



Department of
BUSINESS AND PROFESSIONAL REGULATION

RON DESANTIS, GOVERNOR



MELANIE S. GRIFFIN, SECRETARY

Minutes of
THE FLORIDA REAL ESTATE COMMISSION
September 24, 2025
Virtual Meeting

September 24, 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 24th day of September, 2025.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General
• Declared quorum present

Division of Real Estate

Giuvanna Corona, Board Executive Director
Camille Royal
Opal Smith
Joshua Dagene
Zulma Cabanillas
Lori Crawford

Office of General Counsel

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

Court Reporting Services

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

Meeting Minutes

The July 2025 and August 2025 Meeting Minutes were accepted.

Reports

The August 2025 reports were presented to the Commission.

- Division
- Legal
- Rules

Escrow Disbursement Orders

After the discussion the Commission:

Approved

Case No. 2025029678, Seller

Case No. 2025038162, Buyer

Case No. 2025042087, Interpleader

Recovery Fund Claim

After the discussion the Commission:

Approved

Case No. 2025042154, RFC Omer Properties LLC & Liane Properties, LLC v Bundy

Case No. 2025000611, RFC Corbitt v Hill

Case No. 2024020819, RFC SNW Investment, LLC v Ovalles

Denied

Case No. 2024021419, RFC Cason v Morgan

Case No. 2024021425, RFC Cason v Morgan

Case No. 2024070474, RFC Leiber v Criss

Legal Appearance Docket

Barosy, Sherry Martine, ZH1003280, Case No. 2025006276

- 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
 - Investigative costs of \$297.00
 - Administrative fine of \$1,500.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S; 475.25(1)(p), F.S.; 475.25(1)(f), F.S.

De La Rosa, Sandy Melissa, BK3298871, Case No. 2024050097

- The Respondent was present and was represented by counsel, Phillip A Ortiz Esq., present.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$762.30
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(d)(1), F.S.; 475.25(1)(b), F.S.

Dominguez, Santa T, SL3415689, Case No. 2024066799

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$330.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(b), F.S.

Duraj, Jason, SL3290841, Case No. 2024055102

- The Respondent was present and was represented by counsel, Rickey L. Strong Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$660.00
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(b), F.S.

Jazayeri, Ivana, SL3488662, Case No. 2024012466

- 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:
 - Investigative costs of \$1,014.75
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(c), F.S.

Kylin Property Management LLC, CQ1059430, Case No. 2024065063

- 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:
 - Suspension
 - Investigative costs of \$486.75
 - Administrative Fine of \$1,000.00
- Violation(s): 475.25(1)(d)(1), F.S.

Mylott, Travis Michael, SL3533652, Case No. 2024050810

- 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:
 - Investigative costs of \$181.50
 - Administrative Fine of \$250.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Professional Real Estate Advisors LLC, CQ1060748, Case No. 2024055290

- 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 continued the case to the next available meeting.

Ray, Julia, BK3242466, Case No. 2024058909

- The Respondent was present and was represented by counsel, Seth Kolton Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$363.00
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(r), F.S.

Siebrecht, Charles W., BK3468167, Case No. 2024055272

- 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 continued the case to the next available meeting.

- **Zhang, Ying, BK3273098, Case No. 2024068638**
- 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:
 - Suspension
 - Investigative costs of \$882.75
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)(1), F.S.

Bundy, Michael J, BK3200704, Case No. 2024055482

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Bundy, Michael J, BK3200704, Case No. 2024058876

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Bundy, Michael J, BK3200704, Case No. 2024060840

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Bundy, Michael J, BK3200704, Case No. 2025006341

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Bundy, Michael J, BK3200704, Case No. 2025032593

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

Dionysus USA Inc., CQ1051409, Case No. 2024055762

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Dionysus USA Inc., CQ1051409, Case No. 2024058969

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Dionysus USA Inc., CQ1051409, Case No. 2024060844

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Dionysus USA Inc., CQ1051409, Case No. 2025006345

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After discussion, the Commission moved to accept the Voluntary Relinquishment of License.

Kuzmichev, Roman, SL3608615, Case No. 2024055415

- 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:
 - Revocation
 - Investigative costs of \$297.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.42(1)(d), F.S.

Marsala, Stephen, BK3062513, Case No. 2024066747

- 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:
 - Investigative costs of \$140.50
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t) F.S.

Mugwe, Nicodemus, SL3407154, Case No. 2024066635

- 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 \$396.00
 - Administrative fine of \$4,000.00
- Violation(s): 475.25(1)(e), v 455.227(1)(t) F.S.; 475.25(1)(f), F.S.; 475.25(1)(p), F.S.; 475.25(1)(n) F.S.

Williams, Michael David, SL3508052, Case No. 2024034421

- 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 \$445.50
 - Administrative fine of \$3,000.00
- Violation(s): 475.25(1)(f), F.S.; 475.25(1)(n), F.S.; 475.25(1)(p), F.S.

Zakharova, Diana, SL3440165, Case No. 2024016819

- 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:
 - Revocation
 - Investigative costs of \$841.50
 - Administrative fine of \$3,000.00
- Violation(s): 475.25(1)(d)(1), F.S.; 475.25(1)(b), F.S.; 475.25(1)(e), F.S. v. 475.42(1)(d), F.S.

Multiple Brokers License

After discussion, the Commission:

Approved

Denise M Le Heup

Cydney Reagan

Mike W Trowbridge

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Anzalone, Mario
Baker, James Christian
Brown, Jacqueline
Bulka, Christopher T
Cooper-Vestal, David
Crawford, Jaclyn Catherine
Mayze, Daja
Recca, Gina
Rojas, Ashley Marie
Russell, Mark Clinton
Sainvil, Shana
Shahan, Gregory
Sutkus, Michael G Jr
Thompson, Richard Stanford
Tidwell, Ari
Tremel, Damon
Veitia, Manuel
Washington, Estella Dio
Wright, Janelle Karin

Issued a Notice of Intent to Deny

Blake, Christian W
Jean, Nathan M

Consent Agenda A

After discussion, the Commission:

Approved

Adams, Elizabeth
Coleman, Sharonda
Cox, James Gerard
Escobar, Ruben Marcelo
Hause, Spencer W
Just, Nikki Lynee Moon
Koroleva, Maria
Martinez, Catherine Padilla
Maskalenko, Michael David
Reid, Neville
Robinson, Carl Edwin Jr
Tarasova, Elena Vladimirovna
Theriault, Alan Robert
Tilitzky, Daniela
Unsworth, Christine Elaine
Williams, Sarah Elizabeth

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

Consent Agenda B

After discussion, the Commission:

Approved

Baugh, Deron Alexander
France, Lashawnda Denise
Nguyen, Kerra Lee
Santana, Alexis

Did not approve and will be placed on the next Summary of Applicants Agenda
Albarracin, Luis
Daftarian, Lili

Chair's Comments

Chair Kanyar expressed gratitude to the staff, Commissioners and Counsel for their efforts during the meeting.

Public Comments

The Commission did not receive any public.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 12:45 p.m. The next general meeting is scheduled for Wednesday, October 22, 2025. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](http://RealEstateCommission-Meetings and Workshops – MyFloridaLicense.com) for more information.

ATTEST:



Millie Kanyar, Chair
Florida Real Estate Commission



Giuvanna Corona, Board Executive Director
Florida Real Estate Commission