



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
October 15, 2024
Hybrid Meeting**

October 15, 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 Tuesday, the 15th day of October 2024.

Commissioners

Chair Richard Barbara
Vice Chair Millie Kanyar
Randy Schwartz
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

Giuvanna Corona, Executive Director
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
James Fortunatas, Deputy Chief Attorney

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Meeting Minutes

The August 2024 and September 2024 meeting minutes continued to the November meeting.

Reports

The September 2024 reports were presented to the Commission.

- Division
- Legal
- Rules

Education Agenda A

Real Estate Education Courses. After discussion, the Commission:

Approved with Conditions

Blockchain & Crypto for Real Estate Professionals

Granted the Withdrawl

Social Media with a K.I.S.S.

Multiple Brokers

Approved

Ralph Marion Harvey – Gordon Pass Realty LLC (Vice Chair Kanyar and Commissioner Fitzgerald were recused)

Michael I Pappas – Keyes Asset Management Inc (Commissioner Fitzgerald was recused)

Ralph Marion Harvey – Sea Breeze Real Estate LLC (Vice Chair Kanyar and Commissioner Fitzgerald were recused)

Ralph Marion Harvey – Tamiami Realty LLC (Vice Chair Kanyar and Commissioner Fitzgerald were recused)

Chrissie E Baxley – Watermarke Management Group LLC

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Boatright, Aaron Michael

Boostani, Kevin

Fleurival, Rousseau

Freel, Patrick Dee

Henriquez, Dionicio Jr

Machado, Jose Lorenzo

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Blackburn, Michelle

Cunningham, Brittney B

Irwin, Vanessa

Lagzdyn, Maria

Moschovas, Theodore Francis

Norcross, Robert

Olshansky, Edward
Ransom, Jodi
Renard, Shane J
Ruano, Josue
Simmons, Jeniece
Smith, Michael Lumsden Iii
Vaughn Jr, Kevin Lee

Issued a Notice of Intent to Deny

Booker, Chandon Mychael
Espinosa Diaz, Yaritza
Franco, Josephine T
Mcvicker, Echo R
Miranda, Osmani

Continued and waived the 90-Days

Walker, Errol N
Diaz, Nilton Jare
Hornstein, Gary Marshall

Consent Agenda A

After discussion, the Commission:

Approved

Aquino, Malaynie Isabel
Curtis, Shawn Lorenzo
Gammage, Deonne
Gilliam, Sean Samuel
Jackson, Elaine
Klein, Jesse
Minoff, Paul Howard
Nickell, John J
Terhune, Amy Christine

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

Armenteros, Marianela
Badillo, Adalberto li
Devereux-Roberson, Grace K
Efese, Tony
Kier, Rebecca Lynn
Lise, Fredrick
Lynn, John Shannon Jr
Oeltjen, Dale Richard
Reyes, David Marcos

Consent Agenda B

After discussion, the Commission:

Approved

Angeles, Julious
Chen, William Harry
Gonzalez-Anderson, Sebastian Enrique
Herrera, Cheyenne Nico
Rossano, Anthony C

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

Dennison, Michelle
Hackney, Derek Andrew
Howard, Roshedia Larose
McQueen, Zachary
Morrabales Torres, Aniel
Regenold, Shawn
Seepersad, Richard K
Truelsen, Abigail Kim

Executive Director's Comments

Executive Director Corona thanked everyone for the meeting.

Chair's Comments

Chair Barbara did not have any comments.

Public Comments

There were no public comments.

Recess

There being no other business, the Chair recessed the meeting at approximately 10:12 a.m.

October 16, 2024

Chair Richard Barbara called the meeting of the Florida Real Estate Commission to order at approximately 8:37 a.m., via Hybrid, on this Wednesday, 16th day of October 2024.

Commissioners

Chair Richard Barbara
Vice Chair Millie Kanyar
Randy Schwartz
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

Giuvanna Corona, Executive Director
Camille Royal
Opal Smith
Charles Govea-Pineda
Joshua Dagene
Jose Jimenez

Office of General Counsel

Maureen White, Chief Attorney
James Fortunas, Deputy Chief Attorney
Gene Aldridge
Megan Ambrose
Melissa Buza
William Childers
Heather Paige
Elizabeth Paniello, OGC
Ronnie Syme

Court Reporting Services

Magnolia Reporting Inc. (407)896-1824

Legal Appearance Docket

Carrillo Escalona, Linda J, SL3524733, Case No. 2024005692

- The Respondent was 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 November meeting.

Ding, Shijian, SL3411852, Case No. 2023066869

- 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:
 - Revocation
 - Investigative costs of \$379.50
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS; 475.25(1)(f), FS

Hulgan, Jarrod S, SL3315808, Case No. 2024018166

- 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 \$231.00
 - Administrative fine of \$250.00

- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS

Mann, Ruth Esther, SL3529030, Case No. 2024019463

- 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

Matarazzo, Carol A., SL572224, Case No. 2024014221

- 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 \$594.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(a), FS, v 455.227(1)(t), FS

Quesada, Kaden, SL3528031, Case No. 2024019253

- 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 \$249.15
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Soto, Daniel Jr., BK3421114, Case No. 2024020722

- 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)(a), FS, v 455.227(1)(t), FS

Vinjam, Bhavan, SL3501047, Case No. 2024008799

- The Respondent was present and was represented by counsel, Ricky L. Strong Esq., present.

- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Count I of the Administrative Complaint was dismissed
 - Probation for 1 year
 - Investigative costs of \$495.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS; 475.25(1)(f), FS

Quarles, Debra J, SL190482, Case No. 2024046028

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

Adams, Chanel Patrice, SL3525642, Case No. 2024009534

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

Cabrera Azar, Samir, SL3492056, Case No. 2024005671

- 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 \$313.50
- Violation(s): 475.25(1)(e), FS

Coone, Camella Lynn, BK3168855, Case No. 2024011236

- 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 \$603.90
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(s), 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 imposed the following sanctions:
 - Revocation
 - Investigative costs of \$313.50
- Violation(s): 475.25(1)(d)1, FS

Holton, Tara, SL3526224, Case No. 2024014681

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

Rent 1 & Sale 1 Realty - CS Inc., SL1029576, Case No. 2024012945

- 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 \$173.25
- Violation(s): 475.25(1)(d)1, FS

Rickstrew, Bradley C, SL3529313, Case No. 2024026616

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

The below cases were pulled from the Legal Appearance Docket:

Abreu, Daniel Anthony, Case No. 2024-017300

Costa, Stephen M, Case No. 2024-021332

Holness, Damara Gabriella Augstina, Case No. 2024-007424

Sciacca, Jessica Lee, Case No. 2023-070633

Hartsgrove, Megan Marissa, Case No. 2024-016211

FREC Petition

Petition for Declaratory Statements, After discussion, the Commission:

Denied

Ben G. Schachter, DS 2024-035

Continued

Elizabeth Watkins Holloway, Esq., on behalf of Century Complete, DS 2024-034

Special Agenda - General

Commissioner Schwartz motioned to nominate Vice Chair Millie Kanyar as Chair of the Commission and Commissioner Kelly Price as Vice Chair of the Commission, seconded by Commissioner Fitzgerald, the motion passed without dissent. Vice Chair Kanyar and Commissioner Price accepted the nominations.

Executive Director Comments

Executive Director Giuvanna Corona thanked everyone for their participation in the meeting and thanked the Commission for their hard work and commitment to protecting the public.

Chair's Comments

Chair Richard Barbara stated that it has been and incredible honor to serve as Chair of the Commission and hopes to continue working with everyone.

Public Comments

The Commission received no public comments.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:16 a.m. The next general meeting is scheduled for November 19-20, 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


Giuvanna Corona, Executive Director
Florida Real Estate Commission