



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
August 27, 2024
Hybrid Meeting**

August 27, 2024

Chair Richard Barbara called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Tuesday, the 27th day of August 2024.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giuvanna Corona, Executive Director – excused absence
Camille Royal
Opal Smith
Charles Govea-Pineda
Joshua Dagene
Gabriel Mercado
Jose Jimenez
Jocelyn Pomales
Lorianys Ronda-Edwards
Alayssia Canora

Office of General Counsel

Al Cheneler, Chief Attorney
Mackenzie Medich, Deputy Chief Attorney

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Meeting Minutes

The June 2024 and July 2024 Meeting Minutes were accepted.

Reports

The July 2024 reports were presented to the Commission.

- Division
- Legal
- Rules

Special Agenda - Education

After discussion, the Commission:

Approved

Landon George – Request for Extension to Complete Pre-Licensing End-of-Course Exam

Education Agenda A

Real Estate Education Courses. After discussion, the Commission:

Denied

2024 Central Florida Real Estate Forum
Find, Fund, Flip: The First 90 Days
Fair Housing Summit

Multiple Brokers

Approved

Ralph Marion Harvey
Dolores Roth
Joseph Andre Larosa
Natalie Amelia Cox
Victoria Lee Stultz
Michael R Bretzel
Derek Craig Carlson
Jamie Klingman

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Cardenas, Dairi
Demena-Pascual, Elizabeth Rossie
Gregory, Shanita Latrice
Ingersoll, Sara
Johnson, Arthur N Sr
Ramos, Renee
Rosario, Jose L

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

George, Grant Weston
Auxasia, Shirley
Bailey, Ronald Lee
Barros, Adolfo Enrique
Davis, Talonda C
Davis, Yakira
Diaz, Cindy
Garces Uzcategui, Ginger Grey
Grimes, Heather Christina
Guzman, Cesarina Patricia
Herguiz, Christian R
Hill, Jillian Andrea
Hullings, Frank
Jackson, Tracy Jerome Jr
Lacey, Thomas
Madulka, Michael T
Milfort, Willy Jr
Salazar, April A
Samsam, Omar
Womack, Arthur
Younan, Natalie Maher

Issued a Notice of Intent to Deny

Davini, Joseph Kent
Wolfe, Kelly Lorraine

Continued and Waived the 90-Days

Hornstein, Gary Marshall

Consent Agenda A

After discussion, the Commission:

Approved

Alarcon, Luis Oscar
Bentley, Dana Alise Hart
Burrus, Franklin
Daniel, Martin
Eugene, Dalia
Fernandez Calana, Jorg
Pierre, Christina Marie
Puentes, William
Rivera, Jorge
Sanford, Ian Robert
Santiago, Laticia

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

Bailey, Rochelle
Beatty, George
Berkeley, Charles
Ceballos, Joe W
Christopher, Bryce Jon
Dawson, Eunice H
Duval, Antonio Jr
Hinds, Patrice Cherrine Makaelah
Lidor, Romy Moryah
Mondelus, Soniel
Pacifi, Rode Darline
Parrimon, Edward
Patel, Sameer
Petowsky, Alison Marie
Poorhamzeh, Aylin
Richardson, Juffure Lavon
Spears, Mark Richard
Thompson, Payton D
Torres, Joseph
Watts, Hunter James

Consent Agenda B

After discussion, the Commission:

Approved

Kennedy, Jennifer Annabell

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

Iadevaia, Joseph
Izard, Xavier Berganzo

Executive Director's Comments

Regulatory Consultant Camille Royal thanked everyone for their time and contributions on behalf of Executive Director Corona.

Chair's Comments

Chair Barbara acknowledged former Chair Dick Fryer, thanked Chief Attorney, Al Cheneler for his great work and time with the department and everyone for their great work.

Public Comments

Public comment was received by Mr. Sanchez, mentioned his mentee and neighbor acknowledging his recent AA degree and future aspirations to pursue law and real estate. He also thanked everyone for their time.

Recess

There being no other business, the Chair recessed the meeting at approximately 11:39 a.m.

August 28, 2024

Chair Richard Barbara called the meeting of the Florida Real Estate Commission to order at approximately 8:31 a.m., via Hybrid, on this Wednesday, 28th day of August 2024.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giuvanna Corona, Executive Director – excused absence
Camille Royal
Opal Smith
Charles Govea-Pineda
Joshua Dagene
Gabriel Mercado
Jose Jimenez

Office of General Counsel

Al Cheneler, Chief Attorney
James Fortunas, Deputy Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Gene Aldridge
Megan Ambrose
Melissa Buza
William Childers
Heather Page
Ronnie Syme
Shannon Clark, OGC
Elizabeth Paniello, OGC

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Escrow Disbursement Orders

After discussion, the Commission ordered the disbursements of the earnest money deposit:

Approved as recommended

Case No. 2024033165, Buyer

Case No. 2024032325, Interpleader

Recovery Fund Claims

After discussion, the Commission:

Approved as recommended

Case No. 2024006154, Granted

Legal Appearance Docket

Banyas, Heidi Lynn, SL3310453, Case No. 2024013793

- 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 \$396.00
 - Administrative fine of \$250.00
 - 3 Hour Core Law Course
- Violation(s): 475.25(1)(e), FS, v. 455.227(1)(t), FS

Bretzel, Michael Jonathan, SL3361497, Case No. 2024012200

- The Respondent was present and was represented by counsel, Victoria C. Zinn Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation for 90 Days
 - Investigative costs of \$412.50
 - Administrative fine of \$1,000.00
 - 3 Hour Core Law Education Course
- Violation(s): 475.42(1)(b), FS

Bretzel, Michael Robert, BK3334625, Case No. 2024011273

- The Respondent was present and was represented by counsel, Victoria C. Zinn Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission dismissed the case.

Butcher, Paulette T, BK445918, Case No. 2024011184

- The Respondent was present and was represented by counsel, Scott W. Kraemer Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Calvo, Selva Adriana, BK649557, Case No. 2024012780

- 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 \$404.25
 - Administrative fine of \$3,000.00
 - 3 Hour Core Law Course
- Violation(s): 475.25(1)(d)1, FS; 475.5015, FS; 475.25(1)(e), FS, v. 61J2-10.038(2), FAC

Carter, Dyvone Codia, BK3105266, Case No. 2023066976

- 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 imposed the following sanctions:
 - Suspension for 5 years
 - Investigative costs of \$462.00
- Violation(s): 475.25(1)(f), FS

Clark, Colton Scott, SL3525298, Case No. 2024009471

- 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 \$198.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Gulf Coast Real Estate Management LLC, CQ1049863, Case No. 2023065665

- 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 \$115.50

- Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)1, FS; 475.25(1)(e), FS v. 61J2-14.012, FAC

Pellicane, Vincent, SL3419571, Case No. 2024016843

- 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 \$181.50
- Violation(s): 475.25(1)(a), FS, v. 455.227(1)(t), FS

Rice, Tanisha Michelle, SL3090626, Case No. 2023068055

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$627.00
- Violation(s): 475.25(1)(d)1, FS

Selvas Realty Inc, CQ1015366, Case No. 2024012846

- 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:
 - Revocation
 - Investigative costs of \$453.75
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(d), FS 1; 475.5015, FS

Simmons, Valerie, SL3549329, Case No. 2024011778

- 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 \$165.00
 - Administrative fine of \$250.00
 - 3 Hour Core Law Education course
- Violation(s): 475.25(1)(e), FS v. 455.227(1)(t), FS

Westdyke, Denise Pendleton, SL680671, Case No. 2024004819

- 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 \$84.30
 - Administrative fine of \$250.00
 - 3 Hour Core Law Course
- Violation(s): 475.25(1)(e), FS, v. 455.227(1)(t), FS

Faulk, Myonitra Elisza, SL3408092, Case No. 2024005527

- The Respondent was present and was represented by counsel, Sheila M. Lake Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission rejected the Settlement Stipulation.

Goffe, Katie Ann, SL3390914, Case No. 2023062823

- The Respondent was present and was represented by counsel, Marjorie Hensel Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.
- Violation(s): 475.25(1)(b), FS

Avila Novoa, Claudia Paola, SL3514742, Case No. 2024012752

- 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
- Violation(s): 475.25(1)(e), FS, v. 61J2-10.038(2), FAC

Clarke, Stephen T, SL3521191, Case No. 2023063542

- 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 \$165.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Gil, Gustavo, SL3521363, Case No. 2023066912

- 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:
 - Public Reprimand
 - Investigative costs of \$115.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Guiardinu, Ricardo, SL3526894, Case No. 2024003986

- 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 \$628.65
 - Administrative fine of \$2,500.00
- Violation(s): 475.25(1)(b), FS

Mackey, Elizabeth L, BK3225348, Case No. 2023057382

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$528.00
 - (1) 2-day FREC Meeting
- Violation(s): 475.25(1)(e), FS

Miceli, John Anthony, BK3319306, Case No. 2023072707

- The Respondent was present and was represented by counsel, George Gingo Esq., present.
- Commissioner Butler served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$660.00
- Violation(s): 475.25(1)(e), FS, v. 455.227(1)(t), FS; 475.25(1)(f), FS; 475.25(1)(p), FS

Rent 1 & Sale 1 Realty CS Inc., CQ1029576, Case No. 2024005160

- The Respondent was not present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$214.50
- Violation(s): 475.25(1)(d)(1), FS

Tant, Cynthia Lynn, BK3340356, Case No. 2023065656

- 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 \$99.00
- Violation(s): 475.25(1)(d)1, FS; 475.25(1)(e), FS, v. 61J2-14.012, FAC

FREC Petition

Petition for Declaratory Statements, After discussion, the Commission:

Granted

Hartizen Homes, LLC represented by Keely Smith, Esq. and Felicia Leborgne Nowels, Esq., DS 2024-023

Denied

Neil Cresswell – DS 2024-027

Special Agenda Legal

Request for Reconsideration of Final Order – Lawrence Smith DBPR Case Number 2023-030037; Respondent was present and was represented by Daniel Villazon, Esq., present. After the discussion, the Commission approved the Reconsideration of Final Order.

Executive Director Comments

Regulatory Camille Royal and Director Katy McGinnis thanked Chief Attorney, Al Cheneler for his service, and wished him well. Everyone was thanked for their dedication.

Chair's Comments

Chair Richard Barbara acknowledged Al Cheneler for his service with the department and wished him the best of luck in his retirement.

Public Comments

The Commission received no public comments.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:43 a.m. The next general meeting is scheduled for September 17-18, 2024. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/real-estate/commission-meetings-and-workshops) for more information.

ATTEST:



Richard Barbara, Chair
Florida Real Estate Commission



Giovanna Corona, Executive Director
Florida Real Estate Commission