



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
February 18, 2026
Hybrid Meeting Only**

February 18, 2026

Commissioner Kelly Price 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, the 18th day of February, 2026.

Commissioners

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

Board Counsel

Lawrence Harris, Senior Assistant Attorney General

- Declared quorum present

Division of Real Estate

Giuanna Corona, Board Executive Director
Denise Alicea-Sanchez
Camille Royal
Opal Smith
Joshua Dagene
Karl Smith
Alayssia Richards
David Marshall

Office of General Counsel

Maureen White, Chief Attorney
Mackenzie Medich, Deputy Chief Attorney
Gene Aldridge
Melissa Buza
Shannon Clark
Sarah Kranz
Arrie Marrion
Elizabeth Paniello
Julicia Vernon

Court Reporting Services

Magnolia Reporting Inc. (407) 896-2313, reportingorlando@aol.com

Meeting Minutes

The December 2025 and January 2026 Meeting Minutes were approved.

Reports

The February 2026 reports were presented to the Commission.

- Division
- Legal
- Rules

Multiple Brokers Agenda

After discussion, the Commission:

Approved

Donald B Dillon - Azor Group International Real Estate and Investment LLC

Brendan Joyce - Cottonwood AG Partners PM, LLC

Domenic C Spirito - CV Realty III, LC

Guillermo Navarrete - International Preferred Enterprise Inc

Jack Richard Myers -Myers Rose Realty LLC

Mary Roman - TN-SRQ Holdings, LLC

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Feng, Julia

Osella, Lorena

Ball, Crystal

Drago, Taylor

Hine, Miguel Antonio

Pryce, Keble

Rodriguez-Rivera, Jamian Xavier

Shirley, Dayton Tyler

Vermilya, Sofia

Issued a Notice of Intent to Deny

Edmond, Jeffrey F

Cruz, Jessica

Hopkins, Latonya

Johnson, Eric Laurence

Mcdonald, Steven Jacob

Ragsdale, Danielle J

Roque, Ivan

Continued

Hayes, Jana C

Jean, Nathan M
Perez Tapia, Johana Barrios

Consent Agenda A

After discussion, the Commission:

Approved

Bagheri, Masi
Martin, Daniel Collins
Martin, Susan Faye
Morera, Carlos Luis
Smith, James E
Weinreb, Gershon Yosef
Wiseman, Cash Cameron

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

Gray, Charles
Kunstmann, Hope Farrah
Lopez, Nelisa Marie
Mazmanian, Christine

Consent Agenda B

After discussion, the Commission:

Approved

Contreras, Nichole Marie
Cooper, Charles Adam
Davenport, Shaquita
Thornton, Kristina Marie
Wendt, Kristy

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

Frey, Michael
McPherson, Aldrea

Escrow Disbursement Orders

After discussion, the Commission:

Approved

Case No. 2025083113, Interpleader

Recovery Fund Claim Docket

After discussion, the Commission:

Denied

Chavez v Labrada

Legal Appearance Docket A

Athon, Brian Howard, SL3210855, Case No. 2025048525

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$330.00
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(f), F.S.

Cote, Guylaine, SL3263511, Case No. 2025057942

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Suspension
 - Investigative costs of \$168.00
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(e), F.S.

De Leon, Eda A., BK3052589, Case No. 2025011037

- The Respondent was present and was represented by counsel, GERALYN M. PASSARO Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$560.00
 - Administrative fine of \$2,500.00
- Violation(s): s. 475.25(1)(b), F.S.

Debnam, Derek H., SL3505771, Case No. 2023025759

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$610.50
 - Administrative fine of \$500.00
- Violation(s): s.475.25(1)(m), F.S.

Fitzpatrick, John Francis, SL3022190, Case No. 2025059321

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After the discussion, the Commission accepted the settlement stipulation.

Frank, Donna Lynn, SL352227, Case No. 2025015462

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$495.00

- Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(b), F.S.

Garcia, Maria Alejandra, SL3396776, Case No. 2025045980

- The Respondent was present and was represented by counsel, Daniel Villazon Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$297.00
 - Administrative fine of \$250.00
- Violation(s): s. 455.227(1)(t), F.S.

Goffe, Katie Ann, SL3390914, Case No. 2025038183

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After the discussion, the Commission accepted the settlement stipulation.

Hakky, Shilaan Said Ismail, BK3506545, Case No. 2025003949

- The Respondent was present and was represented by counsel, Michael E. Long Esq., present.
- Chair Price served on Probable Cause and was recused.
- After the discussion, the Commission accepted the settlement stipulation.

Horner, Marisol, SL3468691, Case No. 2025010498

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$478.50
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(q), F.S.

Hughes Spradling, Shelley, BK3196273, Case No. 2025032328

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$495.00
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(k), F.S.

iList Realty Inc, CQ1059951, Case No. 2025015049

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation

- Investigative costs of \$303.25
 - Administrative fine of \$3,500.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)1., F.S.

iList Realty Inc, CQ1059951, Case No. 2025015071

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$231.00
 - Administrative fine of \$3,500.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)1., F.S.

Kanaris, Abigail Lynn, SL3421914, Case No. 2025005136

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$297.00
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

London Foster LLC, CQ1046685, Case No. 2025029449

- The Respondent was present and was represented by counsel, Kenneth L. Minerley Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission continued the case.

Mahallati, Babac Amir, BK705018, Case No. 2025029263

- The Respondent was present and was represented by counsel, Kenneth L. Minerley Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission continued the case.

McCranie, Patrick William, SL3056336, Case No. 2024040786

- The Respondent was not present and was represented by counsel, William Spicola Esq., present.
- Chair Price served on Probable Cause and was recused.
- After the discussion, the Commission accepted the voluntary relinquishment of license.

McKenly Hill, Wendi, SL3121646, Case No. 2025012265

- The Respondent was present and was represented by counsel, Marc A. Silverman Esq., present.
- Chair Price served on Probable Cause and was recused.

- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$330.00
 - Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(f), F.S.

Rinella, Joanna, BK3309143, Case No. 2025015878

- The Respondent was present and was represented by counsel, Colin Mark Roopnarine Esq., present.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After the discussion, the Commission referred the case to the Division of Administrative Hearings

Sandrino, Vanessa, SL3599607, Case No. 2025025346

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$247.50
 - Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Weaver, Cody K., SL3589837, Case No. 2025046183

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$208.00
 - Administrative fine of \$250.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Harris, Mika K., BK3053658, Case No. 2025037665

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Suspension
 - Investigative costs of \$363.00
 - Administrative fine of \$2,000.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.; 475.25(1)(f), F.S.

Mapes, Angeleen, SL3540312, Case No. 2025006780

- The Respondent was present and was represented by counsel, Lori A. Heim Esq., present.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Probation

- Investigative costs of \$1,559.00
- Administrative fine of \$2,000.00
- Violation(s): s. 475.25(1)(b), F.S.

Moursalien, Rayanna, SL3612556, Case No. 2024070285

- The Respondent was present and was represented by counsel, Harold Thompson Esq., present.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After the discussion, the Commission accepted the settlement stipulation.

Bundy, Michael J, BK3200704, Case No. 2024055784

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After the discussion, the Commission accepted the voluntary relinquishment of license.

Dionysus USA Inc DBA Sunista Realty, CQ1051409, Case No. 2024055402

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and was recused.
- After the discussion, the Commission accepted the voluntary relinquishment of license.

Alexis, Dariel, BK3410803, Case No. 2024070055

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$709.50
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Davis, Kimberly Ellen, SL3368168, Case No. 2025025571

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After the discussion, the Commission continued the matter.

Florida's Best Accommodations Inc., CQ1040541, Case No. 2025030892

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$305.25
 - Administrative fine of \$3,500.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)1., F.S.

Florida's Best Accommodations Inc., CQ1040541, Case No. 2025008122

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$808.50
 - Administrative fine of \$3,500.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)1., F.S.

Golden, Mario, BK3462468, Case No. 2025007742

- 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 \$445.50
 - Administrative fine of \$3,500.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)1., F.S.

Golden, Mario, BK3462468, Case No. 2025011025

- 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 \$313.50
 - Administrative fine of \$3,500.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)1., F.S.

Graves, Larry Wendell Jr., BK3216144, Case No. 2025006652

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$412.50
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(d)(1), F.S.

Graves, Larry Wendell Jr., BK3216144, Case No. 2025006767

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$544.50
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(d)(1), F.S.

Graybill, Clarence, SL3069897, Case No. 2025014906

- The Respondent was present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$420.75
 - Administrative fine of \$250.00
- Violation(s): s. 475.25(1)(e), F.S.

Hyatt, Katherine A., SL3122573, Case No. 2025045365

- The Respondent was not present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After the discussion, the Commission continued the matter.

Johnson, Melvin, BK3048949, Case No. 2024027176

- The Respondent was not present and was not represented by counsel.
- Chair 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 \$3,000.00
- Violation(s): s. 475.5015, F.S.; 475.25(1)(e); F.S.; 475.25(1)(d)1., F.S.

Kellner, Constance M., SL3422679, Case No. 2025006109

- The Respondent was present and was represented by counsel, Tonya Cromartie Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$416.00
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25 (1)(e), F.S.; s. 475.25 (1)(c), F.S.

Rodriguez, Yomari, SL3242229, Case No. 2025038969

- The Respondent was not present and was not represented by counsel.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$354.75
 - Administrative fine of \$ 3,000.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(e), F.S. v. 475.42(1)(a), F.S.; 475.25(1), F.S.; 475.25(1)(e), F.S. v. 475.42(1), F.S.

XPN Realty LLC, CQ1061679, Case No. 2025006066

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.
- After the discussion, the Commission continued the matter.

Legal Appearance Docket C

Spraggin, Bruce BL3428627, Case No. 2024009697

- The Respondent was not present and was not represented by counsel.
- After the discussion, the Commission denied the Respondent's Motion for Reconsideration of Final Order 2025-05887.

Executive Director Comments

Executive Director, Giuvanna Corona, continued her comments to the following month.

Chair's Comments

Chair Price thanked the staff and Commissioners for their efforts.

Public Comment

The Commission did not receive any public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 3:36 p.m. The next general meeting is scheduled for Wednesday, March 25, 2026. Please visit for more information.

ATTEST:



Kelly Price, Chair
Florida Real Estate Commission



Giuvanna Corona, Board Executive Director
Florida Real Estate Commission