



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
November 20-21, 2024
Hybrid Meeting**

November 20, 2024

Commissioner Richard Barbara 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 Tuesday, the 20th day of November, 2024.

Commissioners

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

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
Lorianys Ronda-Edwards
Alayssia Canora

Office of General Counsel

Maureen White, Chief Attorney

Court Reporting Services

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

Meeting Minutes

The August 2024, September 2024, and November Meeting Minutes were approved.

Reports

The October 2024 reports were presented to the Commission.

- Division
- Legal
- Rules

Multiple Brokers

Approved

Wilkerson, John Lee

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Armenteros, Marianela

Kier, Rebecca Lynn

Lise, Fredrick

Lynn, John Shannon Jr

Morrabales Torres, Aniel

Oeltjen, Dale Richard

Regenold, Shawn

Reyes, David Marcos

Truelsen, Abigail Kim

Issued a Notice of Intent to Deny

Badillo, Adalberto III

Efese, Tony

Hackney, Derek Andrew

Howard, Roshedia Larose

Mcqueen, Zachary

Seepersad, Richard K

Continued and waived 90 Days

Devereux-Roberson, Grace K

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Rodriguez, Freddy

Ansley, Markia

Bellerose, Kimberly Faye

Boulter, Douglas Craig Iii

Bowers, Jared Sterling

Conner, Ariel Lee

Hampton, Thomas Jefferson Jr

Jean-Charles, Daniel

Miller, Michael

Nomer, Can

Pantoja, Angel Luis
Rolle, Britteny
Serpionov, Tim
Silverman, Jeffrey J
Skrapalliu, Melsa
Stanton, Kelli
Wade, Ashley
Walker, Rashard

Issued a Notice of Intent to Deny

Concepcion, Francis Elvis
Diaz, Nilton Jare
Odom, Ridge Anthony
Ourand, Brian John

Continued and Waived the 90-Days

Hornstein, Gary Marshall
Lazzara, Brian
Mencia, Andres Julio
Valentino, Abraham

Consent Agenda A

After discussion, the Commission:

Approved

Aubut, Michael
Babineau, Jason David
Benoit, Ader
Buford, Carralyce
Caraballo Sanchez, Sasha M
Diaz Morataya, Marvin Osvaldo
Engler, Austin
Goodman, Desiree Lashaun
Rossi, Victoria
Sanches, Nicole
Young, Carl

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

Brooks, Ashley
Poole, Sylvester Robert
Rodriguez Lopez, Ernesto
Wheeles, Kristie

Consent Agenda B

After discussion, the Commission:

Approved

Fairweather, Colin Eugene

Jackson, Chad
Lakhani, Rosy

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

Hernandez, Maria
Schnellenberger, Timothy Howard

Executive Director's Comments

Executive Director Corona acknowledged the technical issues during the meeting and expressed gratitude that they were resolved.

Chair's Comments

Chair Barbara did not have any comment.

Public Comments

The Commission did not receive public comment.

Recess

There being no other business, the Chair recessed the meeting at approximately 12:16 p.m.

November 21, 2024

Commissioner Richard Barbara served as Chair and called the meeting of the Florida Real Estate Commission to order at approximately 8:32 a.m., via Hybrid, on this Wednesday, 21st day of November, 2024.

Commissioners

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

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
Mackenzie Medich, Deputy Chief Attorney
Gene Aldridge
Melissa Buza
Shannon Clark
Heather Page
Elizabeth Paniello
Maureen Sikora
Ronnie Syme

Court Reporting Services

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

Legal Appearance Docket

Abreu, Daniel Anthony, SL3467019, Case No. 2024017300

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$247.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS

Bell, Jonathan Devin, SL3526157, Case No. 2024014703

- The Respondent was present and was represented by counsel, David J Baker Esq., present.
- Probable cause was waived.
- After discussion, the Commission denied the Respondent's Motion to Dismiss and imposed the following sanctions:
 - Revocation
 - Investigative costs of \$ 66.00
- Violation(s): 475.25(1)(m), FS

Colonello, Donald, BK3257540, Case No. 2024019116

- The Respondent was present and was represented by counsel, Darrin Gursky Esq., present.
- Commissioner Fitzgerald served on probable cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation with the following sanctions:
 - Probation for 6 months
 - Investigative costs of \$346.50
 - Administrative fine of \$1,500.00

- 3-Hour Core Law Course
- Violation(s): 475.25(1)(b), FS

Costa, Stephen M., BK3068118, Case No. 2024021332

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Schwartz served on probable cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$363.00
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS; 475.25(1)(f), FS

Courson, Rebecca Sue, BK3287565, Case No. 2024001841

- 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:
 - Suspension for 6 months
 - Investigative costs of \$660.00
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(d)1, FS

Duran, Solvy Caridad, SL3527150, Case No. 2024015020

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham and was recused. Chair Kanyar served on probable cause and was not present.
- After discussion, the Commission imposed the following sanctions:
 - Reprimand
 - Investigative costs of \$272.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Gonzalez, Luis Fernando, SL3412494, Case No. 2024033006

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Ketcham and was recused. Chair Kanyar served on probable cause and was not present.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$214.50
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS

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

- 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:
 - Suspension for 6 months
 - Probation for 3 years
 - Investigative costs of \$528.00
 - Restriction from being certified as a Broker or Broker Associate for 5 years
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS; 475.25(1)(f), FS

Lancaster, Victoria, SL3528357, Case No. 2024019559

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

Levin, Jacob Spencer, SL3527539, Case No. 2024019702

- The Respondent was present and was not represented by counsel.
- Chair Kanyar served on probable cause and was not present.
- 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

Ramsey, Amber Lynn, SL3471935, Case No. 2024026205

- The Respondent was present and was not represented by counsel.
- Chair Kanyar served on probable cause and was not present.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$346.50
 - Administrative fine of \$250.00
 - 3 Hour Core Law Course
- Violation(s): 475.25(1)(e), FS, v 455.227(1)(t), FS

Sciacca, Jessica Lee, BK3182017, Case No. 2023070633

- The Respondent was not present and was represented by counsel, Daniel Villazon Esq., present.
- Commissioner Ketcham served on probable cause and was recused.
- After discussion, the Commission dismissed the case.

Strassenberg, Krist A, BK3318919, Case No. 2024027929

- The Respondent was present and was not represented by counsel.
- Chair Kanyar served on probable cause and was not present.
- The Respondent withdrew the Motion to Continue the Hearing.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$280.50
- Violation(s): 475.25(1)(e), FS, v 61J2-14.012, FAC

Torres, Adriana Yanela, SL3532183, Case No. 2024033738

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham and was recused. Chair Kanyar served on probable cause and was not present.
- After discussion, the Commission imposed the following sanctions:
 - Reprimand
 - Investigative costs of \$206.25
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Valdes, Jorge L, SL3154107, Case No. 2024027326

- The Respondent was present and was represented by counsel, David Israel Esq., present.
- Chair Kanyar served on probable cause and was not present. Commissioner Fitzgerald was recused.
- After discussion, the Commission imposed the following sanction:
 - Investigative costs of \$396.00
- Violation(s): 475.42(1)(d), FS; 475.161, FS

Hartsgrove, Megan Marissa, SL3430897, Case No. 2024016211

- 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 accepted the Settlement Stipulation with the following sanctions:
 - Probation for 6 months
 - Investigative costs of \$280.50
 - Administrative fine of \$250.00
 - 3-Hour Core Law Course
- Violation(s): 475.25(1)(e), FS, v 61J2-10.038(2), FAC

Pierre, Godney, SL3524913, Case No. 2024009537

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

Rent 1 & Sale 1 Realty - CS Inc., CQ1029576, Case No. 2024010484

- 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 \$181.50
 - Administrative fine of \$5,000.00
- Violation(s): 475.25(1)(d)(1), FS

Restrepo, Oscar Alonso, SL3311933, Case No. 2024010822

- 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 \$577.50
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(k), FS; 475.42(1)(d), FS

Rigau, Rene Alejandro, BL3525870, 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 imposed the following sanctions:
 - Investigative costs of \$198.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Rosasco, Mary Amelia, SL3524970, Case No. 2024009546

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

Santana, Rene Jesus, SL3496308, Case No. 2024006386

- 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:
 - Suspension until the below sanctions have been met
 - Investigative costs of \$511.50
 - 3-Hour Core Law Course
 - Compliance with imposed sanctions Final Order 2023-048700
- Violation(s): 475.25(1)(e), FS

Schulz, Mechthild, BK3366051, Case No. 2024011253

- 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 \$140.50
 - Administrative fine of \$2,000.00
- Violation(s): 475.25(1)(d)1, FS; 475.25(1)(e), FS

Special Agenda – Legal

Request for Extension to Comply with Final Order 2023-009408, Jason Levins SL3329503. The petitioner was not present or represented by counsel. After discussion, the Commission approved the request.

FREC Petition

The petitioner and the petitioner’s counsel was not present. After discussion, the Commission denied the Petition for Declaratory Statement DS2024-034, Century Complete.

Executive Director Comments

Executive Director Giovanna Corona thanked the Commission and Division staff.

Chair’s Comments

Chair Richard Barbara thanked the Department and Division staff for a great meeting.

Public Comments

The Commission received public Comment from Elizabeth Mackey.

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Adjournment

There being no other business, the Chair adjourned the meeting at approximately 11:55 a.m. The next general meeting is scheduled for December 17, 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