



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
December 17-18, 2024
Hybrid Meeting**

December 17, 2024

Commissioner Millie Kanyar 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 17th day of December, 2024.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giovanna Corona, Executive Director
Camille Royal
Opal Smith
Charles Govea-Pineda
Joshua Dagene
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 November 2024 Meeting Minutes were approved.

Reports

The November 2024 reports were presented to the Commission.

- Division
- Financial
- Legal
- Rules

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Brooks, Ashley

Hernandez, Maria

Schnellenberger, Timothy Howard

Issued a Notice of Intent to Deny

Poole, Sylvester Robert

Continued and waived the 90-Days

Wheeles, Kristie

Summary of Applicants Agenda B

After discussion, the Commission:

Approved

Duval, Antonio Jr

Espinosa Diaz, Yaritza

Bishop, Erika Janell

Cobiella, Vanessa

Dantzler, Sigismund Seanel

Devereux-Roberson, Grace K

Djonret, Antoinette Nicole

Fonseca, Gloria Leyane

Hornstein, Gary Marshall

Rodriguez Bello, Lazaro Jose

Sudman, Ronnie Wayne

Tompkins, Marlee

Valentino, Abraham

Issued a Notice of Intent to Deny

Diaz, Jennifer Ashley

George-Merchant, Karlyn

Rodriguez, Dimitri

Continued

Walker, Errol N

Continued and Waived the 90-Days

Garcia, William

Lacaze, Alexander
Mencia, Andres Julio

Withdrawal
Loeb Salas, Lael

Consent Agenda A

After discussion, the Commission:

Approved
Evans, Janine
Ferreira, Donald
Graziano, Lauren Marie
Hilton, Barron
Jeannin, Joseph D
Lightfoot, Amanda Lavette
Mclaughlin, Joseph
Paghete, Bryan
Robinson, Kelly Jacobs
Romanik, Mia

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

Cheplic, Mark Jr
Mateo Aviles, Brandon Scott Sr
Smith, Shontavia

Consent Agenda B

After discussion, the Commission:

Approved
Escobar, Nelsy
Fribourg, David Jr

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

Huckleby, Anson Wade

Executive Director's Comments

Executive Director Corona did not have any comment.

Chair's Comments

Chair Kanyar 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 11:10 a.m.

December 18, 2024

Commissioner Millie Kanyar 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, 21st day of December, 2024.

Commissioners

Chair Millie Kanyar
Vice-Chair Kelly Price
Richard Barbara
Patricia Fitzgerald
Randy Schwartz
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
Maggie Bailey

Office of General Counsel

Maureen White, Chief Attorney
James Fortunas, Deputy Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Gene Aldridge
Shannon Clark
Heather Page
Elizabeth Paniello
Maureen Sikora
Ronnie Syme

Court Reporting Services

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Escrow Disbursement Orders

After discussion, the Commission:

Approved as recommended

Case Number 2024044722, Buyer

Case Number 2024045156, Buyer

Case Number 2024051145, Buyer

Case No. 2024051683, Buyer
Case No. 2024053511, Buyer
Case No. 2204053515, Seller
Case No. 2024053507, Interpleader

Case Number 2024048502, pulled from the agenda.

Legal Appearance Docket

Figueredo, Kerry, SL3530853, Case No. 2024028538

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham and Chair Kanyar served on probable cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$264.00
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

Gonzalez, Pedro, SL3316356, Case No. 2023072403

- The Respondent was present and was not represented by counsel.
- Commissioner Price served on probable cause and was recused.
- After discussion, the Commission denied the Respondent's Request for Reconsideration of Final Order.

Miller, Wendy L, BK3065985, Case No. 2024002093

- The Respondent was not present and was represented by counsel, Todd B. Allen Esq., present.
- Commissioner Ketcham and Chair Kanyar served on probable cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Reprimand
 - Investigative costs of \$816.75
 - Administrative fine of \$500.00
- Violation(s): 475.22(1), FS

Perez, Consuelo, SL3414257, Case No. 2023067865

- 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 \$429.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)1, FS

Rose, Cheryl, SL3087727, Case No. 2024025666

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham and Chair Kanyar served on probable cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$660.00
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(e), FS v. 455.227(1)(t), FS

Terrelonge, Monique Maureen, SL3157773, Case No. 2024042889

- The Respondent was present and was not represented by counsel.
- Commissioner Ketcham and Chair Kanyar served on probable cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$132.00
 - Administrative fine of \$500.00
- Violation(s): 475.25(1)(f), FS

Martinez, Eugenio, SL3525889, Case No. 2024009517

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald served on probable cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation:
 - Probation for 6 Months
 - Investigative costs of \$112.40
 - Administrative fine of \$250.00
- Violation(s): 475.25(1)(m), FS

CJB Realty & Property Management LLC, CQ1051118, Case No. 2023067408

- 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 \$513.25
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)(1), FS

CJB Realty & Property Management LLC, CQ1051118, Case No. 2023068685

- 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 \$676.50
 - Administrative fine of \$1,000.00

- Violation(s): 475.25(1)(d)(1), FS

Johnson, Melvin Louis, BK3354879, BK3048949, BK335579, Case No. 2023068314

- 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 \$651.75
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)(1), FS

Johnson, Melvin Louis, BK3354879, BK3048949, BK335579, Case No. 2023068705

- 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 \$676.50
 - Administrative fine of \$1,000.00
- Violation(s): 475.25(1)(d)(1), FS

Sanchez, Izai, SL3366678, Case No. 2024003661

- 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 dismissed the case.

Executive Director Comments

Executive Director Giuvanna Corona thanked Chair Kanyar, the Commission, and staff for a great meeting.

Chair's Comments

Chair Kanyar thanked everyone for their never ending commitment to serve the public.

Public Comments

The Commission received public Comment from Guy Sanchez Jr. and Larissa Ortiz.

Adjournment

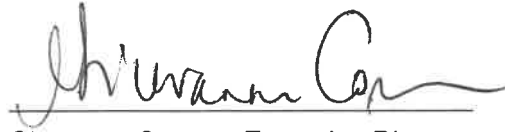
There being no other business, the Chair adjourned the meeting at approximately 9:55 a.m. The

next general meeting is scheduled for January 14, 2025. Please visit [Real Estate Commission-Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/Real-Estate-Commission-Meetings-and-Workshops) for more information.

ATTEST:

A handwritten signature in cursive script, appearing to read 'M. Kanyar', written over a horizontal line.

Millie Kanyar, Chair
Florida Real Estate Commission

A handwritten signature in cursive script, appearing to read 'Giovanna Corona', written over a horizontal line.

Giovanna Corona, Executive Director
Florida Real Estate Commission