



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
October 22, 2025
Virtual Meeting Only**

October 22, 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 22nd day of October, 2025.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Office of General Counsel

Maureen White, Chief Attorney – excused absence
James Fortunas, Deputy Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Melissa Buza
Sarah Krantz
Arrie Marion
Elizabeth Paniello
Shannon Clark
Margo Sukhanova
Julicia Vernon

Division of Real Estate

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

Court Reporting Services

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

Meeting Minutes

The September 2025 Meeting Minutes were accepted.

Reports

The September 2025 reports were presented to the Commission.

- Division
- Legal
- Rules

Escrow Disbursement Orders

After the discussion the Commission:

Approved

Case No. 2025043906, Buyer

Recovery Fund Claim

After the discussion the Commission:

Approved

Case No. 2025011371, RFC Amulen LLC v Tobon

Case No. 2025011368, RFC FN & JF, LLC v Tobon

Case No. 2025011367, RFC Llobell v Tobon

Legal Appearance Docket

Abramson, Robert Alan, SL3442055, Case No. 2024049320

- 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 \$495.00
 - Administrative fine of \$750.00
- Violation(s): 475.25(1)(b), F.S.

Boucher, Ross Gordon, SL3310512, Case No. 2025005328

- The Respondent was present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$297.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(f), F.S.

De Armas, Melanie, SL3584305, Case No. 2024057742

- The Respondent was present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$462.00
 - Administrative fine of \$500.00
 - (1) Complete FREC Meeting
- Violation(s): 475.25(1)(e), F.S. v. 61J2-5.015, F.A.C.

Dorta, Louis, SL3543925, Case No. 2025005701

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

Durmekova, Monika, SL3537457, Case No. 2024062279

- The Respondent was present and was represented by counsel, Carlos Londono, Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission continued the case.

Eco Global Real Estate Consultants Inc., CQ1069745, Case No. 2024052363

- 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:
 - Suspension
 - Investigative costs of \$231.00
 - Administrative fine of \$3,000.00
- Violation(s): 475.25(1)(v), F.S.; 475.25(1)(e) v. 61J2-14.012, F.A.C.; 475.25(1)(b), F.S.

Gallucci, Vanesa Andrea, BK3372791, Case No. 2024057992

- The Respondent was present and was represented by counsel, Jaime R. Quezon, Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission dismissed the case

Giglio, Anthony, BK3349218, Case No. 2024067797

- The Respondent was present and was represented by counsel, Daniel Villazon, Esq., present.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission continued the case.

Hickey, Matthew Thomas, BK3371661, Case No. 2025009842

- The Respondent was present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation
 - Investigative costs of \$503.25
 - Administrative fine of \$2,500.00
 - (2) Complete FREC Meetings
- Violation(s): 455.227(1)(j), F.S.

Isaza, Juan Jose, SL3545383, Case No. 2024060884

- 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
 - Investigative costs of \$347.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.42(1)(b), F.S.

Owens, Carlton Edward II, BK3313439, Case No. 2024026189

- 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 \$1,559.25
 - Administrative fine of \$1,000.00
 - 3 Hour Core Law Course
- Violation(s): 455.227(1)(j), F.S.; 455.275(1), F.S.

Palmier, Michael Joseph, SL632706, Case No. 2024058023

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

Roby, Brittany Marciene, SL3348103, Case No. 2024066421

- The Respondent was present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$189.75
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Sielmann Balsells, Robert, SL3556100, Case No. 2024068357

- 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 continued the case.

Tarin, Victor Manuel, SL3255315, Case No. 2024059065

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

Teems, Leigh Ann, BK3219589, Case No. 2024030817

- The Respondent was present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$495.00
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(f), F.S.

Tran, Huy Tuan, SL3338948, Case No. 2025004053

- The Respondent was present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation
 - Investigative costs of \$544.50
 - Administrative fine of \$2,000.00
 - (1) Complete FREC Meeting
- Violation(s): 475.25(1)(b), F.S.

Walker, Deleandro Jr., BK3615373, Case No. 2024054930

- 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

Weber Hernandez, Ruben Dario, SL3497076, Case No. 2025007474

- 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:
 - 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.

Bian, Fuying, SL3404475, Case No. 2024047613

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

Lorenzo Luaces, Lourdes Maria, BK3467479, Case No. 2024025752

- The Respondent was present and was represented by counsel, Lance A. Geller, Esq., present.
- Chair Kanyar served on Probable Cause and was recused.
- After discussion, the accepted the Settlement Stipulation.

Bundy, Michael J, BK3200704, Case No. 2024046698

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

Dionysus USA Inc., DBA Sunista Realty, CQ1051409, Case No. 2024046766

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

Altidor, Junior, SL3518101, Case No. 2025006264

- The Respondent was not present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$486.75
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.42(1)(d), F.S.

Defillipo, Anthony F, SL3114052, Case No. 2025011109

- The Respondent was present and was represented by counsel, Mark Herron, Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation
 - Investigative costs of \$660.00
 - Administrative fine of \$1,000.00
 - (1) Complete Day FREC Meeting
- Violation(s): 475.25(1)(f), F.S.

Krupnicka, Annette Marie, SL3400193, Case No. 2024067181

- 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 \$412.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Linthicome, Rosalee Lucritta, BK650598, Case No. 2025007650

- 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 \$338.25
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(e), F.S.

Lopez, Dinah Jenny, SL3501073, Case No. 2025007624

- The Respondent was not present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$264.00
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(e), F.S.

Rodriguez, Wilfredo, SL3102011, Case No. 2024052598

- 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 \$396.00
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)(1), 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.

Roy, Trisha, BK3603827, Case No. 2024052358

- 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:
 - Suspension
 - Investigative costs of \$24.75
 - Administrative fine of \$3,000.00
 - (1) Complete FREC Meeting
- Violation(s): 475.25(1)(v), F.S.; 475.25(1)(e) v. 61J2-14.012, F.A.C.; 475.25(1)(b), F.S.

Thigpen Matthews, Alisa Beatrice, SL3430771, Case No. 2024055194

- 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:
 - Investigative costs of \$330.00
- Violation(s): 475.25(1)(d)(1), F.S.; 475.25(1)(e), F.S. v. 475.42(1)(a), F.S.; 475.42(1)(b), F.S.; 475.42(1)(d), F.S.

Wendrickx, James, SL3394379, Case No. 2024047329

- 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 \$579.75
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)1, F.S.

Wendrickx, James, SL3394379, Case No. 2024048364

- 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 \$927.30
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)1, F.S.

Wendrickx, James, SL3394379, Case No. 2024050269

- 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 \$239.25
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)1, F.S.

Wendrickx, James, SL3394379, Case No. 2024052545

- 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 \$336.60
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)1, F.S.

Wendrickx, James, SL3394379, Case No. 2024052557

- 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 \$2,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)1, F.S.

Yan, David Sung Fu, BK559329, Case No. 2024046234

- The Respondent was not present and was not represented by counsel.
- Commissioner Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation
 - Investigative costs of \$528.00
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(d), F.S.; 475.25(1)(e), F.S. v. 475.5015, F.S.

Multiple Brokers

After discussion, the Commission:

Approved

Joseph A Takacs, Jr

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Baker, James Christian

Cantave, Jimmy K

Cayea, Alan J

Copeland, Justin

Daftarian, Lili

Houston, Marquita
Levis, Luis
Mcnevin, Lauri C
Mora, Omar N
Williams, Sarah Elizabeth

Issued a Notice of Intent to Deny

Albarracin, Luis
De Armas, Melanie

Consent Agenda A

After discussion, the Commission:

Approved

Baldwin-Soutas, Aaron Wayde
Barrow, Bridget Marie
Brand, Eric Anthony
Casique Suarez, Jonathan J
Christie, Tamari Tazera
Davis, Latroya
Hall, Landon Cade
Jeanniton, Chandeline
Miller, Peter
Moreno, Anthony
Rose, Dylan Briana
Ruiz Agosto, Sherlie Ann
Santos, Anthony Lee
Seip, Charles Kenneth
Wilendez, Luana Marquita Iolani
Young, Hailey M

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

Bate, Tiffani Marie
Candanoza, Michelle
Garcia Menendez, Amry
Osella, Lorena
Prieto Molina, Diego Fernando
Stepp, Willow Cheyenne

Consent Agenda B

After discussion, the Commission:

Approved

Garcia, Kenneth Alexander
Mantilla Henao, Carolina
Williams, Jason
Williams, Zyaire Mahogany

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

Acosta, Asleys

Bryant, Calvin Nathaniel Jr

Essuman, David

Feng, Julia

Moore, Padasha

Schmidt, Trevor Ray

Special Agenda – General

Request for Waiver of Real Estate Instructor Qualifications, Zeynep Asli Talu Balci, Application number 28178. The petitioner was present and was not represented by counsel. After discussion, the Commission denied the petitioner's request for Waiver of Real Estate Instructor Qualifications.

Special Agenda – General

2025-2026 nominations were held for Chair and Vice-Chair. Kelly Price and Richard Barbara were nominated by Commissioner Schwartz. Seconded by Commissioner Ketcham. Vice-Chair Price and Commissioner Barbara accepted the nomination. The Chair called the vote and the motion passed unanimously.

Executive Director Comments

Board Executive Director, Giuvanna Corona, thanked Chair Kanyar for her exceptional leadership and service as 2024-25 Chair; welcomed incoming Chair Price and Vice-Chair Barbara. In closing, Ms. Corona expressed her appreciation to the Commission and Division staff for their participation and hard work.

Chair's Comments

Chair Kanyar expressed her gratitude and appreciation to the Commission and Division staff for their support during her tenure as Chair.

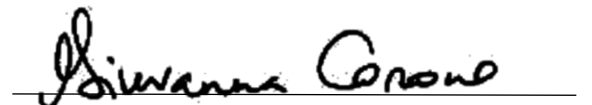
Public Comment

The Commission did not receive any public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 4:15 p.m. The next general meeting is scheduled for Wednesday, November 19, 2025. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/real-estate/commission-meetings-and-workshops) for more information.

ATTEST:


Millie Kanyar, Chair
Florida Real Estate Commission
Giuvanna Corona, Board Executive Director
Florida Real Estate Commission