



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
September 17, 2024
Hybrid Meeting**

September 17, 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 17th day of September 2024.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

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

Office of General Counsel

Maureen White, Chief Attorney
Heather Page, Assistant General Counsel

Court Reporting Services

Magnolia Reporting Inc. (407) 896-1824

Meeting Minutes

The August 2024 Meeting Minutes were continued.

Reports

The August 2024 reports were presented to the Commission.

- Division
- Rules

Education Agenda A

Real Estate Education Courses. After discussion, the Commission:

Approved with Conditions

Real World Estate: AI & ChatGPT

Denied

Introduction to Fortified Homes & Roofs

Fortified Home

AI for the Real Estate Life Course Number 73789

AI for the Real Estate Life Course Number 73790

AI Magic

Withdrawn

A Guide to Fortified Homes and Roofs

Multiple Brokers

After discussion, the Commission:

Approved

Julie Winter-3 Solutions Real Estate LLC

Leah Douthit-CAHEC Management, Inc

Leah Douthit-FCA Management LLC

Thomas Kirsop-Georgia Land & Trade Corp

John Louie Chin-Investor Agent LLC

Robert Amon West-Schmidt Real Estate Florida LLC

Robert Amon West-Schmidt Real Estate Florida Morris LLC

David A Siegel-WR Vacation Marketing LLC

Withdrawn

Stephen Carvelli-Unlock Partnership Solutions A01 Inc

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Bailey, Rochelle

Beatty, George

Berkeley, Charles

Ceballos, Joe W

Christopher, Bryce Jon

Dawson, Eunice H.

Hinds, Patrice Cherrine Makaelah

Iadevaia, Joseph
Izard, Xavier Berganzo Mr
Lidor, Romy Moryah
Mondelus, Soniel
Parrimon, Edward
Patel, Sameer
Petowsky, Alison Marie
Poorhamzeh, Aylin
Richardson, Juffure Lavon
Spears, Mark Richard
Thompson, Payton D
Torres, Joseph
Watts, Hunter James

Issued a Notice of Intent to Deny
Duval, Antonio Jr.

Withdrawn
Pacifi, Rode Darline

Summary of Applicants Agenda B

After discussion, the Commission:

Approved
Cortes Ortiz, Lydia Ivette
Espinoza, German Manuel
Kalis, Owen
Kerr, James Frederick
O'Brien, Jeffery Scott
Wells, Joshua Aschuer
Zuluaga, Nicholas

Continued and Waived the 90-Days
Hornstein, Gary Marshall

Consent Agenda A

After discussion, the Commission:

Approved
Carey, Joseph N
Griffin, Austin
Joyner, Laretta Sharmaine
Peart, Donald Robert Jr
Porter, Heather
Reynolds, Lauren E
Rodriguez Rivera, Josue
Spain, Melvina V

Varela, Johnny Alexander
Williams, Brendon Micah

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

Boatright, Aaron Michael
Boostani, Kevin
Fleurival, Rousseau
Freel, Patrick Dee
Henriquez, Dionicio Jr
Machado, Jose Lorenzo

Executive Director's Comments

Regulatory Consultant Royal thanked the Commission for their service to protect and educate licensees, Secretary Griffin, Director Katy McGinnis, and Division Staff.

Chair's Comments

Chair Barbara did not have any closing remarks.

Public Comments

The Commission did not receive public comment.

Recess

There being no other business, the Chair recessed the meeting at approximately 11:28 a.m.

September 18th, 2024

Chair Richard Barbara called the meeting of the Florida Real Estate Commission to order at approximately 8:32 a.m., via Hybrid, on this Wednesday, 18th day of September 2024.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giovanna Corona, Executive Director – excused absence
Camille Royal
Opal Smith
Charles Govea-Pineda

Joshua Dagene
Gabriel Mercado
Jose Jimenez

Office of General Counsel

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

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Escrow Disbursement Orders

After discussion, the Commission:

Approved as recommended

Case No. 2024039529, Buyer

Case No. 2024043109, Seller

Legal Appearance Docket

Arsenault, Christopher Robert, SL3465811, Case No. 2024023756

- 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 \$495.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS

Coleman, Andrew, SL3450105, Case No. 2024016955

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$264.00

- Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS

Franco, Josephine T., SL3453656, Case No. 2024028314

- 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 for 1 year
 - Investigative costs of \$495.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(f), FS

Girard, Mercedes Rose, SL3525675, Case No. 2024009966

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Reprimand
 - Investigative costs of \$297.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Guerrettaz, Jason, SL3594872, Case No. 2024015349

- The Respondent was present and was represented by counsel, John Samaan, Esq., present.
- Commissioner Fitzgerald served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$198.00
 - Administrative fine of \$500.00
 - 28 Hour Reactivation Course
- Violation(s): 475.25(1)(e), FS, v 61J2-5.016, FAC

Hall, Lisa M, BK3213002, Case No. 2023070592

- 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 \$660.00
- Violation(s): 475.25(1)(b), FS; 475.25(1)(d)1, FS

Holness, Damara Gabriella Augustina, SL3287414, Case No. 2024007424

- The Respondent was not 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:
 - Suspension
 - Continued to October 2024

Howard, Gregory Owen Jr., SL3553315, Case No. 2024011373

- 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:
 - Investigative costs of \$330.00
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS; 475.25(1)(f), FS; 475.25(1)(p), FS

Latscha, David Rene, SL3385053, Case No. 2024015360

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald 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), FS, v 455.227(1)(t), FS

Leiva, Angel Gabriel, BK3369974, Case No. 2023065149

- 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 \$627.00
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(b), FS

Levine & Company Inc., CQ1064295, Case No. 2023064733

- 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 \$495.00
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(b), FS

Lisa Hall Realty Inc, CQ1032761, Case No. 2023070594

- 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 \$660.00
- Violation(s): 475.25(1)(b), FS; 475.25(1)(d)1, FS

McCullough, Monique Deandra, SL3524914, Case No. 2024009564

- 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 \$264.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Pavli, Anthony, BK3525051, Case No. 2024009558

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald served on probable cause and was recused.
- After discussion, the Commission terminated the hearing as the Respondent was disputing statements of material facts.

Quesada, Kevin, SL3528028, Case No. 2024019234

- 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:
 - Reprimand
 - Investigative costs of \$231.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Ramirez, Zayra, SL3503847, Case No. 2024014144

- The Respondent was present and was not represented by counsel.

- Commissioner Fitzgerald served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation for 6 months
 - Investigative costs of \$528.00
 - Administrative fine of \$1,500.00
- Violation(s): 475.25(1)(a), FS, v 455.227(1)(t), FS; 475.25(1)(f), FS

Cutrona, Andrew J, SL3501140, Case No. 2024009823

- The Respondent was present and was represented by counsel, Ross M. Mabery Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission accepted the settlement stipulation.
- Violation(s): 475.25(1)(b), FS

Burns, Scott Christopher, SL3254590, Case No. 2024033106

- The Respondent was not present and was not represented by counsel.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024027435

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024028086

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024028215

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived

- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024030187

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024030498

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024030618

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024030626

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024030634

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024032836

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Island Escapes of SWFL LLC, CQ1039694, Case No. 2024035411

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024027616

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024028086

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024028167

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024029949

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.

- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024029965

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024029987

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024030126

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024030160

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024030469

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Vannavong, David, BK3286051, Case No. 2024032864

- The Respondent was present and was represented by counsel, Keith Brady Esq., present.
- Probable cause was waived
- After discussion, the Commission accepted the Voluntary Relinquishment of License for Permanent Revocation.

Alsahani, Zaid, SL3523792, Case No. 2024003184

- 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:
 - Reprimand
 - Investigative costs of \$247.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Childers, Destiny Evelyn, SL3523725, Case No. 2024003411

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

Coone, Camella Lynn

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the case was pulled from the agenda.

Criss, Melissa Renee, BK3036703, Case No. 2024000888

- 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 \$100.00
 - Administrative fine of \$2,500.00
- Violation(s): 475.5015, FS; 475.25(1)(e), FS, v. 475.22(1) FS; and Rule 61J2-10.022, FAC

Daniels, David, SL3292734, Case No. 2024018924

- The Respondent was 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 \$280.50
- Violation(s): 475.25(1)(f), FS

Dweck, David, BK3272886, Case No. 2024007247

- 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 \$99.00
 - Administrative fine of \$2,500.00
- Violation(s): 475.5015, FS

Dweck, David, BK3198510, Case No. 2024007250

- 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 \$ 72.60
 - Administrative fine of \$2,500.00
- Violation(s): 475.5015, FS

Gonzalez, Frankger, SL3527146, Case No. 2024014518

- 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 \$214.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Gonzalez, Pedro B, SL3316346, Case No. 2023072403

- The Respondent was not present and was not represented by counsel.

- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission continued the case to the October meeting.
- Violation(s): 475.25(1)(d)1, FS

Hamras, Nabil, SL3524803, Case No. 2024005648

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

Hartsgrove, Megan Marissa, SL3430897, Case No. 2024004000

- 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 continued the case to the October meeting.

Rigau, Rene Alejandro, BK3525870, Case No. 2024009476

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission continued the case to the November meeting.

Ruiz Alzate, Juan Camilo, SL3523773, Case No. 2024003257

- 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 \$231.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

St Fleur, Frandy Donovan, SL3568482, Case No. 2023072248

- 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 \$687.39
- Administrative fine of \$8,500.00
- Violation(s): 475.25(1)(b), FS; 475.25(1)(d)1, FS; 475.25(1)(k), FS

Vasquez, Jasmin Nicole, SL3524993, Case No. 2024009630

- 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 \$330.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Executive Director Comments

Regulatory Consultant Royal expressed her thanks to the Commission for all their continued service to serve and protect the public and educate Real Estate licensees. Consultant Camille also thanked the Central Intake Unit, Education section, Operations Support Unit, Enforcement, DRE FREC personnel and the leadership of Director McGinnis and Secretary Griffin.

Chair's Comments

Chair Richard Barbara welcomed Chief Attorney Maureen White and thanked everyone for their hard work.

Public Comments


The Commission received public Comment from Denise Johnson.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:47 a.m. The next general meeting is scheduled for October 15-16, 2024. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com) for more information.

ATTEST:


Richard Barbara, Chair
Florida Real Estate Commission


Giovanna Corona, Executive Director
Florida Real Estate Commission