Valle, Anthony

Gaskin, Antonio

Gaskin, Derrick Donte

Hart, Jesse Aaron

Johns, William R II

Melendez, Edna V

Morris, Brendon

Rood, Chad

Wallace, Christopher

Issued a Notice of Intent to Deny

Diaz, Lausnay Alexander

Consent Agenda A

After discussion, the Commission:

Approved

Church, Meaghan

Ciascai, Andrew

Giraldo, Philip Andrew

Jordan, James D

Maldonado Carranza, Franklin

Mendoza, Xochilth

Vaught, Stephen Anthony

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

Cole, Henry

Krabseth, Blake Allen
Morris, Kyle W

Consent Agenda B

After discussion, the Commission:

Approved

Bornell, Phillip Russell
Kitamura, Jeremiah
Nieves, Anthony
Roffman, Elliot Joshua
Sadusky, Robert Michael III

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

Carter, James B
Clemons, Jeremiah Jason
Dalton, Mitchell
Edmond, Jeffrey F
Moise, Paul
Ocasio, Margaret
Sookraj, Demetri

Special Agenda – General

Request for Government Experience Equivalency, Sheila L Theus. The applicant was present and was not represented by counsel. After discussion, the Commission approved the request applicant's request for government experience equivalency.

Request for Out of State Experience Equivalency, James Martel. The applicant was present and was not represented by counsel. After the discussion, the Commission approved the applicant's request for out of state experience equivalency.

Respondent's Request for Waiver of Experience, Ryan Owens. The applicant was present and was not represented by counsel. After the discussion, the Commission denied the applicant's request for waiver of experience.

Executive Director Comments

Executive Director, Giuvanna Corona, did not have any comment.

Chair's Comments

Chair Kanyar expressed appreciation for the efforts made to put forth the meeting.

Public Comments

The Commission did not receive any public.

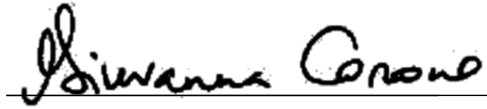
Adjournment

There being no other business, the Chair adjourned the meeting at approximately 1:47 p.m. The next general meeting is scheduled for Wednesday, August 20, 2025. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/RealEstate/Commission-Meetings-and-Workshops) for more information.

ATTEST:



Millie Kanyar, Chair
Florida Real Estate Commission



Giovanna Corona, Executive Director
Florida Real Estate Commission