

Halsey Beshears, Secretary

Ron DeSantis, Governor

Minutes approved at the December  
2020 FREC Meeting.

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
November 4, 2020  
Tele-Conference/Live-Stream Special Meeting**

**November 4, 2020**

Chair Dick Fryer called the special meeting of the Florida Real Estate Commission to order at approximately 1:00 p.m., via Tele-Conference/Live-Stream, on this, the 4<sup>th</sup> day of November, 2020. Executive Director Giovanna Corona conducted Roll Call with the below listed participants responding with “present.”

**Commissioners**

Chair Dick Fryer – via Live-Stream  
Vice-Chair Randy Schwartz – via telephone  
Poul Hornsleth – via telephone  
Patricia Fitzgerald – via Live-Stream  
Guy Sanchez – via Live-Stream  
Patti Ketcham - not present and has an excused absence

Mr. Larry Harris, Senior Assistant Attorney General appeared via Live-Stream as counsel for the Commission. Mr. Harris declared quorum present.

**Staff**

Giovanna Corona, Executive Director – in person  
Chris Willenbring, Deputy Director – telephone  
Al Cheneler, Chief Attorney – via telephone  
Emy Orellana, Regulatory Specialist III – in person  
Damon Boodram, DRE Investigator – in person  
Magnolia Reporting, Inc. (407) 896-1813 provided court services – via Live Stream

The purpose of the meeting was for the Commission to accept the continued October 2020 Consent Agendas B and C vote results. Vice-Chair Schwartz moved; second by Commissioner Hornsleth; to accept October 2020 Consent Agendas B and C vote results (See Attachment A and B).

**Executive Director’s Comments**

Executive Director Corona thanked the Commission for participating in the special meeting along with board counsel, the office of general counsel, Magnolia Reporting, Inc., Ms. Lugo and her licensing team for expediting the agendas and results for consideration.

**Chair’s Comments**

Chair Fryer thanked the Commission and Division staff for making time to conduct this meeting.

**Public Comments**

The Commission did not receive public comments from members of the audience via GoToMeeting chat.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 1:10 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for November 17, 2020, via Tele-Conference/Live-Stream.

ATTEST:



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Richard "Dick" Eryer, Chair  
Florida Real Estate Commission



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Giovanna Corona, Executive Director  
Florida Real Estate Commission

Halsey Beshears, Secretary

Ron DeSantis, Governor

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
November 17, 2020  
Tele-Conference/Live-Stream Meeting**

**November 17, 2020**

Chair Fryer called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Tele-Conference/Live-Stream, on this Tuesday, the 17<sup>th</sup> day of November, 2020 and conducted Roll Call with the below listed participants responding with “present.”

**Commissioners**

Chair Dick Fryer – in person  
Vice-Chair Randy Schwartz – in person  
Patricia Fitzgerald – via Live-Stream  
Poul Hornsleth – via telephone  
Guy Sanchez – via Live-Stream  
Patti Ketcham – via Live-Stream

Mr. Lawrence Harris, Senior Assistant Attorney General, appeared via Live-Stream as counsel for the Commission. Mr. Harris declared quorum present.

**Staff**

Giuvanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
Janice Lugo, Operations Support Supervisor – in person  
Emy Orellana, Regulatory Specialist III – in person  
Damon Boodram, DRE Investigator – in person  
Magnolia Reporting, Inc. (407) 896-1813 provided court services – in person

**Special Agenda A**

**Consideration of Florida Residency to Determine Eligibility under the Mutual Recognition Agreement between Georgia and Florida – Brian Winter, Application Number 5962774**

The applicant, Brian Winter, was present, via Live Stream . After discussion, Commissioner Sanchez moved; seconded Vice-Chair Schwartz by; to deny the consideration of Florida Residency. The motion passed without dissent.

**Summary of Applicants**

**Agenda A**

Giuvanna Corona, Regulatory Consultant, presented 24 Applicants requesting to sit for the real estate examination. Results are as follows:

TAB	NAME	PRESENT	MOVED by COMMISSIONER	SECONDED by COMMISSIONER	VOTE	COUNT
A	Burke, Leslie Pagan	No	Continued			
B	Cruz Perez, Nelson	No	Continued			

C	Aguila Lopez, Abigail	Yes	Sanchez	Schwartz	Denied	Unanimous
D	Benton, Brandon	No	Schwartz	Sanchez	Denied	Unanimous
E	Cannizzaro, Anthony	No	Schwartz	Fitzgerald	Approved	4-2
F	Chou, May Wong	No	Withdrawn			
G	Coleman, Michelle	Yes	Sanchez	Schwartz	Denied	Unanimous
H	Denson, Reginald Andrew	Yes	Schwartz	Sanchez	Approved	Unanimous
I	El, Seti Hotep	No	Sanchez	Hornsleth	Denied	Unanimous
J	Garza, Fidel	No	Sanchez	Hornsleth	Denied	Unanimous
K	Hickman, Kristi Leigh	Yes	Sanchez	Hornsleth	Approved	Unanimous
L	Jones, Jean Tan	No	Continued and waived the 90-day requirement			
M	Lewis, Todd	Yes	Schwartz	Sanchez	Approved	Unanimous
N	Ludena, Anthony	Yes	Withdrawn			
O	Maldonado, Damian Sr	Yes	Vice-Chair Schwartz moved; seconded by Commissioner Hornsleth; to continue the application to December 2020. The motion passed unanimously. The applicant waived the 90-day requirement.			
P	Pringle, Gino Ardizzone	Yes	Withdrawn			
Q	Rengifo, Juan Carlos	No	Schwartz	Hornsleth	Approved	Unanimous
R	Rosa, Sergio	Yes	Sanchez	Schwartz	Denied	Unanimous
S	Rothermel, Cynthia	No	Continued and waived the 90-day requirement			
T	Santalo, Betsy Marina	No	Continued and waived the 90-day requirement			
U	Schott, David Gerard	Yes	Hornsleth	Schwartz	Approved	Unanimous
V	Sutton, Thomas Alexander	Yes	Hornsleth	Schwartz	Approved	Unanimous
W	Tamposi, Candace Ann Daniel Villazon, Esq.	Yes Yes	Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald, to approve the application as a Sales License, not Broker, upon an amended application. The motion passed unanimously.			
X	Valverde, Osman	Yes	Schwartz	Sanchez	Approved	Unanimous

### **Agenda B**

Giuvanna Corona, Regulatory Consultant, presented 11 Applicant requesting to sit for the real estate examination. Results are as follows:

TAB	NAME	PRESENT	MOVED by COMMISSIONER	SECONDED by COMMISSIONER	VOTE	COUNT
A	Avila, Krystle Jade	Yes	Schwartz	Ketcham	Approved	Unanimous
B	Aviles, Luis Adrian	Yes	Schwartz	Fitzgerald	Approved	Unanimous
C	Johnson, Jozee	Yes	Withdrawn			
D	Lamb, Joshua Rowland John Orrick, Esq.	Yes Yes	Withdrawn			
E	Mandri, Christina Alexander	Yes	Hornsleth	Schwartz	Approved	Unanimous
F	Noland, Carrie Elizabeth	Yes	Schwartz	Fitzgerald	Approved	Unanimous
G	Poore, Andrew Nathaniel	Yes	Schwartz	Sanchez	Approved	Unanimous
H	Schmitt, Joseph Russell	Yes	Ketcham	Fitzgerald	Approved	Unanimous
I	Schneider, Blanca Iris	Yes	Hornsleth	Fitzgerald	Approved	Unanimous
J	Scott, Vernon C Jr.	No	Fitzgerald	Hornsleth	Denied	3-2
K	Torres, Lisa Lourena	Yes	Fitzgerald	Schwartz	Approved	Unanimous

**Agenda C**

Giuvanna Corona, Regulatory Consultant, presented 28 Applicant requesting to sit for the real estate examination. Results are as follows:

TAB	NAME	PRESENT	MOVED by COMMISSIONER	SECONDED by COMMISSIONER	VOTE	COUNT
A	Hill, Gerard Paul III Daniel Villazon, Esq.	Yes Yes	Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
B	Balke, Amanda	Yes	Sanchez	Schwartz	Approved	Unanimous
C	Chavez, Gino	Yes	Sanchez	Schwartz	Denied	Unanimous
D	Fletcher, Michael John	Yes	Withdrawn			
E	Flores, Joshua	No	Sanchez	Ketcham	Denied	Unanimous
F	Godley, John Edward	Yes	Hornsleth	Ketcham	Approved	4-2
G	Jordan, Beth Rene	Yes	Withdrawn			
H	Jutras, Misti Marie	Yes	Hornsleth	Ketcham	Approved	4-2
I	Kennedy, Lisa	Yes	Schwartz	Sanchez	Approved	Unanimous
J	Khan, Venood	No	Fitzgerald	Hornsleth	Denied	Unanimous
K	Killian, Cory	Yes	Sanchez	Fitzgerald	Approved	Unanimous
L	Kolb, Sean Jeffery	Yes	Schwartz	Hornsleth	Approved	Unanimous
M	Lewison, Wesley E	No	Schwartz	Fitzgerald	Approved	Unanimous
N	Liriano, David	Yes	Schwartz	Sanchez	Approved	Unanimous
O	Londres, Taylor	No	Schwartz	Fitzgerald	Approved	Unanimous
P	Murray, Erick Duane	Yes	Hornsleth	Fitzgerald	Approved	5-1
Q	Pagan, Joan Marie	Yes	Fitzgerald	Hornsleth	Approved	Unanimous
R	Piccolo, Ryan Anthony	No	Schwartz	Hornsleth	Approved	Unanimous
S	Ramos, Jennifer	No	Schwartz	Fitzgerald	Denied	Unanimous
T	Richardson, Barbara Jean	Yes	Fitzgerald	Hornsleth	Approved	4-2
U	Rousselot, Gaston	No	Schwartz	Hornsleth	Approved	Unanimous
V	Scoville, Gregory Alan	No	Schwartz	Ketcham	Denied	Unanimous
W	Stover, Angela Dawn	No	Hornsleth	Fitzgerald	Approved	Unanimous
X	Tack, Andrew James	Yes	Continued and waived the 90-day requirement			
Y	Thomas, Linda Johnson	Yes	Fitzgerald	Hornsleth	Approved	5-1
Z	Tryfonopoulos, Spyros A	Yes	Sanchez	Schwartz	Denied	Unanimous
AA	Vernon, John Eric	No	Schwartz	Hornsleth	Approved	4-1
AB	Wehr,Dane Evan	Yes	Hornsleth	Schwartz	Approved	Unanimous

**Consent Agenda A**

The Commission considered 54 applicants from the Consent Agenda A; Commissioner Hornsleth moved; Vice-Chair Schwartz seconded the motion to approve 31 applicants and require 23 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent (see attached).

**Executive Director's Comments**

Executive Director Corona thanked the Commission and Division staff for a great meeting; addressed questions and comments from the Commission.

**Chair's Comments**

Chair Fryer thanked the Commission and Division staff for a great meeting.

**Public Comments**

The Commission did not receive public comment.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 4:45 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for December 15, 2020, via Tele-Conference/Live-Stream.

ATTEST:



Richard "Dick" Fryer, Chair  
Florida Real Estate Commission



Giovanna Corona, Executive Director  
Florida Real Estate Commission

**Minutes of  
THE FLORIDA REAL ESTATE COMMISSION  
November 18, 2020  
Tele-Conference/Live-Stream Meeting**

**November 18, 2020**

Chair Dick Fryer called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Tele-Conference/Live-Stream, on this Wednesday, the 18<sup>th</sup> day of November, 2020. Executive Director Giovanna Corona conducted Roll Call with the below listed participants responding with “present.”

**Commissioners**

Chair Dick Fryer – in person  
Vice-Chair Randy Schwartz – in person  
Patricia Fitzgerald – via Live-Stream  
Poul Hornsleth – via telephone  
Guy Sanchez – via Live-Stream  
Patti Ketcham – via Live-Stream

Mr. Lawrence Harris, Senior Assistant Attorney General, appeared via Live-Stream counsel for the Commission. Mr. Harris declared quorum present.

**Staff**

Giovanna Corona, Executive Director – in person  
Al Cheneler, Chief Attorney – in person  
James Fortunas, Deputy Chief Attorney – via telephone  
Nadia Hamade, Deputy Chief Attorney – via telephone  
Mackenzie Medich, Assistant General Counsel – via telephone  
Gene Aldridge, Assistant General Counsel – via telephone  
Delhon Braaten, Assistant General Counsel – via telephone  
Heather Page, Assistant General Counsel – in person  
Amanda Bova, Assistant General Counsel – in person  
Clair Dixon, Legal Assistant – via telephone  
Emy Orellana, Regulatory Specialist III – in person  
Damon Boodram, DRE Investigator – in person  
Magnolia Reporting, Inc. (407) 896-1813 provided court services – in person

**Escrow Disbursement Orders – Agenda**

Nadia Hamade, Legal Assistant, presented 11 Escrow Disbursement Orders:

Commissioner Hornsleth moved to approve Tabs C, D, E, F, J, K of the Escrow Disbursement Order, seconded by Vice-Chair Schwartz; the motion passed without dissent.

Commissioner Hornsleth moved to approve Tabs A, B, F, H, I of the Escrow Disbursement Order, seconded by Vice-Chair Schwartz; the motion passed without dissent. Commissioner Sanchez was recused.

Tab G – Mike Matthews, Broker; Watson Realty Corp., Brokerage; Case Number 2020-045333; Recommendation – Seller. Commissioner Guy Sanchez was recused.

Mr. Mike Matthews, Broker, not present; Mr. David Jones, Buyer, present. After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to approve the Escrow Disbursement Order as recommended; the motion passed without dissent.

### Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 36 docket items with the following results:

#### **Tab A – Claudia Finales, SL3242261, Case No. 2019058005 – Respondent’s Request for Informal Hearing**

The Respondent was present and not represented by counsel. Mr. Fortunas represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Commissioner Fitzgerald moved; seconded by Commissioner Sanchez; to dismiss all charges; the motion passed without dissent. Claims to fees and costs were waived.

#### **Tab B – Bernice Sandra French, SL3383446, Case No. 2019-059925 – Respondent’s Request for Informal Hearing**

The Respondent was not present or represented by counsel. Ms. Hamade represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$544.50**; the motion passed without dissent.

**Violation(s):** Section 475.42(1)(a), Florida Statutes, by engaging in the practice of real estate by operating as a property manager for a fee, as if a broker, without being the holder of a valid and current active license.

#### **Tab C – Sarah H. Hutchinson, SL3359769, Case No. 2020-000433 – Respondent’s Request for Informal Hearing**

The Respondent was not present or represented by counsel. Ms. Hamade represented the Department. Vice-Chair Schwartz served on probable cause and was recused.

After discussion, Commissioner Ketcham moved; seconded by Commissioner Sanchez; to dismiss all charges; the motion passed without dissent. Claims to fees and costs were waived.

#### **Tab D – Yana Karpova, SL3083958, Case No. 2018-019114 – Respondent’s Request for Informal Hearing**

The Respondent was present and represented by counsel, Mr. Daniel Villazon, Esq, present. Mr. Braaten represented the Department. Chair Fryer served on probable cause and was recused.

After discussion Commissioner Ketcham moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **Suspension for 5 years; administrative fine of \$1,000.00; investigative costs of \$1,592.25**; the motion passed with a 3-2 vote.

**Violation(s):** Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

#### **Tab E – Gregory Makozy, BK3273643, Case No. 2020-002604 – Respondent’s Request for Informal Hearing**



The Respondent was not present and represented by Mr. Blair Jackson, Esq., present. Ms. Hamade represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald; to continue to December meeting with Mr. Jackson agreeing to the licensee going inactive within 48 hours of this meeting; the motion passed with a 4-1 vote.

#### **Tab F – Andrew T. Moore, BK3180200, Case No. 2020-009152 – Respondent’s Request for Informal Hearing**

The Respondent was present and not represented by counsel. Mr. Aldridge represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Commissioner Sanchez moved; seconded by Vice-Chair Schwartz; to find the Respondent guilty as charged of Count 1 of the Administrative Complaint; the motion passed without dissent. Commissioner Sanchez moved; seconded by Vice-Chair Schwartz; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$321.75 within 30 days**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme.

#### **Tab G – Mark Parris, BK674751, Case No. 2020-016493 – Respondent’s Request for Informal Hearing**

The Respondent was not present or represented by counsel. Ms. Bova represented the Department. Vice-Chair Schwartz served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **revocation; administrative fines of \$3,000.00; investigative costs of \$2,046.00 within 30 days**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d)1, Florida Statutes, by failing to account or deliver to any person, including a licensee under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value;  
Section 475.25(1) (e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

#### **Tab H – Claytrina L. Plair, SL3319358, Case No. 2020-026402 – Respondent’s Request for Informal Hearing**

The Respondent was not present and not represented by counsel. Ms. Bova represented the Department. Vice-Chair Schwartz served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed with a 4-1 vote. Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **investigative costs of \$412.35; 3-Hour Core Law Class within 6 months**; the motion passed with a 4-1 vote.

**Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board within 30 days after the licensee is convicted

or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony.

**Tab I – Hernan A. Perilla, BK3348427, Case No. 2019-04751 – Motion to Vacate Final Order**

The Respondent was present and not represented by counsel. Mr. Aldridge represented the Department. Commissioner Hornsleth served on probable cause and was recused.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to grant the motion to vacate; the motion passed with 4-1 vote. Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **revocation of Brokers License; the Commission to certify Sales License after re-applying for new Sale License; investigative costs of \$1,353.00; 4-Hour Escrow course and 28-Hour Reactivation course within 6 months**; the motion passed with a 4-1 vote.

**Violation(s):** Section 475.25(1)(e), Florida Statutes, through a violation of Section 455.227(1)(t), Florida Statutes, by failing to report in writing to the board within 30 days after the licensee is convicted or found guilty of, or entered a plea of nolo contendere or guilty to, regardless of adjudication, a crime in any jurisdiction; Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing; Section 475.25(1)(p), Florida Statutes, by failing to inform the commission in writing within 30 days after entering a plea, or being convicted or found guilty of a felony.

**Tabs J-R – Charles Adams Beard, BK3206920, Case No. 2020-011926, 2020-019551, 2020-020578, 2020-025249, 2020-025595, 2020-027602, 2020-028767, 2020-042437, 2020-044285 – Voluntary Surrender**

Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to accept the voluntary surrenders; the motion passed without dissent. Chair Fryer served on probable cause on Tabs J-L, N, P and was recused.

**Tab S – Steven John Rutz, BK599212, Case No. 2020-043666 – Voluntary Surrender**

Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to accept the voluntary surrenders; the motion passed without dissent.

**Tabs T-X – Sea Side Realty of Vero Beach, Inc, RE CORP100224, Case No. 2020-017430, 2020-027972, 2020-032122, 2020-033714, 2020-019071 – Voluntary Surrender**

Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to accept the voluntary surrenders; the motion passed without dissent. Chair Fryer served on probable cause on Tabs T-X and was recused.

**Tabs Y-AC – Lydia G. Borek, BK335290, Case Nos. 2020-021747, 2020-024320, 2020-025059-, 2020-025605, 2020-027777 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and not represented by counsel. Ms. Bova represented the Department. Chair Fryer served on probable cause and was recused.

After discussion, Commissioner Sanchez; seconded by Commissioner Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent.

Commissioner Sanchez moved; seconded by Commissioner Fitzgerald; to impose the following sanctions: **revocation; administrative fine of \$9,000.00; investigative costs of \$2,442.00**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d), Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value; Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme.

**Tab AD – Ailady Delgado, SL3376578, Case No. 2020-027536 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was not present and not represented by counsel. Ms. Bova represented the Department. Commissioner Schwartz served on probable cause and was recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Fitzgerald; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to impose the following sanctions: **revocation**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(f), Florida Statutes, by being convicted or being found guilty of or entered a plea of nolo contendere to, regardless of adjudication, a crime in which directly relates to the activities of a licensed broker or sales associate, or involves moral turpitude or fraudulent or dishonest dealing.

**Tab AE – Florida Properties and Associates, LLC, CQ1014975, Case No. 2020-025302 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and represented by Mr. Damiel Villazon, Esq., present. Ms. Bova represented the Department. Vice-Chair Schwartz served on probable cause and was recused. Commissioner Fitzgerald was also recused.

After discussion, Commissioner Hornsleth moved; seconded by Commissioner Sanchez; to dismiss all charges. Claims to fees and costs were waived.

**Tab AI – Richard Vecchio, BK3024041, Case No. 2020-025204 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and represented by counsel; Mr. Daniel Villazon, Esq. Ms. Bova represented the Department. Vice-Chair Schwartz served on probable cause and was recused. Commissioner Fitzgerald was recused.

After discussion, Commissioner Ketcham moved; seconded by Commissioner Sanchez; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Ketcham moved; seconded by Commissioner Sanchez; to impose the following sanctions: **revocation**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(d), Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Tab AF – Lauderdale Dream Properties, LLC, CQ1044842, Case No. 2019063672 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and not represented by counsel. Mr. Aldridge represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Hornsleth; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Hornsleth; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$610.50**; the motion passed with a 4-1 vote.

**Violation(s):** Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme.

**Tab AJ – Ryan Landon, BK3031342, Case No. 2020-009808 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and not represented by counsel. Mr. Aldridge represented the Department. Commissioner Sanchez served on probable cause and was recused.

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Hornsleth; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Vice-Chair Schwartz moved; seconded by Commissioner Hornsleth; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$783.75**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme.

**Tabs AG and AH – James Ogburn, SL3273220, Case No. 2020-016893 and 2020-022364 – Motion for Finding of Waiver and Entry of Final Order**

The Respondent was present and not represented by counsel. Ms. Bova represented the Department. Vice-Chair Schwartz served on probable cause and was recused.

After discussion, Commissioner Sanchez moved; seconded by Commissioner Ketcham; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed with a 3-2 vote. Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to impose the following sanctions: **investigative costs of \$1,078.11; 28-Hour Reactivation Course within 12 months**; the motion passed without dissent.

**Violation(s):** Section 475.25(1)(b), Florida Statutes, by being guilty of fraud, misrepresentation, and dishonest dealings, concealment, culpable negligence or breach of trust, or has formed an intent, design or scheme to engage in any such misconduct and committed an overt act in furtherance of such intent, design or scheme; Section 475.25(1)(d), Florida Statutes, by failing to account or deliver to any person, including a license under this chapter, at the time which has been agreed upon or is required by law or, in the absence of a fixed time, upon a demand of the person entitled to such accounting and delivery, any personal property such as money, fund, deposit, check, draft, abstract title, mortgage, conveyances, lease or other document or things of value.

**Summary of Applicants**  
**Agenda D**

Giuvanna Corona, Regulatory Consultant, presented 1 Applicant requesting to sit for the real estate examination. Results are as follows:

TAB	NAME	PRESENT	MOVED by COMMISSIONER	SECONDED by COMMISSIONER	VOTE	COUNT
A	Oliveira, Daniel Jorge	Yes	Schwartz	Hornsleth	Approve	Unanimous

**Meeting Minutes and Reports**

Ms. Giuvanna Corona, FREC Executive Director, presented the August 2020 meeting minutes for approval. Commissioner Sanchez moved; seconded by Commissioner Hornsleth; to approve the August 2020 meeting minutes. Ms. Corona presented the September 2020 meeting minutes for approval. Commissioner Sanchez moved; seconded by Commissioner Fitzgerald; to approve the September 2020 meeting minutes. Ms. Corona presented the October 2020 meeting minutes for approval. Commissioner Sanchez moved; seconded by Commissioner Hornsleth; to approve the October 2020 meeting minutes.

Ms. Corona presented the Division reports for September 2020 and October 2020.

**Executive Director's Comments**

Executive Director Corona thanked the Commission and Division staff.

**Chair's Comments**

Chair Fryer thanked the Commission and Division staff for a great meeting.

**Public Comments**

The Commission did not receive any public comment.

**Adjournment**

There being no other business, the Chair adjourned the meeting at approximately 2:57 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for December 15, 2020, via Tele-Conference/Live-Stream.

ATTEST:



Richard "Dick" Fryer, Chair  
Florida Real Estate Commission



Giuvanna Corona, Executive Director  
Florida Real Estate Commission

## October 2020 Consent Agenda B Results

TAB	NAME	VOTE	PK		DF		PF		PH		GS		RS		TOTAL	
			APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL
A	ALSTON, CHYRSTAL SHALLETTE	APPROVED	x		x		x		x		x		x		6	0
B	BIVENS, TYRONESE	APPROVED	x		x		x		x			x	x		5	1
C	BLANKS, ASHLEY CHANTEL	APPROVED	x		x			x	x			x	x		4	2
D	CHAVEZ, GINO	PULLED	x			x		x	x			x	x		3	3
E	DURIZIL, PAUL GREGORY	APPROVED	x			x	x		x			x	x		4	2
F	EVANS, WILBERT R	APPROVED	x		x		x		x		x		x		6	0
G	FLORES, JOSHUA	PULLED		x		x		x		x		x		x	0	6
H	FORD, ARMALETHA	APPROVED	x		x		x		x		x		x		6	0
I	FORTIER, SARA MARIE	APPROVED	x		x		x		x			x	x		5	1
J	FOUNTAIN, EBONY	APPROVED	x		x		x		x		x		x		6	0
K	GODLEY, JOHN EDWARD	PULLED	x			x		x	x			x		x	2	4
L	GREY, AMY A	APPROVED	x		x		x		x		x		x		6	0
M	HANCOCK, JACOB MICHAEL	APPROVED		x		x	x		x		x		x		4	2
N	HORN, ROSE RINNCON	APPROVED	x		x		x		x			x	x		5	1
O	JORDAN, BETH RENE	PULLED		x		x		x		x	x		x		2	4
P	KENNEDY, LISA	PULLED		x		x		x		x		x	x		1	5
Q	KHAN, VENOOD	PULLED		x		x		x		x		x		x	0	6
R	KING, MEHGAN	APPROVED	x		x			x	x			x	x		4	2
S	LEWISON, WESLEY E	PULLED	x		x			x	x			x		x	3	3
T	LIRIANO, DAVID	PULLED		x		x		x	x			x	x		2	4
U	MARTINEZ, ANA RODRIGUEZ	APPROVED	x		x		x		x		x		x		6	0
V	MCBRIDE, TREVOR	APPROVED	x		x			x	x			x	x		4	2
W	MCGILVRAY, ARTHUR ROBERT	APPROVED	x		x		x		x			x	x		5	1
X	MCNALLY, NICHOLAS ALLEN	APPROVED	x		x		x			x	x		x		5	1
Y	MURRAY, ERICK DUANE	PULLED		x	x			x	x			x	x		3	3
Z	PATTERSON, KARA	APPROVED	x		x		x		x			x	x		5	1
AA	RAMOS, JENNIFER	PULLED		x		x	x			x		x		x	1	5

AB	RENTERIA, JOSE AQUILES	APPROVED	x		x		x		x			x	x		5	1
AC	ROLLINS, ALVIN JR	APPROVED	x		x		x		x			x	x		5	1
AD	SCOVILLE, GREGORY ALAN	PULLED		x		x		x		x		x	x		1	5
AE	SIN, SAMUEL	APPROVED	x		x		x		x		x		x		6	0
AF	TAYLOR, BROOKS	APPROVED	x		x		x		x		x		x		6	0
AG	TRYFONOPOULOS, SPYROS ATHA	PULLED		x		x		x		x		x		x	0	6
AH	WEAVER, MISTY DAWN	APPROVED	x		x		x			x			x		5	1
AI	ZIMBLEMAN, JEFFREY JAMES	APPROVED	x		x		x		x			x	x		5	1





AA	WEHR, DANE EVAN	PULLED	x		x			x		x		x		x	2	4
AB	WHITE, GREGORY S	APPROVED	x		x			x	x			x	x		4	2
AC	WILLIAMS, ANDRINA CHARISSE	APPROVED		x	x		x		x			x	x		4	2

## November 2020 Consent Agenda

TAB	NAME	VOTE	PK		DF		PF		PH		GS		RS		TOTAL	
			APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL	APPROVE	PULL
A	ALLISON, MATTHEW CLAY	PULLED		X		x		x	x			x	x		2	4
B	BEGLEY, ALEXANDRA	APPROVED	X			x		x	x		x		x		4	2
C	BRADLEY, BRENDA K	PULLED		X		x		x		x	x		x		2	4
D	BUTLER, KENDRICK	APPROVED	X		x			x	x			x	x		4	2
E	CALIX, CASSANDRE MIRSHA	PULLED		X		x	x			x	x		x		3	3
F	CHARLES, BERTHA	APPROVED	X		x		x		x		x		x		6	0
G	COLEMAN, JOHN ANDREW	APPROVED	X			x	x			x	x		x		4	2
H	COLON, ELIZABETH S	PULLED		X	x			x		x	x			x	2	4
I	DIVENS, DOMINIC	PULLED		X		x		x		x	x			x	1	5
J	ELLIOTT, KEITH RANDALL	APPROVED	X		x			x		x	x		x		4	2
K	ELLIOTT, MOTT KELLEY	APPROVED	X		x		x		x		x		x		6	0
L	GACAD, ROBERT	APPROVED	X		x		x		x		x		x		6	0
M	GREEN, BRANDON	PULLED	X			x		x	x		x			x	3	3
N	HERNANDEZ, ABEL JACOB	APPROVED		X	x		x		x		x			x	4	2
O	HERNANDEZ, PEDRO ANTONIO	PULLED		X	x			x		x	x			x	2	4
P	HEYNIGER, SEAN BRIGGS	PULLED		X		x		x		x	x		x		2	4
Q	HOWARD, CIERRA	PULLED		X		x	x			x	x			x	2	4
R	IBANEZ, RAUL M	PULLED		X		x		x		x	x		x		2	4
S	JONES, HERBERT JOSE	APPROVED	X		x		x		x		x		x		6	0
T	KEHL, JESSICA LYNN	APPROVED	X		x			x	x		x		x		5	1
U	KOUIJZER, ADRIANUS JOHANNES	APPROVED		X		x	x		x		x		x		4	2
V	LANZA, GIANNA LEIGH	APPROVED	X		x		x		x		x		x		6	0
W	LINDSEY, ELISA	PULLED		X		x		x		x		x		x	0	6
X	LOGAN, NATASHA	PULLED		X		x		x		x	x		x		2	4
Y	MARCOCCIA, RACHEL L	PULLED		X		x		x		x		x		x	0	6
Z	MEJIAS, GEORGETTE	PULLED		X		x	x			x		x	x		2	4
AA	MENDEZ, JALISA MARIE	APPROVED	X		x			x	x			x	x		4	2
AB	MILLER, COLTON	PULLED		X		x		x		x	x			x	1	5

AC	MILNER, ROBERT D	APPROVED		X	x		x		x		x		x		5	1
AD	MONTERREY, JOSEPH EUGENIO	APPROVED	X		x		x		x		x		x		6	0
AE	MORENO, LIGIA ELIZABETH	APPROVED	X		x		x		x		x		x		6	0
AF	MORGENSTERN, GLENN	APPROVED	X		x		x		x			x	x		5	1
AG	MOTA, JONATHAN	APPROVED	X		x		x		x			x	x		5	1
AH	OLIVIER, JEFFREY LEE	APPROVED	X		x			x		x			x		4	2
AI	PAN, YI	APPROVED	X		x		x		x			x	x		5	1
AJ	PATTERSON, ASHLEY LYNN	APPROVED	X			x		x	x		x		x		4	2
AK	PITTMAN, DUSTIN LEE	PULLED		X		x		x		x		x	x		1	5
AL	QUESADA PEREZ, JOSE MIGUEL	PULLED		X		x		x		x	x			x	1	5
AM	SANCHEZ, ORLANDO MIGUEL	APPROVED		X	x		x		x		x		x		5	1
AN	SCHACHTER, BRIAN	APPROVED	X		x		x		x		x		x		6	0
AO	SEARS, JAMIE	PULLED	X			x		x		x		x		x	1	5
AP	SHAFFERS MORENCY, ANGELICA ALEX	APPROVED		X	x		x		x		x		x		5	1
AQ	SHERROD, PATTY	APPROVED	X		x		x		x			x	x		5	1
AR	TADLOCK, JANET	APPROVED	X		x		x		x			x	x		5	1
AS	TOMLINSON, MAXINE	APPROVED	X		x		x		x			x	x		5	1
AT	TORRES, IVAN GALO	APPROVED	X		x		x		x		x		x		6	0
AU	TRUONG, THAI XUAN	PULLED		X		x		x		x		x	x		1	5
AV	TURNER, ANDREW JONATHAN	APPROVED	X		x			x	x			x	x		4	2
AW	VARGAS, RICARDO VALENTIN	PULLED		X	x			x	x			x	x		3	3
AX	VILLALOBOS, DENNIS	PULLED		X		x		x		x		x		x	0	6
AY	WASHBURN, STEVEN H	PULLED		X		x		x	x			x	x		2	4
AZ	WERNER, ANGELA LORENE	PULLED		X		x		x	x		x		x		3	3
BA	WILLIAMS, DASHEIKA QUINETTE	APPROVED	X		x		x		x			x	x		5	1
BB	ZHENG, ZHENGANG	APPROVED	X		x			x		x		x	x		4	2