



**Revised Minutes of
THE FLORIDA REAL ESTATE COMMISSION
May 20, 2026
Hybrid Meeting**

May 25, 2026

Commissioner Kelly Price 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 20th day of May, 2026.

Commissioners

Chair Kelly Price

Vice-Chair Richard Barbara (present from 8:30 a.m. to 10:10 a.m.)

Millie Kanyar

Randy Schwartz

Patricia Ketcham

Renee Butler

Patricia Renna

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giovanna Corona, Board Executive Director

Denise Alicea-Sanchez

Camille Royal

Opal Smith

Joshua Dagene

Jonathan Aleem

Sophia Terrelonge

Office of General Counsel

Maureen White, Chief Attorney

Mackenzie Medich, Deputy Chief Attorney

Gene Aldridge

Melissa Buza

Shannon Clark

Sarah Kranz

Arrie Marrion

Elizabeth Paniello

Carol Rogers

Baron Olden

Court Reporting Services

Magnolia Reporting Inc. (407) 896-1813, reportingorlando@aol.com

Meeting Minutes

The April 2026 Meeting Minutes were approved.

Reports

The May 2026 reports were presented to the Commission.

- Division
- Legal
- Rules

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Barnes, Tyffani Joy Nicole
Coulstring, Nicholas
Crane, Roberto
Fernandez, Enelbys
Green, Scott
Illouz, Paul Elie
Klemz, Lavinia Rita
Lee, Lance
Romano, Rachel Faye
Sauri, Angel
Stanley, Jasmine
Straub, Amber

Issued a Notice of Intent to Deny

Hurtado, Jose Alejandro
Osorto Sanchez, Ivan H.

Consent Agenda A

After discussion, the Commission:

Approved

Amaio, Robert Jason
Baumann, Michael Joseph
Bustamante, Ricardo
Femia, Patrick
Hill, Zandra Victoria
Jackson, Lyndsey
Kesler, Aaron
Perez, Mathew
Surkhabi, Helal Mumtaz

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

Bright, Shabrea
Brownlee, Sean Jr
Horsley, Thomas Jr
Rizer, Kimberly Dawn

Consent Agenda B

After discussion, the Commission:

Approved

Arje, Irene Kelly
Hajduk, Maros
Pan, Meifang
Richardson, Ramon
Rico, Richard Chase
Stockham, Melissa Moore
Wu, Kit Judy

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

Cathcart, Parker
Harris, Mika K
Lane, Terkesha
Lee, Antuion Ronnie Jr
Lombard, Jovhany
Mankowski, Walter
Marino Quintero, Yohandy Antonio
Palma, Mauricio
Spicer, Nicholas Thomas

Special Agenda – Licensing

The 2027 FREC General and Probable Cause Calendar was presented to the Commission. After deliberation, the Commission accepted the 2027 FREC General and Probable Cause Calendar

Escrow Disbursement Orders

After discussion, the Commission:

Approved

Case No. 2025086718, Seller
Case No. 2025090362, Seller

Recovery Fund Claim Docket

After discussion, the Commission:

Denied

Rengel v Elejalde

Legal Appearance Docket A

Bushong, Brent, SL3505092, Case No. 2025078209

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$412.50
 - Administrative fine of \$3,000.00
- Violation(s): 475.25(1)(b), F.S.; 475.25(1)(a), F.S. v. 475.42(1)(b), F.S.; 475.25(1)(a), F.S. v 475.42(1)(d), F.S.

Condella, Maria, SL3325066, Case No. 2025009129

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

Ellis, Christian Alex, SL3422024, Case No. 2025072604

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

Fisher, Tatianna, SL3487149, Case No. 2024073175

- 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 \$495.00
 - FREC-approved Code of Ethics Education Course
- Violation(s): 475.25(1)(e), F.S. v. 61J2-10.027, F.A.C.

Holness, Richelle D, BK3244884, Case No. 2025028795

- 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.

Kane, Jennifer, SL3485734, Case No. 2025042880

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$486.75
 - Administrative fine of \$1,000.00
 - 3 Hour Core Law Course
- Violation(s): 475.25(1)(e), F.S. v. 61J2-10.038, F.A.C.

Olson, Pamela, BK3236768, Case No. 2025024690

- The Respondent was present and was not represented by counsel.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission returned the matter to involved parties for resolution.

Osborne, Joshua, BK3606066, Case No. 2025069160

- The Respondent was not present and was not represented by counsel.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission denied the Respondent's Motion for Reconsideration of Final Order.

Owens, Evin, SL3499673, Case No. 2024073059

- The Respondent was present and was not represented by counsel.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission returned the matter to involved parties for resolution.

Stuart, Benjamin Asher, SL3544365, Case No. 2025068167

- The Respondent was not present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$371.25
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(e) v. 455.227(1)(t), F.S.

Tapp, Ciente Dajshian, SL3456208, Case No. 2025028638

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

Von Lambert, Margareta, BK3416495, Case No. 2025044647

- The Respondent was present and was represented by counsel, Philippe M. Symonovicz Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission denied the Respondent's Motion for Reconsideration of Final Order.

Alcala, Alain, BK3319195, Case No. 2025006058

- The Respondent was present and was represented by counsel, Jeffrey Rein Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission denied the Settlement Stipulation.

Cancelli Patrick, Antonia Joseph, SL3510846, Case No. 2025057623

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

Dennis, Robert E, BK3489187, Case No. 2025043420

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

Empire Property Management Group LLC, CQ1069066, Case No. 2024050992

- The Respondent was present and was represented by counsel, Colin M. Roopnarine Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

Gleckler, Kenrick Palma, SL3265685, Case No. 2025038762

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

Jordan, Michael Gene Sr., BK3220347, Case No. 2025010623

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

Keyz Property Management Corp, CQ1062189, Case No. 2025041419

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

Melendez, Julius Anthony, BK3500786, Case No. 2024043916

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

Melendez, Julius Anthony, BK3499229, Case No. 2024063913

- 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 accepted the Settlement Stipulation.

Melendez, Julius Anthony, BK3499229, Case No. 2024039214

- The Respondent was present and was represented by counsel, John R. Samaan Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

Palmier, Michael Joseph, SL632706, Case No. 2024058023

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

Rinella, Joanna, BK3309143, Case No. 2024047570

- The Respondent was not present and was represented by counsel, Colin M. Roopnarine Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission denied the Settlement Stipulation.

Zachman, Amanda J., BK3244459, Case No. 2024057587

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

Zachman, Amanda J., BK3244459, Case No. 2024065591

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

Zachman, Amanda J., BK3244459, Case No. 2024067971

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

Alexander, Oren, BK3296414, Case No. 2024071742

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

Alexander, Tal, BK3298944, Case No. 2024071740

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

Burbine, Raymond Todd, SL3389541, Case No. 2025054847

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$412.50
 - Administrative fine of \$4,500.00
- Violation(s): 475.25(1)(s), F.S.; 475.25(1)(e), F.S. v. 61J2-10.025(3)(a), F.A.C.; 475.25(1)(e), F.S. v. 455.227(1)(a), F.S.

Pouliot, Louis P, SL3448354, Case No. 2025007644

- 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 \$371.25
 - Administrative fine of \$2,500.00
- Violation(s): 475.25(1)(e), F.S.

Executive Director Comments

Executive Director, Giuvanna Corona highlighted Joshua Dagene for the seamless transition to new meeting platform.

Chair's Comments

Chair Price thanked everyone for their participation and the guests for visiting.

Public Comment

The Commission did not receive any public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 2:17 p.m. The next general meeting is scheduled for Wednesday, June 17, 2026. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/Real-Estate/Commission-Meetings-and-Workshops) for more information.

ATTEST:

Kelly Price, Chair
Florida Real Estate Commission

Giuvanna Corona, Board Executive Director
Florida Real Estate Commission