

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
August 17, 2021
Hybrid Meeting**

August 17, 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 17th day of August, 2021.

Commissioners

Chair Richard “Dick” Fryer – in person
Vice-Chair Randy Schwartz – in person
Patricia “Patti” Ketcham – in person
Patricia “Pat” Fitzgerald – in person
Guy Sanchez, Jr. – excused absence
Renee Butler – via Live-Stream
Richard Barbara – 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
Emy Orellana, Regulatory Consultant – in person
Jocelyn Pomales, Education Coordinator – in person
Janice Lugo, Operations Support Supervisor – via Live-Stream
Bradley Ramos, Regulatory Specialist III – in person
Damon Boodram, Operation Review Specialist – in person
Amanda Bova, Assistant General Counsel Attorney – in person
Heather Page, Assistant General Counsel Attorney – in person
Katie Pareja, Assistant General Counsel Attorney – in person

Education Agenda

Giuvanna Corona, Executive Director, presented 8 Real Estate Education Course for the Commission’s review and consideration.

Tab A – Be Financially Fit – New Course (2 hours Specialty, Live Stream) – application number 48517 – Alliance Financial Group

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

Tab B – Florida Real Estate Brokers Guide – New Course (72 hours Broker Pre License, Distance) – application number 49077 – Compass Real Estate Academy

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

Tab C – Understanding Government Loans – New Course (2 hours Specialty, Distance) – application number 50258 – HECM Association

The applicant was not present in support of the application. After discussion, Commissioner Fitzgerald moved to approve the course with conditions; seconded by Commissioner Ketcham. The motion passed without dissent.

Tab D – Home Inspections – New Course (2 hours Specialty, Classroom) – application number 48865 – House Call Home Inspection LLC

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

Tab E – Non Residential Representation: A Guide to Assisting the Non Resident Investor, Seller & Landlord – New Course (3 hours Specialty, Live Stream) – application number 48558 – Michael H Merino PA

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

Tab F – Florida Landlord Tenant Survival Guide: An Overview of Florida Landlord Tenant Law – New Course (3 hours Core Specialty, Live Stream) – application number 48561 – Michael H Merino PA

The applicant was present in support of the application. After discussion, Commissioner Fitzgerald moved to approve the course with conditions; seconded by Commissioner Ketcham. The motion passed without dissent.

Tab G – Financial and Estate Planning for Real Estate Professionals – New Course (2 hours Specialty, Live Stream) – application number 50298 – Next Level Continuing Education

The applicant was present in support of the application. After discussion, the applicant waived the 90 days and the course was continued.

Tab H – Kylin 63 Hours Salesperson Pre-License Course – New Course (63 hours Specialty, Classroom) – application number 50590 – Kylin Realty

The applicant was present in support of the application. After discussion, the applicant withdrew Application 50590. In addition, the two other versions of the course, one in English (Distance, Application 50662) and one in Chinese (Distance, Application Number 50663) were also withdrawn.

Special Agenda Education

Tab A – Request for Exemption of the Instructor Examination – Ronda Johnson

The petitioner was present in support of the request. After discussion, it was determined the Florida Real Estate Commission cannot grant the exemption as they are not permitted to override the authority of Florida Statute.

Summary of Applicants

Agenda A

Giovanna Corona, Executive Director, presented 52 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 | Clement, Phoenix | No | Commissioner Fitzgerald moved; seconded by Commissioner Barbara, to uphold the Notice of Intent to Deny. The motion passed unanimously. | | | |
| B | Robinson, Dontavious K | Yes | Vice-Chair Schwartz moved; seconded by Commissioner Ketcham, to uphold the Notice of Intent to Deny. The motion passed unanimously. | | | |
| C | Abache, Alyssa Ann | Yes | Ketcham | Fitzgerald | Approved | Unanimous |
| D | Abukhdeir, Ibrahim | No | Continued and waived the 90 days | | | |
| E | Acosta, John Albert Daniel Villazon, Esq. | Yes Yes | Schwartz | Fitzgerald | Approved | Unanimous |

| | | | | | | |
|----|---|------------|----------------------------------|--------------------|----------|-----------|
| F | Allen, Austin Anthony | No | Schwartz | Fitzgerald | Approved | Unanimous |
| G | Anderson, Chelsea Anne | Yes | Schwartz | Barbara | Approved | Unanimous |
| H | Aqhash, Wally | Yes | Fitzgerald | Schwartz | Approved | Unanimous |
| I | Arichabala, Alexis Jose Daniel Villazon, Esq. | No Yes | Continued and waived the 90 days | | | |
| J | Barazar Fuentes, Jordi Daniel Villazon, Esq. | No Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| K | Barrette, Susan Mary | No | Fitzgerald | Schwartz | Approved | Unanimous |
| L | Basnight, Rodger Kelly Jr | Yes | Schwartz | Ketcham | Approved | 5-1 |
| M | Bryant, Mary | Yes | Fitzgerald | Ketcham | Approved | Unanimous |
| N | Christian, Daniel | Yes | Ketcham | Fitzgerald | Approved | Unanimous |
| O | Clark, Stephen | Yes | Schwartz | Barbara/Fitzgerald | Approved | Unanimous |
| P | Cline, Mitch | No | Schwartz | Fitzgerald | Approved | Unanimous |
| Q | Collinsworth, Kevin | No | Continued and waived the 90 days | | | |
| R | Colucci, Knykoleta | Yes | Schwartz | Ketcham | Approved | 5-1 |
| S | Copeland, James E. Jr | Yes | Schwartz | Barbara/Fitzgerald | Approved | Unanimous |
| T | Crombleholme, Ansel B II | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| U | Damian, Daniel Antonio | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| V | Dewitt, David Aaron | No | Schwartz | Fitzgerald | Denied | Unanimous |
| W | Elkhatib, Ronnie H Sr | Yes | Fitzgerald | Schwartz | Approved | Unanimous |
| X | Espinal, Kimberly | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| Y | Farah, Debbie Sue | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| Z | Farrar, Stephen Patrick Daniel Villazon, Esq. | Yes Yes | Schwartz | Ketcham | Approved | Unanimous |
| AA | Fox, Richard Charles Jr | No | Schwartz | Fitzgerald | Denied | Unanimous |
| AB | Gantt, Garrett McKinley | Yes | Ketcham | Fitzgerald | Approved | 5-1 |
| AC | Garcia Lorenzo, Pilar | Yes | Withdrawn | | | |
| AD | Gibson, Matthew Jordan | Yes | Withdrawn | | | |
| AE | Gonzalez, Johnny | No | Continued and waived the 90 days | | | |
| AF | Gonzalez, Vanessa Marie | Yes | Fitzgerald | Schwartz | Approved | 5-1 |
| AG | Gorenyuk, Maxim | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AH | Graham, Cassie | No | Fitzgerald | Ketcham/Butler | Denied | Unanimous |
| AI | Grant, Stephen Jr | Yes | Schwartz | Fitzgerald/Barbara | Approved | 5-1 |
| AJ | Grear, Dario Joseph | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AK | Guzman, Kevin Rafael | Yes | Schwartz | Ketcham | Approved | Unanimous |
| AL | Hale, Jocelyn Nicolette | No | Continued and waived the 90 days | | | |
| AM | Harbin, Lisa Marie | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AN | Hill, Eric | Yes | Schwartz | Fitzgerald/Barbara | Approved | Unanimous |
| AO | Hudson Smelser, Teresa | Yes | Schwartz | Fitzgerald | Denied | Unanimous |
| AP | Hussain, Syed Munir | Yes | Schwartz | Fitzgerald | Approved | 5-1 |
| AQ | Jackson, Shantay Kristina | Yes | Schwartz | Barbara | Approved | Unanimous |

| | | | | | | |
|----|---|------------|----------------------------------|---------------------|----------|-----------|
| AR | Jean Pierre, Edna | Yes | Ketcham | Fitzgerald/Schwartz | Denied | Unanimous |
| AS | Kennedy, Shelly Dawn | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AT | Kindos, Thomas James II | No | Fitzgerald | Barbara | Approved | Unanimous |
| AU | Lerario Biagio | No | Ketcham | Schwartz | Approved | Unanimous |
| AV | Lindsey, Elisa Daniel Villazon, Esq. | Yes Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AW | Lorie, Alejandro J | No | Continued and waived the 90 days | | | |
| AX | Luft, Carrie Lynn | Yes | Schwartz | Ketcham | Denied | Unanimous |
| AY | Lutz, James | Yes | Schwartz | Barbara | Approved | Unanimous |
| AZ | Mack, Sandra | Yes | Schwartz | Fitzgerald | Approved | Unanimous |

Agenda B

Giuvanna Corona, Executive Director, presented 49 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 | Masterson, Stephen | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| B | Mccray, Brandon | No | Schwartz | Ketcham | Denied | Unanimous |
| C | Mckenzie, Katherine | Yes | Schwartz | Barbara/Butler | Approved | Unanimous |
| D | Mihnovich, Triston Nash | Yes | Ketcham | Barbara/Butler | Approved | Unanimous |
| E | Mijares, Estrella J | No | Schwartz | Fitzgerald | Approved | 5-1 |
| F | Morrell Stinson, Christine | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| G | Mosa, Chanraem | No | Ketcham | Barbara | Approved | Unanimous |
| H | Mosquera, Nervys | No | Barbara | Ketcham | Denied | Unanimous |
| I | Noble, Mark Alan Sr | Yes | Schwartz | Barbara | Approved | Unanimous |
| J | Ochs, Daniel C | Yes | Schwartz | Butler | Approved | 4-2 |
| K | Payne, Gary | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| L | Pipkin, Judith D | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| M | Pitz, Christina Leone | Yes | Schwartz | Ketcham/Barbara | Approved | Unanimous |
| N | Rakocevic, Fatima Stamena | Yes | Fitzgerald | Schwartz | Approved | Unanimous |
| O | Reese, Heather | Yes | Schwartz | Barbara | Approved | Unanimous |
| P | Roberts, Bradley | No | Continued and waived the 90 days | | | |
| Q | Roberts, Danielle Marie | Yes | Schwartz | Barbara/Fitzgerald/ Butler | Approved | Unanimous |
| R | Roedell, Robert Mary Sherris, Esq. | Yes Yes | Schwartz | Ketcham | Approved | Unanimous |
| S | Romero, Miley Hope | No | Schwartz | Fitzgerald | Denied | Unanimous |
| T | Sateri, Avida | Yes | Schwartz | Fitzgerald/Barbara | Approved | Unanimous |
| U | Sayles, Shellie Rose | Yes | Schwartz | Barbara/Ketcham | Approved | Unanimous |
| V | Serrano, James Prisco | Yes | Fitzgerald | Ketcham | Approved | 5-1 |
| W | Simonson, Daniel | No | Schwartz | Fitzgerald | Approved | Unanimous |
| X | Smith, Bonnie | No | Schwartz | Ketcham | Approved | 4-2 |

| | | | | | | |
|----|---|------------|----------------------------------|-------------------|----------|-----------|
| Y | Solar, Janice | No | Continued and Waived the 90 days | | | |
| Z | Spann, Tawana T | Yes | Schwartz | Fitzgerald | Approved | 5-1 |
| AA | Spann, Veronica Evette | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AB | Stark, Lance Aaron | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AC | Stechmiller, Christopher J | Yes | Schwartz | Fitzgerald/Butler | Approved | Unanimous |
| AD | Steward, Kimberly | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AE | Streeter, Michaelle A | No | Barbara | Schwartz | Approved | Unanimous |
| AF | Thibault, Jake | Yes | Barbara | Schwartz | Approved | 5-1 |
| AG | Thomas, Jason | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AH | Tisdale, Hayley | No | Ketcham | Fitzgerald | Approved | Unanimous |
| AI | Turner, Allen Craig | No | Fitzgerald | Schwartz | Approved | Unanimous |
| AJ | Valiant, Jason Daniel Villazon, Esq. | No Yes | Withdrawn | | | |
| AK | Vallejo, David H | No | Schwartz | Ketcham | Approved | Unanimous |
| AL | Victor, Kesheia | Yes | Schwartz | Fitzgerald | Approved | Unanimous |
| AM | Wagoner, Randell | Yes | Schwartz | Butler | Approved | Unanimous |
| AN | Walker, Gregory Landan | Yes | Continued and Waived the 90 days | | | |
| AO | Weedman, Joseph | Yes | Butler | Fitzgerald | Approved | Unanimous |
| AP | Weinberg Witonsky, Susan Daniel Villazon, Esq. | Yes Yes | Fitzgerald | Schwartz | Approved | Unanimous |
| AQ | Williams, Christine | No | Fitzgerald | Schwartz | Approved | Unanimous |
| AR | Williams, Mario Rashad | Yes | Schwartz | Fitzgerald | Denied | Unanimous |
| AS | Williams, Robin Renae | No | Continued and Waived the 90 days | | | |
| AT | Wiseman, Evan L | No | Schwartz | Fitzgerald | Approved | Unanimous |
| AU | Wooten, Noah | No | Fitzgerald | Ketcham | Denied | 5-1 |
| AV | Yarns, Termain Jamar | Yes | Barbara | Schwartz | Approved | Unanimous |
| AW | Younts, Jessica | Yes | Schwartz | Butler | 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

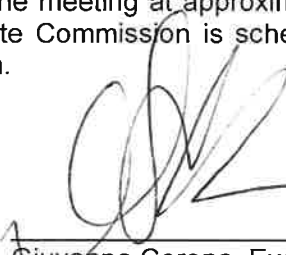
The Commission did not receive public comment.

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 September 21, 2021, in Orlando and via Tele-Conference/Live-Stream.

ATTEST:


 Randy J. Schwartz, Vice-Chair
 Florida Real Estate Commission


 Giovanna Corona, Executive Director
 Florida Real Estate Commission

**Minutes of
THE FLORIDA REAL ESTATE COMMISSION
August 18, 2021
Hybrid Meeting**

August 18, 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 Wednesday, the 18th day of August, 2021.

Commissioners

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

Katy McGinnis, Division Director – in person
Giuanna Corona, Executive Director – in person
Al Cheneler, Chief Attorney – in person
James Fortunas, Deputy Chief Attorney – via Live-Stream
Mackenzie Medich, Deputy Chief Attorney – via Live-Stream
Claire Dixon, Legal Assistant – via Live-Stream
Delhon Braaten, Assistant General Counsel Attorney – via Live-Stream
Amanda Bova, Assistant General Counsel Attorney – in person
William Childers, Assistant General Counsel Attorney – via Live-Stream
Dan David, Assistant General Counsel Attorney – via Live-Stream
Heather Page, Assistant General Counsel Attorney – in person
Katie Pareja, Assistant General Counsel Attorney – in person
Emy Orellana, Regulatory Consultant – in person
Janice Lugo, Operations Support Supervisor – via Live-Stream
Bradley Ramos, Regulatory Specialist III – in person
Damon Boodram, Operation Review Specialist – in person
Lia Matos, Barry University School of Law Intern – in person
Brad Benzrihem, Barry University School of Law Intern – in person

Escrow Disbursement Orders – Agenda

Heather Page, Assistant General Counsel, presented 6 Escrow Disbursement Orders.

Vice-Chair Schwartz moved to approve Tabs A and B of the Escrow Disbursement Order as a consent agenda, seconded by Commissioner Fitzgerald; the motion passed unanimously.

Vice-Chair Schwartz moved to deny Tab D of the Escrow Disbursement Order and send it to an Interpleader, seconded by Commissioner Fitzgerald; the motion passed unanimously.

Vice-Chair Schwartz moved to approve Tab C of the Escrow Disbursement Order as an Interpleader, seconded by Commissioner Barbara; the motion passed with a 5-1 vote.

Vice-Chair Schwartz moved to approve Tabs E and F of the Escrow Disbursement Order as an Interpleader, seconded by Commissioner Barbara; the motion passed with a 5-1 vote.

Recovery Fund Claim – Agenda

Tab A – RFC Seamons V Saint Johns Properties, LLC, et al, Case Number 2021-029107

The recovery fund claim case was pulled from the August 2021 Agenda.

Legal Appearance Docket

The Commission addressed the Legal Appearance Docket, hearing 7 docket items with the following results:

Tab A – Pedro Pablo Martinez, SL3328213, Case No. 2020-056140 – Motion for Finding of Waiver & Entry of Final Order

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

After discussion, Commissioner Fitzgerald moved; seconded by Vice-Chair Schwartz; to find the Respondent guilty as charged in the Administrative Complaint; the motion passed without dissent. Commissioner Fitzgerald; seconded by Commissioner Butler; to impose the following sanctions: **revocation; administrative fine of \$500.00; investigative costs of \$393.36**; the motion passed with a 4-1 vote.

Violation(s): Section 475.25(1)(e), Florida Statutes, through a violation of Rule 61J2-10.038, Florida Administrative Code, by failing to notify the BPR in writing of the current mailing address within 10 days after the change.

Tab B – One Percent Realty Services, LLC, CQ1057849, Case No. 2020-056196 – Motion for Finding of Waiver & Entry of Final Order

The Respondent was not present and was not represented by counsel. Mr. David represented the Department. Commissioner Fitzgerald and Commissioner Barbara served on probable cause and were recused.

After discussion, 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; seconded by Commissioner Ketcham; to impose the following sanctions: **revocation; administrative fine of \$2,000.00; investigative costs of \$495.00**; 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 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 C – Phil Peachey, SL664150, Case No. 2020-056119 – Motion for Finding of Waiver & Entry of Final Order

The Respondent was not present and was not represented by counsel. Mr. David represented the Department. Commissioner Fitzgerald and Commissioner Barbara served on probable cause and were recused.

After discussion, 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; seconded by Commissioner Ketcham; to impose the following sanctions: **revocation; administrative fine of \$2,000.00; investigative costs of \$495.00**; 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 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 D – Robin Verge, BL619242, Case No. 2021-008271 – Motion for Finding of Waiver & Entry of Final Order

The Respondent was not present and was not represented by counsel. Mr. David represented the Department. Commissioner Fitzgerald and Commissioner Barbara served on probable cause and were recused.

After discussion, 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; seconded by Commissioner Ketcham; to impose the following sanctions: **revocation; administrative fine of \$1,000.00; investigative costs of \$478.50**; the motion passed without dissent.

Violation(s): Section 475.25(1)(e), Florida Statutes, by failing to timely complete a lawful order imposed by FREC.

Tabs E – Neil Woodward, BK576869, Case No. 2020-056197– Motion for Finding of Waiver and Entry of Final Order

The Respondent was not present and was not represented by counsel. Mr. David represented the Department. Commissioner Fitzgerald and Commissioner Barbara served on probable cause and were recused.

After discussion, 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; seconded by Commissioner Ketcham; to impose the following sanctions: **revocation; administrative fine of \$2,000.00; investigative costs of \$330.00**; 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 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; Section 475.25(1)(u), Florida Statutes, by failing, if a broker, to direct, control, or manage a broker associate or sales associate employed by such broker. A rebuttable presumption exists that a broker associate or sales associate is employed by a broker if the records of the department establish that the broker associate or sales associate is registered with that broker. A record of licensure which is certified or authenticated in such form as to be admissible in evidence under the laws of the state is admissible as prima facie evidence of such registration.

Tab F – Kody Calitri, SL3458668, Case No. 2021-002689 – Respondent’s Request for Settlement Stipulation

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

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Ketcham; to accept the Settlement Stipulation and impose the following sanctions: **probation for 12 months; investigative costs of \$900.00; 6-hour Property Management Course and 28-hour Reactivation Course; 1 complete FREC Meeting**; 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 G – Garrett McAdams, SL3026388, Case No. 2021-008653 – Respondent’s Request for Settlement Stipulation

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

After discussion, Vice-Chair Schwartz moved; seconded by Commissioner Fitzgerald; to accept the Settlement Stipulation and impose the following sanctions: **probation for 6 months; administrative fine of \$500.00; investigative costs of \$594.00; 3-hour Core Law Course; 1 complete FREC Meeting;** the motion passed without dissent.

Violation(s): 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.

Special Agenda Legal

A. Motion for Rehearing, Reconsideration, or to Vacate Final Order – Richard Vecchio DBPR Case No. 2020-025204

The Petitioner was not present and was represented by counsel, Mr. Dwight Slater, Esquire, present. Commissioner Fitzgerald was recused. After discussion, Commissioner Ketcham moved to deny the request; seconded by Commissioner Butler; the motion passed without dissent.

B. Request for Reconsideration of Final Order – Shana Thomas DBPR Case No. 2016-052523

The Petitioner was present and was not represented by counsel. After discussion, Vice-Chair Schwartz moved to deny the request; seconded by Commissioner Ketcham; the motion passed with a 4-2 vote.

Petitions

A. Declaratory Statement – True Real Estate, LLC – DS2021-037

The Petitioner was not present and was not represented by counsel. After discussion, Vice-Chair Schwartz moved to grant the petition for Declaratory Statement; seconded by Commission Fitzgerald; the motion passed with a 5-1 vote.

Special Agenda Licensure

A. Request for Reinstatement of Real Estate Sales – Silvia Salas, SL3308221

The Petitioner was present and was not represented by counsel. After discussion, Vice-Chair Schwartz moved to deny the request; seconded by Commissioner Ketcham; the motion passed without dissent.

Summary of Applicants

Agenda C

Giuvanna Corona, Executive Director, presented 52 Applicants requesting to sit for the real estate examination. Results are as follows:

| TAB | NAME | PRESENT | MOVED BY: | SECONDED BY: | VOTE | COUNT |
|-----|--------------------------|---------|------------|-------------------|----------|-------------|
| A | Aiken, Tiffany V | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| B | Al Khafaji, Susan Fatima | Yes | Schwartz | Fitzgerald/Butler | Approved | Unanimously |
| C | Askew, Erica Jayne | Yes | Schwartz | Fitzgerald | Approved | 5-1 |
| D | Aversa, Christine Marie | No | Schwartz | Fitzgerald | Denied | Unanimously |
| E | Bartig, Jason | Yes | Schwartz | Butler | Approved | Unanimously |
| F | Bataille, Gedeon | Yes | Schwartz | Fitzgerald | Approved | 5-1 |
| G | Bauta, Randy | Yes | Fitzgerald | Schwartz/Butler | Denied | Unanimously |
| H | Blaakman, Michael L | No | Fitzgerald | Ketcham | Denied | Unanimously |
| I | Castronova, Ryan Nolan | No | Ketcham | Schwartz | Approved | Unanimously |
| J | Chalmers, Tyla | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| K | Clark, Devanta Javon | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| L | Cohen, Jennifer E | Yes | Fitzgerald | Barbara | Approved | Unanimously |
| M | Desrosiers, Emmanuel | No | Ketcham | Schwartz | Denied | Unanimously |
| N | Dowe, Donald | No | Fitzgerald | Schwartz | Denied | Unanimously |
| O | Elmore, William | Yes | Butler | Schwartz | Approved | 4-2 |

| | | | | | | |
|----|--------------------------|-----|------------|-------------------------|----------|-------------|
| P | Fernandez, Alejandro | Yes | Fitzgerald | Schwartz | Approved | 4-2 |
| Q | Fox, Anthony | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| R | Francois, Lionel J | Yes | Schwartz | Fitzgerald/Barbara | Approved | 5-1 |
| S | Gould, Emily Marlene | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| T | Harris, Clifton Tyler | Yes | Schwartz | Barbara | Approved | Unanimously |
| U | Holliday, Shontrelle | Yes | Barbara | Fitzgerald | Approved | Unanimously |
| V | Javorsky, Hailey Kaleah | Yes | Fitzgerald | Schwartz | Approved | Unanimously |
| W | Johnson, Jozee | Yes | Schwartz | Barbara | Approved | Unanimously |
| X | Johnson, Michael Stone | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| Y | Keddie, Andrew James | Yes | Barbara | Schwartz | Approved | 5-1 |
| Z | Lashley, Kayla Dawne | Yes | Schwartz | Barbara | Approved | Unanimously |
| AA | Lasseter, Jeremi Andrew | Yes | Schwartz | Barbara/Fitzgerald | Approved | Unanimously |
| AB | Maisano, Anthony John | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| AC | Marmarou, Yanni Ignatios | Yes | Barbara | Schwartz | Approved | Unanimously |
| AD | Mcclanahan, David | Yes | Schwartz | Barbara/Fitzgerald | Approved | Unanimously |
| AE | Mickens, Matthew | Yes | Fitzgerald | Schwartz | Approved | Unanimously |
| AF | Mullins, Terry | Yes | Fitzgerald | Schwartz | Approved | Unanimously |
| AG | Pettress, Chandor | Yes | Butler | Fitzgerald | Approved | Unanimously |
| AH | Popp, Scott Charles | Yes | Fitzgerald | Barbara | Approved | Unanimously |
| AI | Potts, Jennifer | Yes | Ketcham | Schwartz | Approved | Unanimously |
| AJ | Ramos, Bianca | Yes | Schwartz | Fitzgerald/Barbara | Approved | Unanimously |
| AK | Reese, Cynthia Lynne | Yes | Barbara | Fitzgerald | Approved | Unanimously |
| AL | Rembert, Craig R | No | Schwartz | Fitzgerald/Barbara | Approved | 5-1 |
| AM | Santana, Gustavo D | Yes | Schwartz | Ketcham | Approved | 5-1 |
| AN | Shareef, Faizuddin | No | Schwartz | Fitzgerald | Denied | Unanimously |
| AO | Simpson, Joseph | Yes | Schwartz | Ketcham/Butler | Denied | Unanimously |
| AP | Sitton, Jeremy | Yes | Schwartz | Ketcham | Approved | 4-1 |
| AQ | Smith, Brad T | Yes | Schwartz | Barbara | Approved | Unanimously |
| AR | Strickland, Brent | No | Schwartz | Barbara/Ketcham | Approved | Unanimously |
| AS | Tasho, Lefter | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| AT | Torres, Fernando Gabriel | Yes | Schwartz | Fitzgerald | Approved | Unanimously |
| AU | Tucker, Cory Benjamin | Yes | Schwartz | Barbara | Approved | Unanimously |
| AV | Vanderjagt, Rodney | Yes | Withdrawn | | | |
| AW | Veras, Paul | Yes | Schwartz | Barbara | Approved | Unanimously |
| AX | Vogel, Brittany | Yes | Schwartz | Barbara/Fitzgerald | Approved | Unanimously |
| AY | Watters, Zac | Yes | Fitzgerald | Barbara/Butler/Schwartz | Approved | Unanimously |
| AZ | Zahm, Christina | No | Schwartz | Barbara | Approved | Unanimously |

Consent Agenda A

The Commission considered 54 applicants; Commissioner Fitzgerald moved; Vice-Chair Schwartz seconded; to approve 23 applicants and require 31 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

Consent Agenda B

The Commission considered 42 applicants; Commissioner Fitzgerald moved; Vice-Chair Schwartz seconded; to approve 18 applicants and require 24 applicants to be placed on the Summary of Applicant Agenda; the motion passed without dissent.

Meeting Minutes

July 2021 Meeting Minutes were continued.

Reports

FREC Executive Corona presented the July 2021 Division Reports. Chief Attorney Cheneler presented the Legal Reports for July 2021. FREC Counsel Harris presented the Rules Report for July 2021.

Public Comments

The Commission did not receive any public comment.

Adjournment

There being no other business, the Chair adjourned the meeting at approximately 2:30 p.m. The next general meeting – Legal of the Florida Real Estate Commission is scheduled for September 22, 2021, in Orlando and via Tele-Conference/Live-Stream.

ATTEST:



Randy J. Schwartz, Vice-Chair
Florida Real Estate Commission



Giuvanna Corona, Executive Director
Florida Real Estate Commission