

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
June 15, 2021
Tele-Conference/Live-Stream Meeting**

June 15, 2021

Chair Dick Fryer called the meeting of the Florida Real Estate Commission to order at approximately 8:30 a.m., via Hybrid, on this Tuesday, the 15th day of June, 2021.

Commissioners

Chair Richard “Dick” Fryer – in person
Vice-Chair Randy Schwartz – in person
Guy Sanchez, Jr. – in person
Patricia “Patti” Ketcham – in person
Renee Butler – in person
Patricia “Pat” Fitzgerald – excused absence
Richard Barbara – excused absence

Mr. Lawrence Harris, Senior Assistant Attorney General appeared in person as counsel for the Commission. Mr. Harris declared quorum present.

Staff

Giuvanna Corona, Executive Director – in person
Al Cheneler, Chief Attorney – in person
Emy Orellana, Regulatory Specialist III – in person
Jocelyn Pomales, Education Coordinator – in person
Janice Lugo, Operations Support Supervisor – via telephone
Linda Doolittle, Regulatory Consultant – in person
Heather Page, General Counsel Attorney – in person
Amanda Bova, General Counsel Attorney – in person
Katie Pareja, General Counsel Attorney – in person

Education Agenda

Giuvanna Corona, Executive Director, presented 10 Real Estate Education Courses for the Commission’s review and consideration.

Tab A – Commercial Real Estate Negotiations – New Course (7 hour Post License and Specialty, Live Stream) – application number 48122 – CCIM

The applicant was not present in support of the application. After discussion, Vice-Chair Schwartz moved to approve the course with conditions; seconded Commissioner Sanchez. The motion passed without dissent.

Tab B – Video Pine (Sewer Scope) Inspections – New Course (2 hours Specialty, Classroom) – application number 48341 – House Call Home Inspection LLC

The applicant was not present in support of the application. After discussion, Commissioner Ketcham moved to deny the course; seconded Commissioner Sanchez. The motion passed without dissent.

Tab C – Termite and Pest – New Course (2 hours Specialty, Classroom) – application number 48342 – House Call Home Inspection LLC

The applicant was not present in support of the application. After discussion, Commissioner Sanchez moved to deny the course; seconded Vice-Chair Schwartz and Commissioner Ketcham. The motion passed without dissent.

Tab D – Be Financially Fit/Ensuring Your Income Throughout Your Next Now – New Course (2 hours Specialty, Live Stream) – application number 48527 – Lifetime Financial Growth

The applicant was present in support of the application. After discussion, Commissioner Sanchez moved to deny the course; seconded Commissioner Barbara. The motion passed without dissent.

Tab E – Core Law – New Course (3 hours Core Law, Correspondence) – application number 48412 – Novus Education LLC

The applicant was not present in support of the application. After discussion, Vice-Chair Schwartz moved to approve the course with conditions; seconded Commissioner Sanchez and Commissioner Butler. The motion passed without dissent.

Tab F – Core Law – New Course (3 hours Core Law, Distance) – application number 48413 – Novus Education LLC

The applicant was not present in support of the application. After discussion, Vice-Chair Schwartz moved to approve the course with conditions; seconded Commissioner Sanchez. The motion passed without dissent.

Tab G – Broker Pre-Licensure – New Course (45 hours Post License, Distance) – application number 48471 – Novus Education LLC

The applicant was not present in support of the application. After discussion, Vice-Chair Schwartz moved to deny the course; seconded Commissioner Sanchez. The motion passed without dissent.

Tab H – Florida License Renewal Course – 14 Credits – New Course (14 hours Combination Law, Specialty and Business Ethics, Distance) – application number 48345 – R E Connects Schools

The applicant was not present in support of the application. After discussion, Commissioner Sanchez moved to deny the course; seconded Vice-Chair Schwartz. The motion passed without dissent.

Tab I – (Distance) Sales Associate Pre-License – New Course (63 hours Sales Pre License Course, Distance) – application number 48012 – Stewart School of Real Estate

The applicant was present in support of the application. After discussion, Commissioner Sanchez moved to approve the course with conditions; seconded Commissioner Ketcham. The motion passed without dissent. Vice-Chair Schwartz was recused.

Tab J – Live Stream- What buyers and Sellers Should Know About Home Warranty – New Course (2 hours Specialty, Live Stream) – application number 48654 – Walk the Talk Presentations Inc.

The applicant was not present in support of the application. After discussion, Vice-Chair Schwartz moved to deny the course; seconded Commissioner Sanchez. The motion passed without dissent.

Special Agenda Education

Tab A – Request for Mutual Recognition – State of Kentucky

The agenda item was continued to Wednesday, June 16, 2021.

Tab B – Request for Transcript Equivalency Review – Thomas Guirola

The petitioner was present in support of the request. After discussion, Commissioner Sanchez moved; seconded by Commissioner Ketcham; to grant the request. The motion passed with a 3-2 vote.

Summary of Applicants**Agenda A**

Giuvanna Corona, Executive Director, presented 39 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	Johnson, Brian Keith Brett Schirrmann, Esq.	Yes Yes	Vice-Chair Schwartz moved; seconded by Commissioner Sanchez, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
B	Martinez Pupo, Carlos Daniel Villazon, Esq.	Yes Yes	Vice-Chair Schwartz moved; seconded by Commissioner Ketcham, to vacate the Notice of Intent to Deny and approve the application. The motion passed with a 3-2 vote.			
C	Oliva, Damaris Elisa Francisco Marty, Esq.	Yes Yes	Commissioner Sanchez moved; seconded by Commissioner Butler, to uphold the Notice of Intent to Deny. The motion passed unanimously.			
D	Alba, Franchesca Natalie	No	Schwartz	Barbara/Butler	Approved	Unanimous
E	Ava Romero, Dagyana	Yes	Schwartz	Ketcham	Approved	3-2
F	Borgen, Trinette	No	Ketcham	Schwartz/Sanchez	Approved	Unanimous
G	Caballeiro, Isaac	Yes	Schwartz	Ketcham	Approved	Unanimous
H	Campbell, David Alan	Yes	Schwartz	Sanchez	Approved	Unanimous
I	Can, Josef	Yes	Schwartz	Ketcham	Approved	3-2
J	Christopher, Roberta	Yes	Butler	Schwartz	Approved	Unanimous
K	Conroy, Jonathan	Yes	Schwartz	Sanchez	Approved	Unanimous
L	Dixon, Dwight Danilo	No	Schwartz	Sanchez	Approved	Unanimous
M	Giannini, Dylan	Yes	Schwartz	Ketcham	Approved	3-2
N	Humesky, Ihor Alexander	Yes	Schwartz	Sanchez	Approved	Unanimous
O	Ilie, Gabriel	Yes	Schwartz	Sanchez	Approved	Unanimous
P	Jagdmann, Garret	No	Rescheduled and waived the 90 days			
Q	Kendale, John	Yes	Sanchez	Schwartz	Approved	Unanimous
R	Lacasse, Luis A Jr	Yes	Sanchez	Butler	Denied	3-2
S	Little, Marc	Yes	Sanchez	Schwartz	Approved	Unanimous
T	Loctor, Kevon	Yes	Schwartz	Ketcham	Approved	3-2
U	Mcgriff, Crystal Lynnette	Yes	Schwartz	Butler	Approved	Unanimous
V	Merrill, Chad Allen	Yes	Sanchez	Schwartz	Denied	Unanimous
W	Morales, Rebeca	Yes	Schwartz	Sanchez	Approved	Unanimous
X	Murphy, Robert John	Yes	Sanchez	Schwartz	Approved	Unanimous
Y	Newkirk Dixon, Yolanda R.	Yes	Schwartz	Sanchez	Approved	Unanimous
Z	Paul, Matthew Roy	Yes	Schwartz	Ketcham	Approved	3-2
AA	Perdomo Baide, Tania	Yes	Sanchez	Schwartz	Approved	Unanimous
AB	Pinozzi, Nicholas Anthony	Yes	Schwartz	Ketcham	Approved	Unanimous
AC	Ramos, Brenda	Yes	Sanchez	Schwartz	Approved	Unanimous
AD	Richey, Nickolas O	Yes	Schwartz	Barbara	Approved	Unanimous
AE	Rodriguez, Gabriel Angel	Yes	Withdrawn			
AF	Ruiz, Leslie	Yes	Continued and Waived the 90 Days			
AG	Smith, Justus Ciere	No	Schwartz	Barbara	Approved	Unanimous
AH	Sotolongo, Jaaziel	Yes	Schwartz	Ketcham	Approved	3-2
AI	Sperry, Mark S	Yes	Sanchez	Butler	Denied	4-1
AJ	Stanley, Jeffrey Lee	Yes	Ketcham	Schwartz/Sanchez	Approved	Unanimous
AK	Tack, Andrew James	No	Rescheduled and Waived the 90 Days			
AL	Todd, Lora Ann	Yes	Schwartz	Ketcham	Approved	Unanimous
AM	Whitesall, Donna Viola	Yes	Schwartz	Ketcham	Approved	Unanimous

Agenda B

Giuvanna Corona, Executive Director, presented 50 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	Alters, Ian	Yes	Schwartz	Sanchez	Approved	Unanimous
B	Arduini, Megan Rachelle	Yes	Ketcham	Schwartz/Sanchez	Approved	Unanimous
C	Armstrong, Amber	No	Schwartz	Ketcham	Approved	Unanimous
D	Athan, Vanessa Kay	Yes	Schwartz	Sanchez	Approved	Unanimous
E	Bailey, Brandon	Yes	Schwartz	Sanchez	Approved	Unanimous
F	Berry, Rhesa Elizabeth	Yes	Butler	Sanchez	Approved	Unanimous
G	Bott, Chad Robert	Yes	Sanchez	Butler	Denied	3-2
H	Briggs, Richard Odber	Yes	Schwartz	Sanchez	Approved	Unanimous
I	Burman, Yancey Jr	No	Sanchez	Ketcham	Denied	3-2
J	Chambers, Corry	Yes	Schwartz	Sanchez	Approved	4-1
K	Channer, Jamoy Jerome	Yes	Withdrawn			
L	Davis, Amber	Yes	Sanchez	Barbara	Denied	4-1
M	Dazza, Zenia Elsy	No	Schwartz	Ketcham	Approved	Unanimous
N	Dempsey, John Patrick	No	Sanchez	Ketcham/Butler	Approved	Unanimous
O	Duffett, Nigel	Yes	Schwartz	Sanchez	Approved	Unanimous
P	Essix, Michael Courtney	Yes	Sanchez	Butler	Denied	Unanimous
Q	Everlest, Alex	Yes	Sanchez	Schwartz	Approved	Unanimous
R	Fondren, Brandon	Yes	Barbara	Sanchez	Approved	Unanimous
S	Glynn, Angela	Yes	Schwartz	Sanchez	Approved	Unanimous
T	Jimenez, Carlos	Yes	Sanchez	Schwartz	Approved	Unanimous
U	Kamykowska, Edyta Daniel Villazon, Esq.	No Yes	Schwartz	Ketcham	Approved	Unanimous
V	Lindsey, Elisa	No	Continued and Waived the 90 Days			
W	Lockett, Vyctor	Yes	Schwartz	Ketcham	Approved	Unanimous
X	Marotta, Anthony M	Yes	Sanchez	Butler	Approved	Unanimous
Y	Martin, Dale	No	Schwartz	Sanchez	Approved	Unanimous
Z	Matzinger, Heidi Sue	Yes	Ketcham	Sanchez	Approved	Unanimous
AA	Mckessey, Teresa	Yes	Sanchez	Schwartz	Approved	Unanimous
AB	Mike, Randolph Jr	Yes	Sanchez	Schwartz	Approved	Unanimous
AC	Miller, Kasey	Yes	Schwartz	Sanchez	Approved	Unanimous
AD	Negron, Betty	No	Schwartz	Sanchez	Approved	Unanimous
AE	Nguyen, Kathy	Yes	Withdrawn			
AF	Nieves, John	Yes	Schwartz	Ketcham	Approved	3-2
AG	Orejuela, Justin Alan	Yes	Schwartz	Butler	Approved	4-1
AH	Parker, Terrence Terrell	Yes	Ketcham	Schwartz	Approved	3-2
AI	Roberts, Kenneth Andrew	Yes	Ketcham	Schwartz	Approved	Unanimous
AJ	Santana, Nea	Yes	Schwartz	Ketcham	Approved	4-1
AK	Savage, Ryan	Yes	Schwartz	Ketcham	Approved	3-2
AL	Schutz, Kristin	Yes	Schwartz	Sanchez/Barbara	Denied	Unanimous
AM	Smith, Amber	Yes	Schwartz	Sanchez	Denied	Unanimous
AN	Springhorn, Shannon	Yes	Schwartz	Sanchez	Denied	Unanimous
AO	Taveras, Giovanni	Yes	Sanchez	Schwartz	Denied	Unanimous

AP	Taylor, Sedella	No/Yes	The applicant was not present in support of her application on Tuesday, June 15, 2021. After discussion, Vice-Chair Schwartz moved, seconded by Commissioner Sanchez, to deny the application. The motion passed unanimously. On Wednesday, June 16, 2021, Ms. Sedella introduced public comment requesting consideration of her application. The Chair approved the request. After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Barbara, to vacate the Notice of Intent to Deny and approve the application. The motion passed unanimously.			
AQ	Tuggle, Daniel Harmon	No	Schwartz	Ketcham	Approved	Unanimous
AR	Vita, Victor Daniel Villazon, Esq.	Yes Yes	Sanchez	Schwartz	Approved	Unanimous
AS	Westover, Travis Jason	Yes	Schwartz	Sanchez	Approved	Unanimous
AT	Williams, Anna	Yes	Sanchez	Butler	Denied	4-1
AU	Yathali, Nadine	Yes	Schwartz	Sanchez	Approved	Unanimous
AV	Zahoranski, Jennifer Elaine	Yes	Schwartz	Ketcham	Approved.	3-2
AW	Zingoni, Shawn Rae	Yes	Butler	Sanchez	Approved	Unanimous
AX	Zmijewski, Michael Joseph	Yes	Sanchez	Schwartz	Approved	Unanimous

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 5:30 p.m. The next general meeting – licensing of the Florida Real Estate Commission is scheduled for July 20, 2021, in Orlando via Hybrid.

ATTEST:

Richard Fryer

Richard "Dick" Fryer, Chair
Florida Real Estate Commission

Corona

Giuvanna Corona, Executive Director
Florida Real Estate Commission