



Department of
BUSINESS AND PROFESSIONAL REGULATION

RON DESANTIS, GOVERNOR



MELANIE S. GRIFFIN, SECRETARY

Minutes of
THE FLORIDA REAL ESTATE COMMISSION
November 19, 2025
Virtual Meeting Only

November 19, 2025

Commissioner Kelly Price served as Chair and called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., virtually, on this Wednesday, the 19th day of November, 2025.

Commissioners

Chair Kelly Price
Vice-Chair Richard Barbara
Millie Kanyar
Patricia Fitzgerald
Randy Schwartz
Patricia Ketcham
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
Samantha Wade
Fouad Hammad

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 Marion
Elizabeth Paniello
Carol Rogers
Margo Sukhanova
Julicia Vernon

Court Reporting Services

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

Meeting Minutes

The October 2025 Meeting Minutes were accepted.

Reports

The November 2025 reports were presented to the Commission.

- Division
- Legal
- Rules

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

McVicker, Echo R.
Borrell, Vanessa
Brown, Mario Lee
Candanoza, Michelle
Capra, Kersten Charlotte
Essuman, David
Garcia Menendez, Amry
Prieto Molina, Diego Fernando
Schmidt, Trevor Ray
Stepp, Willow Cheyenne

Issued a Notice of Intent to Deny

Acosta, Asleys
Bate, Tiffani Marie
Bryant, Calvin Nathaniel Jr.
Feng, Julia
Moore, Padasha
Osella, Lorena

Continued

Jean, Nathan M.

Consent Agenda A

After discussion, the Commission:

Approved

Ford, Craig Lamar
Gill, Na'imah Ashanti
Jean, Shella
Mejia Amaya, Hermes R
Morel, Basilio

Nicolas, Samuel Arthur
Palmsteen, Jamie
Robinson, Nichol
Schacht, Aron James
Tigner, Blake Christopher
Wilbon, Sonya Lavette
Wood, Jordan Ashle

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

Alexander, Amy Lynn
Boyer, Carmen
Ceballos, Richard
Di Puerto, Aldo
Gallego, Anthony
Hayes, Jana C
Howell, Anthony Daun
Matthews, Quelendria
Medina, Victor Ornedis Jr
Monts De Oca, Joseph Michael
St Louis, Erod

Consent Agenda B

After discussion, the Commission:

Approved

Brandonisio, Giuseppe
Fallon, James Andrew
Jacobs, Keyanna Joy
Jones, Suzette
Jutras, Misti Marie
Woods, Andre Marcellus

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

Fischer, Craig Steven
Jean Francois, Karine
Meyers, Scott Benjamin
Ohara, Sean Patrick

Legal Appearance Docket A

Alexis, Dariel, BK3410803, Case No. 2024054875

- 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 \$313.50
 - Administrative fine of \$2,500.00
- Violation(s): 475.25(1)(d)(1), F.S.; 475.5015, F.S.

Bell, Carol L., SL3011621, Case No. 2024065673

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$181.50
- Violation(s): 475.25(1)(e), F.S. v. 61J2-10.038, F.A.C.

Giglio, Anthony, BK3349218, Case No. 2024067797

- The Respondent was present and was represented by counsel, Daniel Villazon, Esq., present.
- Vice-Chair Barbara served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Suspension
 - Investigative costs of \$412.50
 - Administrative fine of \$1,000.00
 - (2) Complete FREC Meetings
- Violation(s): 475.25(1)(g), F.S.

Goffe, Katie Ann, SL3390914, Case No. 2023062823

- The Respondent was not present and was represented by counsel, Lori Heim, Esq., not present.
- Commissioner Butler served on Probable Cause and was recused.
- After discussion, the Commission granted the reconsideration of final order.

Javor, Marcy F., SL3329310, Case No. 2024043661

- The Respondent was not present and was represented by counsel, Daniel Villazon, Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission dismissed the case.

MAS Marketing Service LLC, CQ1059922, Case No. 2024051645

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

Mortland, Rosalin, SL3535699, Case No. 2024040989

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

Muse, Kamryn Anne, SL3532570, Case No. 2025004793

- The Respondent was not present and was represented by counsel, Peggy Anne O'Connor, Esq., present.
- Vice-Chair Barbara served on Probable Cause and was recused.
- After discussion, the Commission dismissed the case.

Oswalt, Joanna E., SL3369217, Case No. 2024056254

- 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 \$250.00
 - Administrative fine of \$330.00
- Violation(s): 475.25(1)(e) v. 455.277(1)(t), F.S.

Rinella, Joanna, BK3309143, Case No. 2024014973

- The Respondent was present and was represented by counsel, Colin M. Roopnarine, Esq., present.
- Commissioner Kanyar served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$140.50
- Violation(s): 475.25(1)(d)(1), F.S.; 475.25(1)(b), F.S.

Rutherford, Kim, SL3513892, Case No. 2025009696

- 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:
 - Investigative costs of \$495.00
- Violation(s): 475.25(1)(d)(1), F.S.

Shaheen, Sherry Lyn, SL3517451, Case No. 2025010619

- 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:
 - Investigative costs of \$250.00
 - Administrative fine of \$148.50
- Violation(s): 475.25(1)(e), F.S.

Simkin, Ilya, SL3514943, Case No. 2024053742

- The Respondent was present and was represented by counsel, Daniel Villazon, Esq., present.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation
 - Investigative costs of \$429.00
 - Administrative fine of \$500.00
 - 28 Hour Reactivation Course
- Violation(s): 475.25(1)(e), F.S. v.475.42(1)(d), F.S.

Sisco, Michael Anthony, BK3162753, Case No. 2024051375

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

Steinke, Charles, SL3317167, Case No. 2024024677

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

Value, Jessica Nicole, SL3506100, Case No. 2025034766

- 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:
 - Investigative costs of \$330.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e) v. 455.277(1)(t), F.S.

Walker, Jamiral, SL3532063, Case No. 2024033944

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on Probable Cause and was recused.
- After discussion, the Commission denied petitioner's request for reconsideration.

Lorenzo Luaces, Lourdes Maria, BK3467479, Case No. 2024034042

- The Respondent was not present and was represented by counsel, Lance A. Geller, Esq., not present.
- Commissioner Ketcham and Commissioner Kanyar served on Probable Cause and were recused.
- After discussion, the Commission accepted the settlement stipulation.

Manfredini, Maria Gisela, SL3309343, Case No. 2025012512

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

Ocean Club Realty Inc., CQ1060502, Case No. 2024034056

- The Respondent was not present and was represented by counsel, Lance A. Geller, Esq., not present.
- Chair Price and Vice-Chair Barbara served on Probable Cause and were recused.
- After discussion, the Commission accepted the Settlement Stipulation.

Floridian Lifestyles Inc, CQ1012496, Case No. 2025007630

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

Burke Group Enterprises LLC, CQ1058707, Case No. 2025002600

- 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 \$473.25
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)(1), F.S.

Burke, Salvatore, BK3273266, Case No. 2025001111

- 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 \$478.50
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(d)(1), F.S.

Powell, John Grant, SL631499, Case No. 2025007636

- 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 \$297.00
- Violation(s): 475.25(1)(e), F.S. v. 455.227(1)(q), F.S.

Legal Appearance Docket B

Lipstein, David M, BK 310882, Case No.2025076560

- The Respondent was not present and was represented by counsel, Andrew J. Pouget, Esq., not present.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Lipstein, David M, BK 310882, Case No. 2025071804

- The Respondent was not present and was represented by counsel, Andrew J. Pouget, Esq., not present.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Lipstein, David M, BK 310882, Case No. 2025066828

- The Respondent was not present and was represented by counsel, Andrew J. Pouget, Esq., not present.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Manasota Key Realty Inc, CQ 215815, Case No. 2025076638

- The Respondent was not present and was represented by counsel, Andrew J. Pouget, Esq., not present.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Manasota Key Realty Inc, CQ 215815, Case No. 2025071825

- The Respondent was not present and was represented by counsel, Andrew J. Pouget, Esq., not present.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Manasota Key Realty Inc, CQ 215815, Case No. 2025068071

- The Respondent was not present and was represented by counsel, Andrew J. Pouget, Esq., not present.
- After discussion, the Commission accepted the Voluntary Relinquishment of License.

Petitions

DS 2025-042 – Steven Ritter, s. 475.25(1)(b), F.S., 475.278, F.S., and Rule 61J2, F.A.C. Petitioner was not present. After due consideration and discussion, the Commission denied the Petition.

Executive Director Comments

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

Chair's Comments

Chair Price thanked everyone and wished everyone a great holiday.

Public Comment

The Commission did not receive any public.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 2:08 p.m. The next general meeting is scheduled for Wednesday, December 17, 2025. Please visit RealEstateCommission-MeetingsandWorkshops-MyFloridaLicense.com for more information.

ATTEST:



Kelly Price, Chair
Florida Real Estate Commission



Giuvanna Corona, Board Executive Director
Florida Real Estate Commission