



**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
April 22, 2026
Hybrid Meeting**

April 22, 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 22nd day of April, 2026.

Commissioners

Chair Kelly Price

Vice-Chair Richard Barbara

Millie Kanyar

Randy Schwartz

Patricia Ketcham

Renee Butler – *excused absence*

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

David Marshall

Fouad Hammad

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

Meeting Minutes

The March 2026 Meeting Minutes were approved.

Reports

The April 2026 reports were presented to the Commission.

- Division
- Legal
- Rules

Summary of Applicants Agenda A

After discussion, the Commission:

Approved

Adle, Michael
Burcham, Carla Jane
Castillo, Adrian
Fields, Kodiak
Ganim, Darren J
Hemingway, Jay
McElroy, Shane Parker
Petnel, Keith Francis
Quintero, Henry
Reid, Asani
Trojan, Jason
Cadet, David
Glover, Nicole Aquanette

Issued a Notice of Intent to Deny

Gomez, Manuel
Vargas, Cesar J

Continued

Jean, Nathan M
Stodola, Randy M

Consent Agenda A

After discussion, the Commission:

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

Celine, Shaquan Niasia
Cespedes, Stephany
Hancock, Amie Louise
Jones, Kaimana Arnechia Danae

Latifan, Kallid
Malone, Michael John
Martin, Erica Jenee
Pianfetti, Alexander Joseph
Richardson, Troy Jr
Rivera, Ada M
Rosten, Joanne
Sauri, Angel
Somers, Joseph F
Straub, Amber
Tejada, Jorge Felix
Testo-Michaud, Sandra Grace
Thompson, John B

Consent Agenda B

After discussion, the Commission:

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

Barnes, Tyffani Joy Nichole
Crane, Roberto
Diaz, Paulo M
Holman, Laticia
Illouz, Paul Elie
Jackson, Brad R
Klemz, Lavinia Rita
Murray, Manus J
Osorto Sanchez, Ivan H
Schuchardt, Elliott J
Tindell, Melinda Pearce
Troian, Daniel C Jr
Williams, Shantel

Escrow Disbursement Orders

After discussion, the Commission:

Approved

Case No. 2025077987, Seller
Case No. 2025080003, Seller
Case No. 2025083027, Buyer

Recovery Fund Claim Docket

After discussion, the Commission:

Denied

Cason v Adams
Pozo v Elejalde

Legal Appearance Docket A

Alexander, Alon, SL3155623, Case No. 2024071744

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

Bullen, Christian Matthew, SL3526296, Case No. 2025084933

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$404.25
 - Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Butler, Cheyenne B, SL3632789, Case No. 2025049728

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$500.00
 - Administrative fine of \$214.50
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Capotosto, Anthony Cabrini, BK3417327, Case No. 2024067295

- 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 \$252.50
 - Administrative fine of \$7,500.00
- Violation(s): s. 475.42(1)(d), F.S., s. 455.227(1)(o) F.S., s. 475.25(1)(d), F.S.,

Delgado, Harry Michael, SL3474997, Case No. 2025058479

- The Respondent was present and was represented by counsel, Michael Dear Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Revocation
 - Investigative costs of \$396.00

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

Goldberg, Ian Arthur, SL3397792, Case No. 2025025301

- 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 \$297.00
 - Administrative fine of \$250.00
- Violation(s): s. 475.25(1)(e), F.S., v. 455.277(1)(t) F.S.

Green, Jasmine Rene, SL3171446, Case No. 2024038200

- 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 \$891.00
 - Administrative fine of \$2,000.00
- Violation(s): s. 475.25(1)(b), F.S., s. 475.25(1)(c), F.S.

Mc Phee, Vicky Lynn, BK657740, Case No. 2025061344

- 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 \$495.00
 - Administrative fine of \$250.00
- Violation(s): s. 475.25(1)(f), F.S.

MV REALTY PBC LLC, CQ1046757, Case No. 2024057581

- 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 \$577.50
 - Administrative fine of \$7,500.00
- Violation(s): s. 475.25(1)(e), F.S v. 455.227(1)(m), F.S. s. 475.25(1)(b), F.S.

MV REALTY PBC LLC, CQ1046757, Case No. 2024065646

- 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 \$330.00
 - Administrative fine of \$7,500.00

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

MV REALTY PBC LLC, CQ1046757, Case No. 2024065653

- 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 \$258.39
 - Administrative fine of \$7,500.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(m), F.S., s. 475.25(1)(b), F.S.

MV REALTY PBC LLC, CQ1046757, Case No. 2024065710

- 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 \$280.50
 - Administrative fine of \$7,500.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(m), F.S., s. 475.25(1)(b), F.S.

Panetta, Matthew, SL3450015, Case No. 2025025442

- The Respondent was present and was represented by counsel, Heather Rutecki-Guggenthale Esq., present.
- Commissioner Butler served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$528.00
 - Administrative fine of \$500.00
- Violation(s): s. 475.25(1)(f), F.S., s. 475.25(1)(p), F.S.

Principato, Jolie A, SL3597150, Case No. 2025057321

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$561.00
 - Administrative fine of \$250.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Von Lambert, Margareta, BK3416495, Case No. 2025044647

- The Respondent was not present and was represented by counsel, Philippe M. Symonovicz Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission imposed the following sanctions:

- Revocation
- Investigative costs of \$140.50
- Administrative fine of \$2,500.00
- Violation(s): s. 475.25(1)(f), F.S.

Von Ohlen, Robert, SL3281028, Case No. 2025025416

- The Respondent was present and was not represented by counsel.
- Vice-Chair Barbara and Commissioner Schwartz served on Probable Cause and were recused.
- After discussion, the Commission imposed the following sanctions:
 - Investigative costs of \$500.00
 - Administrative fine of \$495.00
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S.

Zachman, Amanda J, BK3244459, Case No. 2025064867

- The Respondent was present and was represented by counsel, Thomas Crapps Esq., present.
- Commissioner Schwartz served on Probable Cause and was recused.
- After discussion, the Commission voluntary relinquishment of license.

Clark, Richard Craig, SL3369361, Case No. 2025013302

- 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 accepted the settlement stipulation.

Coyle, Andraya, SL3551956, Case No. 2025031676

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

Friedopfer, Lindsay, SL3336812, Case No. 2025006735

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

Granato, Anthony Lee, SL3251282, Case No. 2025010491

- The Respondent was not present and was represented by counsel, Heather A. Rutecki Esq., present.
- Commissioner Fitzgerald and Commissioner Ketcham served on Probable Cause and were recused.
- After discussion, the Commission accepted the settlement stipulation.

Kelly, Amy, SL684465, Case No. 2025028544

- 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 accepted the settlement stipulation.

McDougall, Jean Ellen, BK3412377, Case No. 2025077425

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

Melendez, Julius Anthony, BK3500786, Case No. 2025048295

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

Brown, Linda, BK3015650, Case No. 2025071994

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

Downtown Partners Inc., CQ1013572, Case No. 2025072008

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

Isbell, Robert David, SL3036936, Case No. 2025006801

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

Alexander, Oren, BK3296414, Case No. 2024071742

- 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 continued the case.

Alexander, Tal, SL3298944, Case No. 2024071740

- 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 continued the case.

Aucoin, Travonn Rashard, BK3470235, Case No. 2025048588

- The Respondent was present and was not represented by counsel.
- Chair-Price served on Probable Cause and was recused.
 - Investigative costs of \$676.50
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(d)1, F.S.

Bonaduce, Domenica Patrizia, BK3149524, Case No. 2025034173

- 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 \$1,485.00
 - Administrative fine of \$5,000.00
- Violation(s): s. 475.25(1)(d)2, F.S., s. 475.25(1)(b), F.S.

De Borba, Gabriel Goulart, SL3517398, Case No. 2025055960

- 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 \$140.50
- Violation(s): s. 475.25(1)(e), F.S.

Floridas Best Accomodations Inc, CQ1040541, Case No. 2025006899

- 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 \$693.00
 - Administrative fine of \$2,500.00
- Violation(s): s. 475.25(1)(d)1, F.S.

Floridas Best Accomodations Inc, CQ1040541, Case No. 2025007135

- 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 \$693.00

- Administrative fine of \$2,500.00
- Violation(s): s. 475.25(1)(d)1, F.S.

Gonzalez Pongo, Ariel Raul, SL3501307, Case No. 2025057930

- 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 \$363.00
 - Administrative fine of \$2,500.00
- Violation(s): s. 475.25(1)(e), F.S.

Honore, William J, SL3552914, Case No. 2025009076

- 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 \$660.00
 - Administrative fine of \$5,000.00
- Violation(s): s. 475.25(1)(b), F.S., s. 475.25(1)(d), F.S.

Jones, Stephanie, SL3527485, Case No. 2025056013

- 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 \$297.00
 - Administrative fine of \$1,000.00
- Violation(s): s. 475.25(1)(e), F.S.

Kylin Realty, LLC, CQ1051344, Case No. 2025048296

- 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 \$618.75
- Violation(s): s. 475.25(1)(d)1, F.S.

Lechuga, Luis, SL3315092, Case No. 2025039015

- 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 \$2,500.00
- Administrative fine of \$313.50
- Violation(s): s. 475.25(1)(b), F.S.

Miami Prime Properties LLC, CQ1060793, Case No. 2025031682

- 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 \$3,500.00
 - Administrative fine of \$1,130.25
- Violation(s): s. 475.25(1)(d)1, F.S., s. 475.22(1), F.S.

Perry, Patricia Suzanne, SL3365691, Case No. 2025006959

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

Velez, Joel, SL3509773, Case No. 2025057945

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

Wild, Erin E, SL3569430, Case No. 2025059286

- 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 \$500.00
 - Administrative fine of \$140.50
- Violation(s): s. 475.25(1)(e), F.S. v. 455.227(1)(t), F.S., s. 475.25(1)(p), F.S.

Zhang, Ying, BK3273098, Case No. 2025059233

- 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 \$2,500.00
 - Administrative fine of \$375.21
- Violation(s): s. 475.25(1)(d)1, F.S.

Special Agenda – General

Request for 2nd Extension to Comply with Final Order - The applicant was not present and was not represented by counsel. After the discussion, the Commission granted the applicant's request extension.

Request for Reconsideration of Final Order - The applicant was present and was not represented by counsel. After the discussion, the Commission denied the applicant's request to for Reconsideration of Final Order.

Executive Director Comments

Executive Director, Giovanna Corona, thanked everyone for their time.

Chair's Comments

Chair Price thanked everyone for the meeting.

Public Comment

The Commission received public comments from two members of the public.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 2:05 p.m. The next general meeting is scheduled for Wednesday, May 20, 2026. Please visit [RealEstate Commission- Meetings and Workshops – MyFloridaLicense.com](http://RealEstateCommission-MeetingsandWorkshops-MyFloridaLicense.com) for more information.

ATTEST:



Kelly Price, Chair
Florida Real Estate Commission



Giovanna Corona, Board Executive Director
Florida Real Estate Commission