



**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
March 25, 2026  
Hybrid Meeting**

**March 25, 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 25<sup>th</sup> day of March, 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**

Giovanna Corona, Board Executive Director  
Denise Alicea-Sanchez  
Camille Royal  
Opal Smith  
Joshua Dagene  
Sophia Terrelonge  
Jocelyn Pomaes  
David Marshall  
Fouad Hammad  
Brian McAvoy  
John Scales

**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  
Carol Rogers  
Julicia Vernon

**Court Reporting Services**

Magnolia Reporting Inc. (407) 896-2313, [reportingorlando@aol.com](mailto:reportingorlando@aol.com)

**Meeting Minutes**

The February 2026 Meeting Minutes were approved.

**Reports**

The March 2026 reports were presented to the Commission.

- Division
- Financial
- Legal
- Rules

**Multiple Brokers Agenda**

After discussion, the Commission:

Approved

Sandy Nadler – Todd Realty Inc

**Summary of Applicants Agenda A**

After discussion, the Commission:

Vacated the Notice of Intent to Deny and Approved

Ohara, Sean Patrick

Waterford, Tneta Marie Dotson

Upheld the Notice of Intent to Deny

Hayes, Jana C

Approved

Andrews, Michael Garrett

Frey, Michael

Galdstone, Stephen Robert

Gray, Charles

Harrell, Maia Shante

Kunstmann, Hope Farrah

McPherson, Aldrea

Issued a Notice of Intent to Deny

Lopez, Nelisa Marie

Mazmanian, Christine

Continued

Cadet, David

Jean, Nathan M

**Consent Agenda A**

After discussion, the Commission:

Approved

Basantes, Jenny

Blandon Garcia, Lenin Antonio

Connolly, Martin

Haynes, Brandon

Hefetz, Shan

Kucharas, Sara Jean

Meza Hurtado, Jose

Richards, Travis

Whitehead, Darron Shastre Oneal

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

Burcham, Carla Jane

Glover, Nicole Aquanette

Stodola, Randy Stodola M

Troyan, Jason

**Consent Agenda B**

After discussion, the Commission:

Approved

Cook, Caryma

Domenech, Antonio

Fischer, Frederick John

Ni, Qiu Ping

Oyler, Timothy Hassler

Rivera, Michael Adam

Steinmetz, Jon Scott

Veiga, John Michael

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

Adle, Michael

Castillo, Adrian

Fields, Kodiak

Gomez, Manuel

Mcelroy, Shane Parker

Petnel, Keith Francis

Quintero, Henry

Reid, Asani

Vargas, Cesar J

### **Escrow Disbursement Orders**

After discussion, the Commission:

#### **Approved**

Case No. 2025069573, Buyer

Case No. 2025075521, Seller

Case No. 2025077046, Buyer

Case No. 2025078668, Seller

Case No. 2025083959, Buyer

### **Recovery Fund Claim Docket**

After discussion, the Commission:

#### **Denied**

Rengal v Elejalde

Cheng v Zhang

### **Legal Appearance Docket A**

#### **Belmontes, Emil Shaun Nichol, SL3505595, Case No. 2025069518**

- 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:
  - Investigative costs of \$660.00
  - Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(e), F.S. v 455.227(1)(t), F.S.

#### **Charles, Jeremy, BK3361294, Case No. 2025006083**

- 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 \$1,237.50
  - Administrative fine of \$2,000.00
- Violation(s): s. 475.25(1)(d)1, F.S.; 475.25(1)(b), F.S.; 475.25(1)(e), F.S v. 475.42(1)(d), F.S.; 475.25(1)(e), F.S. v. 61J2-14.009 F.A.C.

#### **Feliz, Pedro, SL3454614, Case No. 2025008207**

- 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:
  - Revocation
  - Investigative costs of \$363.00

- Violation(s): s. 475.25(1)(b), F.S.

**Grinberg, Libe Josefina, BK3286457, Case No. 2025010063**

- 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 \$676.50
  - Administrative fine of \$4,000.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)1, F.S.; 475.25(1)(k), F.S.; 475.25(1)(e), F.S. v. 61J2-14.010(1) F.A.C.

**Hampton, Shamekia L., SL3232115, Case No. 2025055969**

- 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
- Violation(s): s. 475.25(1)(e), F.S. v 455.227(1)(q), F.S.

**Harthan, Ryan Mark, BK3339362, Case No. 2025051412**

- 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 \$330.00
- Violation(s): s. 475.25(1)(e), F.S. v 455.227(1)(t), F.S.

**Holness, Richelle D, BK3244884, Case No. 2025028795**

- 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 approved the Respondent's motion to continue.

**Kosmal, Janette C., SL3545165, Case No. 2025043084**

- The Respondent was present and was represented by counsel, James F. Morey, Esq., present.

- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Investigative costs of \$142.95
  - Administrative fine of \$250.00
- Violation(s): s. 475.42(1)(b), F.S.

**Laborde, Tammy, SL3345751, Case No. 2024055066**

- The Respondent was present and was represented by counsel, Karim Tabbaa, Esq., present.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
  - Investigative costs of \$429.00
  - Administrative fine of \$500.00
  - 3 Hour Core Law Course
- Violation(s): s. 475.42(1)(b), F.S.

**Leibowitz, Gittel Devorah, SL3504424, Case No. 2025005852**

- 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:
  - Administrative fine of \$313.50
- Violation(s): s. 475.25(1)(r), F.S.

**London Foster LLC, CQ1046685, Case No. 2025029449**

- 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 referred the matter to Division of Administrative Hearings for further proceedings.

**Mahallati, Babac Amir, BK705018, Case No. 2025029263**

- 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 referred the matter to Division of Administrative Hearings for further proceedings.

**Olivares, Jonathan Michael, SL3508747, Case No. 2025010492**

- 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 \$379.50
  - Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.; 475.25(1)(f), F.S.

**Osborne, Joshua, BK3606066, Case No. 2025069160**

- 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 \$470.25
  - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

**DeSantus, Violette, SL3387549, Case No. 2025007622**

- The Respondent was present and was represented by counsel, James Jean-Francois Esq., present.
- Commissioner Butler served on Probable Cause and was recused.
- After discussion, the Commission denied the Settlement Agreement and referred the matter back to the parties.

**Durmekova, Monika, SL3537457, Case No. 2024062279**

- The Respondent was not present and was represented by counsel, Carlos Londono Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission denied the Settlement Agreement and referred the matter back to the parties.

**Henry, Christic Alise, BK3033182, Case No. 2024044383**

- The Respondent was present and was represented by counsel, Fred R. Dudley Esq., not present.

- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**Justin, Mackinley K, BK3366297, Case No. 2025066272**

- The Respondent was not present and was not represented by counsel.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**Kingdom First Realty Inc., CQ1016856, Case No. 2024044883**

- The Respondent was present and was represented by counsel, Fred R. Dudley Esq., not present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**Lambro, George W., SL3455790, Case No. 2025032666**

- The Respondent was present and was represented by counsel, Heather A Rutecki Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**Levines, Traci Lynn, SL3172584, Case No. 2025036563**

- The Respondent was present and was represented by counsel, Heather A Rutecki Esq., present.
- Commissioner Butler served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**Niakan, Sepehr, BK3102146, Case No. 2025026923**

- The Respondent was not present and was represented by counsel, Kenneth Damas Esq., not present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**Perrine, Brent DeVonn, SL3254651, Case No. 2024040504**

- The Respondent was present and was not represented by counsel.
- Chair Price served on Probable Cause and was recused.

- After discussion, the Commission accepted the Settlement Stipulation.

**Piccirilli, Robert L, BK153239, Case No. 2025026241**

- The Respondent was present and represented by counsel, Peter Hobson, Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**University Realty of Tampa, CQ1034250, Case No. 2025027590**

- The Respondent was present and represented by counsel, Peter Hobson, Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission accepted the Settlement Stipulation.

**Alizo, Augusto J., SL3287343, Case No. 2025053588**

- 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 Voluntary Relinquishment Of License.

**Acreage Realty LLC, CQ1071315, Case No. 2025048674**

- The Respondent was not present and was not represented by counsel.
- ChairPrice served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Revocation
  - Investigative costs of \$321.75
  - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(d)1, F.S.

**Burke Group Enterprises LLC, CQ1058707, Case No. 2025038668**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
  - Revocation
  - Investigative costs of \$297.00
  - Administrative fine of \$1,000.00

- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)(1), F.S.; 475.5015, F.S.; 475.25(1)(e), F.S. v. 475.22(1), F.S.

**Burke, Salvatore, BK3273266, Case No. 2025037198**

- The Respondent was not present and was not represented by counsel.
- Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
  - Revocation
  - Investigative costs of \$594.00
  - Administrative fine of \$4,000.00
- Violation(s): s. 475.25(1)(b),F.S.; 475.25(1)(d)1, F.S.; 475.5015, F.S.; 475.25(1)(e), F.S. v 475.22(1), F.S.

**Burke, Salvatore, BK3273266, Case No. 2025052215**

- The Respondent was not present and was not represented by counsel.
- Ketcham served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
  - Revocation
  - Investigative costs of \$412.50
  - Administrative fine of \$2,000.00
- Violation(s): s. 475.25(1)(b), F.S.; 475.25(1)(d)(1), 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 discussion, the Commission imposed the following sanctions:
  - Suspension
  - Investigative costs of \$495.00
  - Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(d)(1), F.S.

**Hoover, Matthew Ryan, Case No. 2024069556**

- The Respondent was present and was not represented by counsel.
- Commissioner Butler served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Investigative costs of \$214.50

- Violation(s): s. 475.25(1)(f), F.S.

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

- 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 \$198.00
  - Administrative fine of \$2,000.00
- Violation(s): s. 475.25(1)(e), F.S.

**Perry, Patricia Suzanne, SL3365691, Case No. 2025006959**

- The Respondent was present and was represented by counsel, John Samaan, Esq., present
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission granted the Waiver; accepted the complete investigative file, including any materials provided by the Respondent or Respondent's counsel, into the record; and adopted the factual allegations contained within the administrative complaint as the board's findings of facts.
- The Commission granted the Respondent's motion to continue the penalty phase of case.

**Professional Property Management of Florida LLC, CQ1056428, Case No. 2025032068**

- 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
  - Investigative costs of \$660.00
  - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(d)(1), F.S.

**Thigpen Matthews, Alisa Beatrice, SL3430771, Case No. 2025004058**

- 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 \$1,072.50

- Administrative fine of \$4,000.00
- Violation(s): s. 475.25(1)(d)(1), F.S.; 475.25(1)(b), F.S.; 475.25(1)(e), F.S. v. 475.42(1)(d), F.S.; 475.25(1)(e), F.S. v. 61J2-14.009 F.A.C.; 475.25(1)(d)(1), F.S.

**XPN Realty LLC, CQ1061679, Case No. 2025006066**

- The Respondent was present and was represented by counsel, Jeffrey D. Rein Esq., present.
- Chair Price served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
  - Suspension
  - Investigative costs of \$379.50
  - Administrative fine of \$5,000.00
- Violation(s): s. 475.25(1)(d)1, F.S.

**Special Agenda – General**

Broker with Out of State Experience, Ronaldo C. Franco. The applicant was present and was not represented by counsel. After the discussion, the Commission granted the applicant’s request for Broker Out of State Equivalency.

Broker Upgrade from Sales Associate Experience, Alain N. Ferro. The applicant was not present and was not represented by counsel. After the discussion, the Commission denied the applicant’s request to upgrade from Sales Associate to Broker Associate.

**Executive Director Comments**

Executive Director, Giuvanna Corona, made no additional comments or remarks.

**Chair’s Comments**

Chair Price expressed gratitude to the Commission, Office of General Counsel, and Division Staff for their perseverance and dedication.

**Public Comment**

The Commission did not receive any public comment.

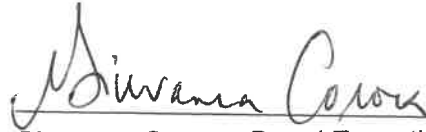
**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 3:46 p.m. The next general meeting is scheduled for Wednesday, April 22, 2026. Please visit [Real Estate Commission- Meetings and Workshops – MyFloridaLicense.com](https://www.myfloridalicense.com/Real-Estate/Commission-Meetings-and-Workshops) for more information.

ATTEST:



Kelly Price, Chair  
Florida Real Estate Commission



Giovanna Corona, Board Executive Director  
Florida Real Estate Commission