



**Florida Real Estate Appraisal Board
Disciplinary Activity Report
2010**

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Adegbayibi, Ade	2008050263	2010-06971	Jacksonville, FL - Ade Adegbayibi, state certified general real estate appraiser, (RD) 2472. Respondent listed the incorrect legal description for the Subject Property. Respondent misstated in the Contract section of the report that he viewed the contract and that it was an arms-length transaction, when the report was for a refinance transaction. Respondent misstated that listing #1 did not have a fireplace, when workfile documentation showed that it did. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, 18 months probation, subject to early termination and successful completion of the 15 hr. USPAP course. Effective 07/29/2010.
Alves, Flavio	2008039330	2010-05212	Orlando, FL - Flavio Alves, state certified residential real estate appraiser, (RD) 4491. Respondent listed the incorrect age for comparable 2. Respondent's workfile contained 3 which differed from the report communicated to the client. Respondent also failed to utilize the appropriate designation in the report. Additionally, Respondent's workfile lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach and Cost Approach sections of the report. Violation: failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$1000, costs, 18 months probation, subject to early termination when all terms and conditions are completed, 30 hours continuing education to include 15 hr. USPAP course and attend 1 FREAB meeting. Effective 06/11/2010.
Anoff, Mark Ira	2009002723 2009031361	2010-06885	Deerfield Beach, FL - Mark Ira Anoff, state certified residential appraiser, (RD) 4538; Voluntary Surrender of license. Effective 07/28/2010.
Armas, Jose Ricardo Jesus	2008008897	2010-08549	Doral, FL - Jose Ricardo Jesus Armas, state certified residential real estate appraiser, (RD) 3601. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: 90 day license suspension; fined \$1000; costs; 18 months probation, concurrent to license suspension; no supervision of trainees during the probationary period; attend 2 FREAB meetings; and 30 hours education, to include the successful completion of the 15 hr. USPAP course. Effective 09/15/2010.
Bacon, Robert S.	2008060859	2010-10130	Land O' Lakes, FL - Robert S. Bacon, Certified Residential Appraiser License No. (RD) 1998. Violation: guilty of failure to exercise reasonable diligence in violation of 475.624(15), Florida Statutes, where he failed to include documentation in his work file that explained the necessity to depart from industry standard to form a value opinion. Penalty: twenty-four (24) months probation, fine \$250, \$1,303.50 investigative cost, four (4) 2-day FREAB meetings, and complete eighteen (18) hours of in-class appraisal education courses. Effective 10/29/2010.
Baldwin, John H.	2008052576	2010-06884	Winter Park, FL - John H. Baldwin, certified residential appraiser (RD) 261; Violation: In June 2007, Respondent and a trainee appraised a Subject Property in Apopka, Florida, relying exclusively on the developer's sales office for data on the Subject Property and one Comparable Sale, misstated the sales price for that Comparable Sale, and failed to maintain in the work file a fully executed copy of the sales contract for the Subject Property, in violation of s. 475.624(15) and 475.629, F.S. Penalty: \$1000 fine plus costs, attendance at one (1) 2-day FREAB general meeting. Effective: 07/28/2010.
Barrios, Kathy L.	2010020622	2010-10691	Fleming Island, FL - Kathy L. Barrios, Certified Residential Real Estate Appraiser License No. (RD) 4923. Penalty: Voluntary Surrender of license for permanent revocation. Effective 12/12/ 2010.
Basile Michael	2009017665	2010-11168	Pembroke Pines, FL - Michael Basile, state certified residential real estate appraiser (RD 4511). Respondent failed to note a prior transfer of the Subject property, and had the incorrect age for comparable 3, the incorrect GLA for comparable 2. Additionally, the Respondent's workfile lacked documentation to support the adjustments and conclusions in the Sales Comparison and Cost Approach sections of the report. Violation: failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. and failed to retain, for at least 5 years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. Penalty: fined \$2000, costs, 18 months probation, subject to early termination and 30 hours education to include successful completion of the 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 11/29/2010.
Basolo, Raul	2008053109 2008006458 2008053131	2010-04277	Homestead, FL - Raul Basalo, state certified residential real estate appraiser, (RD) 6412. Violation: Respondent acknowledged affixing Respondent's digital signature to appraisal reports developed by a trainee whom Respondent did not supervise, Jesus Portal. Portal, without Respondent's knowledge or that of the mutual employer, then performed a number of appraisals, ultimately resulting in disciplinary action against Portal leading to the revocation of Portal's license, using Respondent's digital signature obtained through unknown means. Respondent paid restitution to the mutual employer for losses incurred by Portal's actions. Respondent's act of affixing Respondent's digital signature to Portal's appraisal reports constituted culpable negligence in violation of s. 475.624(2), F.S. Effective 5/20/2010.

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Betancourt, John	2008069403 2008069411 2009018435	2010-08888	Miami, FL - John Betancourt, state certified residential appraiser, (RD) 4271. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence or breach of trust in a business transaction or has violated a duty imposed upon her by the terms of a contract, whether written, oral, express or implied, in an appraisal assignment in violation of s. 475.624(2), F.S.; failed to exercise reasonable diligence in developing an appraisal report violation of s. 475.624(15)F.S.; failing to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629 and 475.624(4) F.S.; violated s. 475.623, F.S., by failing to furnish, in writing, the department each business address from which he operates in the performance of appraisal services and, therefore, is in violation of Section 475.624(4), Florida Statutes; guilty of failing to utilize the appropriate appraiser designation in violation of Rule 61J1-7.001, Florida Administrative Code and s. 475.622, F.S. Penalty: Revocation of license. Effective 9/24/2010.
Bogatz, David Bruce	2008051955	2010-04322	Wellington, FL - David Bruce Bogatz, state certified residential real estate appraiser, (RD) 4544. Respondent listed the incorrect gross living area for comparable sale 2 in the Sales Comparison Approach section of the report. Additionally, the Respondent's workfile lacked some documentation to support the adjustments and conclusions in the Sales Comparison Approach section of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, 12 months probation, subject to early termination, and attend one (2-day) FREAB general meetings. Effective 05/20/2010.
Von Brissenden, Robert	200-037910	2010-10700	Seminole, FL - Robert Von Brissenden, State Certified General Real Estate Appraiser License No. (RZ) 3291. Violation: Respondent developed and communicated two appraisal reports in February 2006 on Subjects Properties in Tampa, Florida and Oldsmar, Florida, using the same inappropriate Comparable Sales, included a photograph of wrong property for one of the Comparable Sales, and disclosed non-existent prior sales for certain Comparable Sales. Penalty: \$5,000.00 fine plus \$2,719.00 costs, 1 year suspension, 2 years probation, 100 hours of continuing education above that required for license renewal, attendance at two 2-day FREAB general meeting. Effective 11/12/2010.
Brizuela, Daniel	2008047867	2010-08547	Miami, FL - Daniel Brizuela, state certified residential real estate appraiser, (RD) 2704; Respondent misstated the zoning classification of the Subject Property. Respondent failed to note that comparable sale 1 had a fireplace, and failed to make the appropriate adjustment for the fireplace. Additionally, Respondent's work file lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach section of the report. Violation: failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, 12 months probation, subject to early termination when all terms and conditions are completed, continuing education to include 15 hr. USPAP course. Effective 09/15/2010.
Brooks, Kerri	2009014004	2010-03119	Orlando, FL - Kerry Brooks, state certified residential real estate appraiser, (RD) 4096. Respondent's workfile lacked documentation to the support the adjustments and conclusions in the Sales Comparison Approach section of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$1000, costs, attend one (2-day) FREAB general meeting, successfully complete the 15 hour USPAP course, 12 months probation, subject to early termination. Effective 04/22/2010.
Bryant, Joshua Evan	2009024421	2010-06890	Miami, FL - Joshua Evan Bryant, state certified residential appraiser, (RD) 4312. Violation: violated a standard for the development or communication of real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 1-1 (a), (b); 1-4(b)(ii); 1-5(a) and (b); 2-1(a)and (b) or other provision of the USPAP in violation of Section 475.624(14), F.S.; guilty of failure to retain records for at least five years of any contracts engaging in appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, F.S., and therefore, in violation of Section 475.624(4), F.S.; guilty of breaching an implied contract in violation of Section 475.624(2), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15),F.S. Penalty: Revocation. Effective 07/29/2010
Bueno, Deborah	2008056870	2010-04051	Miami, FL - Deborah Bueno, state certified residential real estate appraiser, (RD) 4689. Respondent failed to fully analyze a prior recent sale of the property. Respondent stated an erroneous room count and summary of salient features. Respondent also failed to adjust for age differences. The work file lacked documentation to support gross living area adjustments, site value, and MLS references. Violation: Guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), F.S. Penalty: Fined \$500, plus costs, eighteen (18) months probation with all terms and conditions completed, thirty (30) hours education, one (2-day) FREAB general meeting. Effective 05/13/2010.
Bueno, Luis	2008056846	2010-04319	Miami, FL - Luis Bueno, state registered trainee appraiser, (RI) 5903. Respondent failed to make adjustments or explain why adjustments were not necessary for the location differences of the comparable sales. Additionally, the Respondent failed to utilize the appropriate appraiser designation in the appraisal report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. and violated r. 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$500, costs, 18 months probation, with early termination when all terms and conditions completed, 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 05/20/2010.

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Caballero, Luis	2008056851	2010-05201	Miami Beach, FL - Luis Caballero, state certified residential real estate appraiser, (RD) 579. Respondent was the supervisory appraiser for an appraisal report that failed to note a prior sale of the Subject Property and comparable sale 2 in the report, which was not contained in Public Records. Additionally, the Respondent failed to sign the appraisal report and thus did not utilize the appropriate appraiser designation in the appraisal report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$500, costs, 12 months probation, with early termination when all terms and conditions completed, 30 hours of education, attend one (2-day) FREAB general meeting. Effective 6/11/2010.
Caldarelli, Nicholas E.	2009000159	2010-04321	Land O'Lakes, FL - Nicholas Caldarelli, state certified residential real estate appraiser, (RD) 6538. Respondent failed to reconcile the gross living area of the Subject Property as measured with the gross living area listed in workfile documentation. Respondent also failed to verify the correct room count for comparable sale 2 and comparable sale 3, when there was a discrepancy between workfile documentation. Respondent's workfile lacked documentation to support the adjustment made in the Sales Comparison Approach section of the report. Respondent failed to utilize the appropriate appraiser designation in the appraisal report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of having failed to retain records for at least 5 years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S.; and violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: Fined \$1,000, costs, 18 months probation with early termination when all terms and conditions completed, 30 hours education to include 15 hour USPAP course, attend one (2-day) FREAB General meeting. Effective 05/20/2010.
Capra, John A.	2009041001	2010-04274	St. Petersburg, FL - John P. Capra, state certified residential real estate appraiser, (RD) 7546. Penalty: Voluntary Surrender of license. Effective 05/20/2010.
Carr, Carl Lee	2009020925	2010-09689	Miramar Beach, FL - Carl Lee Carr, Certified Residential Appraiser License No. (RD) 3884. Violation: guilty of having been convicted of a felony in violation of 475.624(5), Florida Statutes, he was adjudicated on May 11, 2004. Penalty: Sixty (60) days suspension, followed by eighteen (18) months of probation, forty five (45) hours of education, fine of \$2000, \$420.75 investigative cost, two (2) 2-day FREAB meetings. Effective: 10/13/2010.
Castillo, Freddy	2008061801	2010-10690	Clermont, FL - Freddy Castillo, State Certified Residential Real Estate Appraiser License No. (RD) 6059. Violation: Respondent failed to exercise reasonable diligence in violation of s. 475.624(15), F.S. in the development of a June 2008 Appraisal of a Subject Property in Hialeah, Florida. Respondent failed to notify the department of a change of address in violation of F. S. 475.623, and signed the appraisal report using an incorrect designation in violation of F. S. 475.624(4), F. S-> 475.622, and Rule 61J1-7.001(2)©, Florida Administrative Code. Effective 11/12/2010.
Childs, Simon	2008047833	2010-07065	Cape Coral, FL - Simon Childs, state certified residential appraiser, (RD) 3879. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section s. 475.624(15), F.S; respondent violated a standard for the development or communication of a real estate appraisal. Specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section s. 475.624(14), F.S; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1 (c), or other provision of the USPAP (2006) in violation of Section s. 475.624 (14), F.S; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4 (a) and (b), or other provision of the USPAP (2006) in violation of Section s. 475.624(14), F.S; Violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-6(a), or other provision of the USPAP (2006) in violation of s. 475.624(14) F.S; Violated a standard for the development or communication in violation of s. 475.624(14), F.S; Violated specifically standards Rule 2-1(a) and (b), or communication of a real estate appraisal, specifically standards Rule 2-1(a) and (b), or in violation of Section s. 475.624(14), Florida Statutes; Violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2 (b)(viii), or other provision of the USPAP (2006) in violation of Section s. 475.624 (14), F.S; respondent has violated a standard for the development or communication of a real estate appraisal, specifically the scope of Work Rule, or other provision of the USPAP (2006) in violation of Section s. 475.624 (14), F.S; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section s. 475.624(2), F.S. Penalty: License is revoked. Effective 08/2/2010.
Carter, Jennifer Elaine	2008061739	2010-08901	ChIPLEY, FL - Jennifer Elaine Carter, state certified residential appraiser, (RD) 3640; Violation: Respondent used an incorrect designation in signing a February 2008 appraisal on a Subject Property in Panama City, Florida. Penalty: \$300 fine plus costs. Effective 09/24/2010.
Castillo, Freddy	2008061801	2010-10690	Clermont, FL - Freddy Castillo, State Certified Residential Real Estate Appraiser License No. (RD) 6059. Violation: Respondent failed to exercise reasonable diligence in violation of Section 475.624(15), Florida Statutes; in the development of a June 2008 Appraisal of a Subject Property in Hialeah, Florida. Respondent failed to notify the department of a change of address in violation of F. s. 475.623 F.S. and signed the appraisal report using an incorrect designation in violation of F. s. 475.624(4), F. s-> 475.622, and Rule 61J1-7.001(2)©, Florida Administrative Code. Penalty: \$1,500 fine plus \$536.25 in cost, 1 year probation during which Respondent would attend one 2-day FREAB meeting, attendance and successful completion of 15hours of appraisal education in addition to that required for license renewal. Effective 11/12/2010.

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Chong, Jason	2009000140	2010-10133	Miramar, FL - Jason Chong, state certified residential real estate appraiser (RD) 7076. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. guilty of failing to utilize and display the appropriate appraiser designation in the Report in violation of Rule 61J1-7.001(2)(a), Florida Administrative Code and s. 475.622, F.S. and, therefore, in violation of s. 475.6124(4), F.S. violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(b), or other provisions of the USPAP (2006) in violation of s. 475.624(14), F.S. violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a) or other violation of s. 475.624(14), F.S. violated standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) violation of s. 475.624(14), F.S. violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(l) violation of s. 475.624(14), F.S. Penalty: License is revoked. Effective 10/29/2010.
Coates, Chris C.	2009060798	2010-05896	Orlando, FL - Chris C. Coates, state registered trainee appraiser, (RI) 19904. Penalty: Revocation of appraisal license. Effective 06/29/2010.
Cole, Katherine	2009005625	2010-03118	Coral Springs, FL - Katherine Cole, state certified residential real estate appraiser (RD) 1432. Respondent voluntarily surrender of license for permanent revocation. Effective 04/22/2010.
Coleman, Francis J.	2008046105	2010-10703	North Venice, FL - Francis J. Coleman, State Certified Residential Real Estate Appraiser License No. (RD) 4033. Violation: Respondent failed to exercise reasonable diligence in developing an appraisal report on a Subject Property in Englewood, Florida in March 2007, in violation of s. 475.624(15), F.S. Respondent used an inappropriate Comparable Sale 1 in order to arrive at a higher Value for the Subject Property ignoring other properties more similar to the Subject Property. Effective: 11/12/2010.
Conner, David Wayne	2010024088	2010-10708	Deltona, FL - David Wayne Conner, Register trainee Appraiser License No. (RI) 6941. Penalty: Voluntary Surrender of license effective 11/15/2010.
Costa, Herly Guedes	2009014285	2010-08907	Coral Springs, FL - Guedes Costa, state certified residential appraiser, (RD) 5497. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s.75.624 (15), F.S.; guilty of failing to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, F. S. and, therefore, in violation of s.75.624 (4), F.S. Penalty: Fine \$2,000, \$363.00 in costs; 5 year suspension. Effective 09/24/2010.
Couce, Glen Eric	2008046932 2008046940 2008051037 2008046923 2008046937	2010-07076	Miami, FL - Glen E. Couce, certified residential appraiser, (RD) 4311. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), F.S.; guilty of failure to retain records for at least five years of any contracts engaging the appraisers services, appraisal reports, and supporting data assembled and formulated by the appear in preparing appraisal reports in violation of Section 475.629, F.S., and, therefore, in violation of s. 475.624(4), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failure to retain records for at least five years of any contracts engaging the appraisers services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S., and, therefore, in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: License is revoked. Effective 08/02/2010.
Coleman, Francis J.	2008046105	2010-10703	North Venice, FL - Francis J. Coleman, State Certified Residential Real Estate Appraiser License No. (RD) 4033. Violation: Respondent failed to exercise reasonable diligence in developing an appraisal report on a Subject Property in Englewood, Florida in March 2007, in violation of s. 475.624(15), F.S. Respondent used an inappropriate Comparable Sale 1 in order to arrive at a higher Value for the Subject Property ignoring other properties more similar to the Subject Property. Effective 11/12/2010.
Conner, David Wayne	2010024088	2010-10708	Deltona, FL - David Wayne Conner, Register trainee Appraiser License No. 6941. Penalty: Voluntary Surrender of license effective November 15, 2010. Effective 11/15/2010.
Cusido, Henry	2008039591	2010-07064	Homestead, FL - Henry Cusido, certified residential appraiser, (RD) 5107. Penalty: Respondent is ordered to pay \$940.50 in costs; License is revoked. Effective 08/02/2010.
Davila, Durran	2009007195	2010-11169	Davie, FL - Durran Davila, state certified residential real estate appraiser (RD0003002); Respondent failed to note comparable sale 2 had a pool. Respondent failed to note comparable sale 2 had a carport. Additionally, Respondent failed to note that comparable sale 2 was a corner lot. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, and attend one (1) two-day FREAB meeting. Effective 11/29/2010.

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Del Aguila, Franklin	2009015609	2010-10134	Miami, FL - Franklin Del Aguila, state certified residential real estate appraiser (RD) 6883. Violation: failed to retain, for at least 5 years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. Penalty:, fined \$2000, costs, 18 months probation, subject to early termination and 30 hours education to include successful completion of the 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 10/29/2010.

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Díaz, Eduardo Albert	2007044759	2010-06891	Miami, FL - Eduardo Albert Diaz, state certified residential real estate appraiser, (RD) 4465. guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real state appraisal, specifically the Conduct Section of the ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b) and (c); 1-4(a); 1-5 (a) and (b); 1-6(a); 2-1(a) and (b); 2-2, or other provisions of the USPAP(2006) in violation of s. 475.624(14), F.S. Penalty: Revocation. Effective 07/28/2010.
Díaz, Eduardo	2004009626	2010-06888	Miami, FL - Eduardo Diaz, state certified residential appraiser, (RD) 4465 Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failure to retain records for at least five years of any contracts engaging the appraisers services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S., and, therefore, in violation of Section s. 475.624(4), F.S.; guilty of failing to provide direct supervision to a registered trainee appraiser in violation of Florida Admin. Code Rule 61J1-4.010 and, therefore, in violation of s. 475.622 and s. 475.624 (4), F.S. Penalty: respondents licensed is revoked and he shall pay \$1,016.40 in costs within 30 days of the entry of the final order. Effective 07/28/2010.
Doyle, Tony O.	2008053576	2010-02849	Fort Myers, FL - Tony O. Doyle, state certified residential real estate appraiser, (RD) 0668. Violation; violated a standard for the development or communication of real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of real estate appraisal specifically Standards Rule 1-4(a); 1-5(b), or other provision of the USPAP (2005) in violation of s. 475.624(14), F. S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failing to use proper designation in violation of the Rule 61J1-7.001, F.A.C. and s. 475.622, F.S. and, therefore, in violation of s.475.624(4), F. S. Penalty; fine \$1,000 plus costs. Effective 5/15/2010.
Ellis, Stephen, J.	2009007862	2010-07068	Inlet Beach, FL - Stephen J. Ellis, state certified residential appraiser, (RD) 6448. Violation: Voluntary Surrender of license. Effective 08/02/2010.
Escobar, Luis	2010020000	2010-10685	Hialeah, FL - Luis Escobar, Certified Residential Real Estate Appraiser License No. (RD) 5915. Penalty: Voluntary Surrender of license. Effective 11/12/2010.
Esposito, Peter Joseph	2009033372	2010-10688	Casselberry, FL - Peter Joseph Esposito, Certified Residential Real Estate Appraiser License No. (RD) 3463. Penalty: Voluntary Surrender of license for permanent revocation. Effective 12/12/2010.
Esteller, Carlos	2009023956	2010-07074	Miami, FL : Carlos Esteller, state certified residential appraiser, (RD) 5859. Penalty: Respondent voluntarily surrendered license. Effective 08/02/2010.
Exposito, Barbara	2007008180	2010-06882	Miami, FL - Barbara Exposito, state certified residential real estate appraiser (RD)1806; Violation: guilty of failing to ensure the trainee has the same business address as the supervisory appraiser in violation of s. 475.6221(1), F.S. and, therefore in violation of s. 475.624(4), F.S.; guilty of failing to provide direct supervision to a registered trainee appraiser in violation of Florida Admin. Code Rule 61J1-4.010 and, therefore in violation of s. 475.624(4), F.S.; guilty of accepting an appraisal assignment when the employment itself is contingent upon the appraiser reporting a predetermined result, analysis, or opinion in violation of s. 475.624(17), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Rule 1-1(a), (b), and (c), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S.; guilty of having been found guilty of a course of conduct or practice which shows that she is incompetent, negligent, dishonest, or untruthful to an extent that those with whom she may sustain a confidential relationship may not safely do so in violation of s. 475.624(10), F.S. Penalty: \$2500; plus costs, one (1) day education. Effective 7/28/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Febles, Miguel A.	2008000980	2010-04036	<p>Miami, FL - Miguel A. Febles. state certified residential real estate appraiser, (RD) 4439. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically the Competency Rule, or other provision of the development or USPAP (2006) in violation of s. 475.624(14), F.S.; guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b), and (c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically USPAP(2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of USPAP(2006) in violation of s. 475.624(14), F.S.; Violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-3, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. Penalty: Respondent's license is hereby suspended for a period of twenty-two (22) months to begin immediately following the suspension imposed by Final Order in case Number 2008039034; prior to reinstatement of his license to active status, not suspended, respondent shall pay administrative costs in the amount of \$867.90, by check payable to Florida Department of Business and Professional Regulation, Division of Real Estate, Real Estate Appraisal Board at 400 W. Robinson St., St. N801, Orlando, Florida 32801; prior to reinstatement of his license to active status, not suspended, Respondent shall attend one complete (2-day) FREAB general meeting from the commencement of the meeting until 5:00pm. On both meeting days attendance at this meeting shall not count towards Respondents continuing education or licensure renewal requirements; prior to reinstatement of his license to activate status, not suspended, respondent shall provide original evidence of satisfactory completion of 100 hours of continuing appraisal courses. The education required herein shall be classroom hours for which passage of an examination required and shall be in addition to any other requirement for respondent to maintain his license. Effective 5/13/2010</p>

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Figueroa, Marta Beatriz	2008038300	2010-08545	North Miami Beach, FL - Marta Figueroa, state certified residential real estate appraiser, (RD) 7076; Respondent made inconsistent statements in the report. Respondent also failed to provide support for the Cost Approach section data in the reports. Respondent's work file lacked documentation to the support the adjustments and conclusions in the reports. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, attend one (2-day) FREAB general meeting, and complete 30 hours of education. Effective 09/15/2010.
Figueroa, Marta Beatriz	2008052222	2010-08546	North Miami Beach, FL – Marta Figueroa, state certified residential real estate appraiser, (RD) 7076; Respondent failed to utilize the appropriate appraiser designation in the report. Violation: violated Rule 61J1-7.001(2) (c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$500, costs, and attend one (2-day) FREAB general meeting. Effective 09/15/2010.
Fraginals, Guillermo	2007027594	2010-04064	Miami, FL - Guillermo Fraginals, state certified residential real estate appraiser, (RD) 7132. Respondent's workfile failed to contain the requisite documentation as required by Florida Statutes. Additionally, Respondent's workfile lacked documentation to the support the adjustments and conclusions in the report. Violation: guilty of having failed to retain records for at least 5 years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. and violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. Penalty: fined \$1000, costs, attend one (2-day) FREAB general meetings, 18 months probation, with no trainees during the probationary period. This case to run concurrent with DBPR Case No. 2008056181. Effective 5/17/2010.
Fraginals, Guillermo	2008056181	2010-04320	Miami, FL - Guillermo Fraginals, state certified residential real estate appraiser, (RD) 7132. Respondent had the incorrect legal description of the Subject Property. He failed to note a 2007 and 2008 transfer of the Subject Property as well as a 2006 prior sale of the Subject Property. Respondent failed to note transfers of the comparable sales within the report. Respondent failed to make adjustments, or explain why no adjustments were necessary, for differing floor locations of the comparable sale in comparison with the Subject property. Additionally, Respondent's workfile lacked documentation to the support the adjustments and conclusions in the Sales Comparison Approach of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: 30 day license suspension; fined \$2000, costs, attend two (2-day) FREAB general meetings, 18 months probation, with no trainees during the probationary period, completion of 60 hours education, to include 15 hour USPAP course. This case to run concurrent with DBPR Case No. 2007027594. Effective 5/17/10.
Franco, Michael J.	2009051089	2010-10547	Ocala, FL - Michael J. Franco, General Appraiser License No. (RZ) 930. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, to a crime in any jurisdiction which directly relates to the activities of a registered trainee appraiser or licensed or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct in violation of s. 475.624(5), F.S. Penalty: license revoked. Effective date: 11/8/2010.
Frimet, Michael David	2009008103	2010-06887	Inlet Beach, FL - Michael David Frimet, state registered trainee appraiser, (RI) 19940. Violation: Voluntary Surrender of license, effective July 28, 2010. Penalty: N/A. Effective 07/28/2010.
Fuentes, Rafael E.	2008010904	2010-07075	Boca Raton FL - Rafael E. Fuentes, state certified residential appraiser, (RD) 1182. Violation: guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S in violation of s. 475.626 (1)(f), F.S. Penalty: license is revoked. Effective 08/02/2010.
Garcia, Robert	2008051964 2008051969	2010-08909	Miami, FL - Robert Garcia, state certified residential appraiser, (RD) 4939. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct culpable negligence, or breach of trust in any business transaction or has violated a duty imposed upon him by law or by the terms of contract, whether written, oral, express or implied, in an appraisal assignment in violation of s. 475.624(2), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failure to retain records for at least five years of any contracts engaging the appraiser's service, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S., and therefore, in violation of s. 475.624(4), F.S.; guilty of failing to register a business name from which Respondent performed appraisal services in violation of Rule-7.001, Florida Administrative Code and s. 475.622, F.S. and, therefore, in violation of s. 475.624(4), F.S.; guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.624(6), F.S. Penalty: Revocation of license. Effective 09/24/2010.
Garcia, Gilberto	2008052588	2010-04326	Miami, FL - Gilberto Garcia, state certified residential real estate appraiser, (RD) 6886; Violation: In August 2008 Respondent developed and communicated an appraisal report on a Subject Property in Miami, Florida that had an illegal addition. Respondent failed to exercise reasonable diligence in preparing the appraisal report, making relatively minor errors, and utilizing an improper designation on the signature page. Penalty: \$500 plus costs, 30-hr continuing education, attendance at one 2-day FREAB general meeting. Effective 5/20/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Garcia, Johmar	2008050902	2010-08902	Miami, FL - Johmar Garcia, state certified residential appraiser, (RD) 5450; Violation: Respondent failed to maintain documentation in the work file and failed to exercise reasonable diligence in an appraisal report in September 2007 on a Subject Property in Miami, Florida. Penalty: \$1,000 fine plus \$561 costs, attendance at one 2-day FREAB general meeting as condition of probation. Effective 08/02/2010.
Garza, Homer C.	2009000152	2010-03117	Hialeah, FL - Homer C. Garza, state certified residential real estate appraiser, (RD) 4481. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S. Penalty: Revocation. Effective 04/22/2010.
Gayoso, Michael	2009030536	2010-01140	Miami, FL - Michael Gayoso, state registered trainee appraiser, (RI) 16128. Violation: Voluntary Surrender of License. Effective 02/22/2010.
Gladys, Leonard	2008059571	2010-04030	Windermere, FL - Leonard Gladys, state certified residential real estate appraiser, (RD) 4646. Respondent failed to note heated pools for comparable sales 1, 2 and 3 in the report. Respondent failed to note the spa on comparable sale 2. Respondent also had the incorrect notation for Marshall and Swift data in the Cost Approach section of the report. The Respondent's workfile lacked documentation to support some of the adjustments and conclusions in the Sales Comparison Approach and Cost approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, 12 months probation, subject to early termination and successful completion of the 15 hour USPAP course, attend two (2-day) FREAB general meetings. Effective 05/13/2010.
Goenner, Joseph Michael, Jr.	2009006463 2008045910 2008031413 2008001536	2010-05203	Naples, FL - Joseph Michael Goenner, Jr., state certified residential real estate appraiser, (RD) 3839. Penalty: Voluntary Surrender of license. Effective 06/11/ 2010.
Gonzalez, Isbel	2008052565	2010-03116	Miami, FL - Isbel Gonzalez, state certified residential real estate appraiser, (RD) 4911. Violation: Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(b); 2-2(b)(iii), or other provision of the USPAP (2008) in violation of s. 475.624(14), F. S. Penalty: fined \$1,000.00 plus cost, 12 months probation, attendance to (1) two-day FREAB general meeting; 15-hrs of continuing education with exam at the end of course. Effective 04/22/2010.
Gonzalez, Reinaldo	2008062294	2010-08905	Miami, FL - Reinaldo Gonzalez, state certified residential appraiser, (RD) 4449. Violation: violated a standard for the development or communication of a real estate appraisal, including the Recordkeeping Section of the Ethics Rule, and Standards Rule 1-1(a), (b) and (c); 1-4(a) and (b); 1-6 9a) and (b); 2-1 (a) and (b); 2-2(b) (viii); or other provision of the USPAP (2008) in violation of Section 475.624(14), Florida Statutes; Respondent failed exercise reasonable diligence in the development in the communication of the appraisal report in May 2008 on a subject property in Dade county, in violation of s. 475.624(15), F.S. Penalty: revocation of license. Effective 09/24/2010.
Gorga, Denise	2009001305	2010-04031	West Palm Beach, FL - Denise Gorga, state certified residential real estate appraiser, (RD) 7110. Respondent's workfile lacked documentation to support the adjustment made in the Sales Comparison Approach section of the report. Additionally, the Respondent failed to utilize the appropriate appraiser designation in the appraisal report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and violated r. 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$500, costs, 18 months probation, with early termination when all terms and conditions completed, 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 05/13/ 2010.
Gorga, Dennis	2009001303	2010-04034	West Palm Beach, FL - Dennis Gorga, state certified residential real estate appraiser, (RD)1813. Respondent's workfile lacked documentation to support the adjustment made in the Sales Comparison Approach section of the report. Additionally, the Respondent failed to utilize the appropriate appraiser designation in the appraisal report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$1,000, costs, 18 months probation, with early termination when all terms and conditions completed, 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 05/13/ 2010.
Gosselin, Gaston Romulus	2009032601 2009032585	2010-09688	Miami, FL - Gaston Romulus Gosselin, Certified Residential Appraiser License No. (RD) 4333. Violation: Voluntary surrender. Penalty: N/A. Effective: 10/13/2010.
Greer, Marcilene	2009007431	2010-06968	Naples, FL - Marcilene Greer, state certified residential real estate appraiser, (RD) 6187. Respondent failed to reconcile the sales contract price of the Subject property with the opinion of value in the report. Respondent also had the incorrect depreciation amounts on the Cost Approach section of the report. Respondent's work file lacked documentation to support the adjustment made in the Sales Comparison Approach section of the report. Additionally, the Respondent failed to utilize the appropriate appraiser designation in the appraisal report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$500, costs, 30 days probation, with early termination when all terms and conditions completed, 15 hour National USPAP course, taught by an AQB or certified USPAP instructor, attend one (2-day) FREAB general meeting. Effective 07/29/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Gutierrez, Rafael	2009006216	2010-10687	Miami, FL - Rafael Gutierrez, State Certified Residential Real Estate Appraiser License No. (RD) 5389. Violation: Respondent was found to have committed fraud, misrepresentation, concealment, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in the state; pr to have violated a duty imposed upon him by law or by the terms of a contract, whether written, oral, express or implied in an appraisal assignment s. 475.624(2), F.S. failing to retain records for at least five years of any contract engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports, s. 475.629, F.S. failing to exercise reasonable diligence in developing an appraisal report s. 475.624(15), F.S., relating to an October 2007 Appraisal of a Subject property in Ft. Lauderdale, Florida. Penalty: \$500 in investigative costs. Effective 12/12/2010.
Hardy, Robyn Kelly	2009029636	2010-07542	Eglin AFB, FL - Robyn Kelly Hardy, Certified Residential Appraiser state certified residential appraiser, (RD) 7596. Violation : guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.624(6), F.S. Penalty: pay \$188.10 in cost, one (1) 2-day FREAB meeting. Effective 08/17/2010.
Hanes, William Terry	2009029451	2010-10701	Wewahitchka, FL - William Terry Hanes, State Certified General Real Estate Appraiser License No. (RZ) 3031. Violation: guilty of failure to exercise reasonable diligence in violation of s. 475.624(15), F.S. when he used a comparable sales outside of the neighborhood boundaries and failed to show verification for conflicting data; failure to retain records for at least five years of supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. and failure to use a proper licensing designation in violation of Rule 61J1-7.001. Penalty: \$2,000.00 fine plus \$808.50 in cost, 18 months probation during which Respondent would attend one 2-day FREAB meeting, attendance and successful completion of 30 hours of appraisal education in addition to that required for license renewal. Effective 11/12/2010.
Harris, Carol Denise	2009021474	2010-10546	Mount Dora, FL - Carol Denise Harris, Certified Residential Appraiser License No. (RD) 5843. Violation: Voluntary Surrender of license. Penalty: N/A. Effective: 11/8/2010.
Harrison, J. P.	2008063529	2010-04063	Oviedo, FL - J. P. Harrison, state certified residential real estate appraiser, (RD) 2560. Respondent failed to reconcile the prior sale of the subject property three months prior for \$465,000 and the opinion of market value of \$545,000 in the report. Respondent had incorrect distances for the comparable sales and incorrect site sizes for the comparable sale in the report. Additionally, he failed to note pools located on the comparable sale properties and make the appropriate adjustments. Respondent also listed incorrect views for the comparable sales. The Respondent's workfile lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach and Cost approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fifteen (15) day suspension, fined \$1500, costs, 18 months probation, no trainees during the probationary period, 30 hrs. continuing education to include 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 05/17/ 2010.
Hatin, Lee P.	2008059792	2010-07069	Englewood, FL - Lee J. Hatin, registered trainee appraiser, (RI) 7546. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: license is revoked. Effective 08/02/2010.
Hatin, Lee P.	2008059790	2010-06988	Coral Springs, FL - Lee P. Hatin, state certified residential real estate appraiser, (RD) 2772. Respondent failed to note prior sales for comparable sale 2, comparable sale 3, comparable sale 4 and comparable sale 5 in the Sales Comparison Approach section of the report. Respondent made inconsistent gross living area adjustments in the Sales Comparison Approach section of the report. Respondent failed to verify the prior sales of the comparables. Additionally, Respondent's work file lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach and Cost Approach sections of the report. Violation: failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, 18 months probation, subject to early termination when all terms and conditions are completed, 45 hours continuing education to include 15 hr. USPAP course and attend 1 FREAB meeting. Effective 08/02/2010.
Heres, Carlos R.	2008050478	2010-06987	MIAMI, FL - Carlos R. Heres, state certified residential appraiser, (RD) 4719. Violation: violated a standard for the development or communication of real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 1-1 (a), (b), and (c); 1-4(a); 1-6(a); 2-1(a)and (b); 2-2(b)(i), (iii) and (viii); 2-3; or other provision of the USPAP in violation of s.75.624(14), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failure to retain records for at least five years of any contracts engaging in appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S., and therefore, in violation of s. 475.624(4), F.S.; guilty of fraud misrepresentation, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. Penalty: Revocation. Effective 07/29/20
Hernandez, Frank	2009009312	2010-04025	Coral Gables, FL - Frank Hernandez, state certified residential real estate appraiser, (RD) 5753. Voluntary Surrender. Effective 05/13/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Hernandez, Fernando	2009005240	2010-08896	Miami, FL - Fernando Hernandez, state certified residential appraiser, (RD) 4610. Violation: failed to exercise reasonable diligence in developing an appraisal report violation of s. 475.624(15), F.S.; guilty of obstructing or hindering in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, in violation of s. 475.626(1)(f), F. S.; failing to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629 and 475.624(4), F.S.; failing to notify Petitioner within ten days after terminating the supervisory relationship violation of s. 475.6221(1) and 475.624(4), F.S.; failing to supervise in violation of Florida Administrative Code 61J1-4.010(1) and F.S. 475.624(4), F.S. Penalty: Revocation of license. Effective 09/24/2010.
Hohendorff, Edward	2008050667	2010-05204	New Smyrna Beach, FL - Edward Hohendorff, state certified residential real estate appraiser, (RD) 5253. Voluntary Surrender. Effective 06/11/2010.
Hunt, Gail K.	2009005642	2010-06974	Branford, FL - Gail K. Hunt, state certified residential appraiser, (RD) 3204. Violation: Respondent failed to utilize and display the appropriate appraiser designation in an appraisal report on a Subject Property in Kissimmee, Florida in March, 2008. Penalty: \$300 fine plus \$700 cost of investigation, attendance at one two-day FREAB general meeting as condition of 1 year probation. Effective 07/29/2010.
Iglesias, Gerardo A.	2009027918	2010-05895	Orlando, FL - Gerardo A. Iglesias, state certified residential real estate appraiser, (RD) 3882. Penalty: Revocation of license. Effective 6/29/2010.
Iglesias, Gerardo A.	2008047745	2010-06977	Miami, FL - Gerardo A. Iglesias, state certified residential real estate appraiser, (RD) 3882. Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-5(a); 1-4(a); 1-6; 1-1(b) and (c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. violated a standard for the development or communication of a real estate appraisal, specifically the Supplemental Standards Rule or other provision of the USPAP of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S. Penalty: Revocation of license. Effective 07/29/2010.
Iglesias, Rene	2009009167 2009032636 2009032659	2010-08893	Coral Gables, FL - Rene Iglesias, state certified residential appraiser, (RD) 2661. Violation: failed to exercise reasonable diligence in developing an appraisal report violation of s. 475.624(15), F.S.; failing to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports violation of s. 475.629 and 475.624(4) F.S. Penalty: Revocation of license. Effective 09/24/2010.
Infante, Roman	2008046074	2010-10686	Pembroke Pines, FL - Roman Infante, State Certified Residential Real Estate Appraiser License No. (RD) 4708. Violation: Respondent failed to exercise reasonable diligence in developing an appraisal on a Plantation key Subject property in May 2007, failing to reconcile discrepancies in data sources, in violation of s. 475.624(15), F.S. Penalty: \$500 fine plus \$600.00 in cost, 1 year probation, attend one 2-day FREAB meeting and successful completion of a one day appraisal course in addition to that required for license renewal. Effective 11/12/2010.
Insignares, Carlos	2009051497 2008067720 2008060772	2010-08892	Miami, FL - Carlos Insignares, state certified residential appraiser, (RD) 3976. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence or breach of trust in any business transaction; or has violated a duty imposed upon him by the terms of a contract, whether written, oral, express or implied, in an appraisal assignment, by certifying he complied with the above USPAP Standards in violation of s. 475.624(2), F.S.; failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; failing to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629 and 475.624(4), F.S.; failing to furnish in writing the business name under which he practices appraising Florida Administrative Code Rule 61J1-7.004 and s. 475.624(4), F.S. Penalty: Revocation of license. Effective 09/24/2010.
Jackman, Edward, Kirtis	2008025457	2010-10545	Cape Coral, FL - Kirtis Edward Jackman, Registered Trainee Appraiser License No. (RI) 14276. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. guilty of failure to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and support data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F. S. and, therefore, in violation of s. 475.624(4), F.S. guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. guilty of accepting compensation for appraisal services from someone other than the supervising appraiser in violation of s. 475.6221(2), F.S. and r. 61J1-4.010, F.A.C. and, therefore, in violation of s. 475.624(4) F.S. guilty of having violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(a), (b), and (c), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of s. 475.624(14) F.S. guilty of having violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 2-1(a), and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of s. 475.624(14)F.S. Penalty: License Revoked. Effective: 11/8/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Jackson, Steven L.	2008011159	2010-08544	Ft. Myers, FL – Steven Jackson, state certified residential real estate appraiser, (RZ) 1503; Respondent had conflicting sale prices for the Subject Property listed in the report. Additionally, Respondent had the incorrect number of units located in the Subject property complex. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, attend one (2-day) FREAB general meeting, eighteen (18) months probation and complete the 15 hour USPAP course. Effective 09/15/2010.
James, Robert Phillip	2008001759	2010-06969	TAMPA FL - Robert Phillip James, state registered trainee appraiser, (RI) 19860. Violation: guilty of fraud, misrepresentation, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. violated a standard for the development or communication of real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. violated a standard for the development or communication of a real estate appraisal, specifically the Scope of Work Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 1-2(e)(i); 1-4(a); 1-6(a); 2-1(a)and (b); 2-2(b)(i), (vii) and (viii); 2-3; or other provision of the USPAP in violation of s. 475.624(14), F.S. Penalty: Revocation of license. Effective 07/29/2010
James, Matthew Scott	2009007217	2010-10692	Stuart, FL - Mathew Scott James, State Certified Residential Real Estate Appraiser License No. (RD) 976. Violation: Respondent developed an appraisal report in February 2007 on a Subject Property in Port St. Lucie, certifying he had complied with USPAP Standards, when there were a number of errors in the report, thereby breaching a duty to the client. Penalty: \$1,500 fine plus \$600 in cost, 1 year probation during which Respondent would attend one 2-day FREAB meeting, complete 15hours of classroom, tested education in addition to that required for licensure, and have no trainees during the period of probation. Effective 11/12/2010.
Joyce, Sydney Agnes	2009023460	2010-07543	Fort Myers, FL - Sydney Agnes Joyce, certified residential appraiser, (RD) 4957. Violation: guilty of having failed to notify the Petitioner, in writing, of the current mailing address and in the current mailing address, within ten days after the change, in violation of Rule 61J1-7.008 of the Florida Administrative Code and, therefore in violation of s. 475.624(4), F.S.; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes, or the performance of any lawful duty by any person acting under the authority of Chapter 475, Florida Statutes in violation of s. 475.626(1)(f), F.S. Penalty: license revoked. Effective 08/16/2010.
Kanzki, Louis Rudolf	2009043279	2010-09687	Plantation, FL - Louis Rudolf Kanzki, Certified Residential Appraiser License No. (RD) 5563. Violation: guilty of failure to exercise reasonable diligence in violation of 475.624(15), Florida Statutes, where he failed to include documentation in his workfile that supported the final value opinion and failed to explain in the report why certain adjustments were made or unnecessary. Penalty: reprimand, fine of \$500.00, plus \$511.50 investigative cost, one (1) 2-day FREAB meeting. Effective 10/13/2010.
Karakaris, Teresa	2007046880	2010-04033	Port Richey, FL - Teresa Karakaris, state certified residential real estate appraiser, (RD) 6344. Respondent misstated the Subject property's condition in the report, made misstatement regarding the Subject Property's garage storage, failed to make adjustments for differences between the Subject Property and the comparable sales in the sales Comparison Approach section of the report, and failed to note that comparable sale 3 had a pool on the property. Additionally, the Respondent failed to utilize the appropriate appraiser designation in the appraisal report. Violation: violated s. 475.624(15), F. S., by failing to exercise reasonable diligence in developing the appraisal report; and violated Rule 61J1-7.001(2)(a), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$1000, costs, 18 months probation, with early termination when all terms and conditions completed, 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 05/13/ 2010.
Kasper , Crystal Ann	2009014870	2010-10693	Ft. Myers, FL - Crystal Ann Kasper, State Certified Residential Real Estate Appraiser License No. (RD) 6577. Violation: Found guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.624(6), F.S. violated s. 475.623 and 475.624(18), F.S. by failing to furnish to the department, in writing, each business address from which she operates in the performance of appraisal services and, therefore, in violation of s. 475.624, F.S. Effective 11/12/2010.
Krishenchand, Chandradat Singh	2010021373	2010-10543	Panama City Beach, FL - Chandradat Krishenchand Singh, Certified Residential Appraiser License No. (RD) 5007. Violation: Voluntary Surrender. Penalty: N/A. Effective: 11/8/2010.
Klahr, Howard	2008017433	2010-06973	Coral Springs, FL - Howard Klahr, certified general appraiser, (RZ) 2678. Violation: failed to communicate an appraisal without good cause in violation of s. 475.624(16), F.S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. Penalty: fined \$2,000.00, respondents license, (RZ) 2678, is hereby suspended for a period of ninety (90) days, to begin on the day of the filing of this final order, and followed by a period of probation for eighteen (18) months, which probation may NOT be terminated early. Prior to conclusion of the probationary period, respondent shall provide original evidence of satisfactory completion of 18 hours of continuing education appraisal courses to include the 15-hour National USPAP course, taught by an AQB or certified USPAP instructor, and three hours on Florida laws, rules, and ethics. The education required herein shall be classroom hours for which passage of an examination is required and shall be in addition to any other requirement for Respondent to maintain his license. Effective 07/29/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Kuntz, Steven D.	2008012843	2010-06978	Kissimmee, FL - Steven D. Kuntz, state registered trainee appraiser, (RI) 20255. Violation: violated a standard for the development or communication of real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 1-1(a), (b), and (c); 1-4(a); 1-5(a)and (b); 2-1(a) and (b); 2-3 or other provision of the USPAP; guilty of fraud, misrepresentation, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. guilty of accepting an appraisal assignment when the employment itself is contingent upon the appraiser reporting a predetermined result, analysis, or opinion in violation of s. 475.624(17), F.S. Penalty: Revocation of license. Effective 07/29/2010.
Layne, Daniel	2008056281	2010-06342	North Port, FL - Daniel Layne, state certified residential real estate appraiser, (RD) 4573; Violation: Guilty of failure to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and failure to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. Penalty: fine \$1,000.00 plus costs; attend one (2-day) FREAB general meeting and complete thirty (30) hours of appraisal education courses, one (1) year probation. Effective 07/12/2010.
Leonard, Charles M.	2009006218	2010-03115	Jacksonville Beach, FL - Charles M. Leonard, state certified residential real estate appraiser, (RD) 2295. Violation: Respondent appraised a Subject Property in Jacksonville, Florida on October 31, 2008, reporting the Subject Property had a septic tank, and 3 bedrooms, when it had sewer service and the sketch identified 4 bedrooms. Respondent used superior comparable sales, signed the appraisal report with an improper designation, and relied upon the judgment of the client's employee, rather than exercising independent judgment on value. Respondent admits to failing to exercise reasonable diligence in developing the appraisal report in violation of s. 475.624(15), F.S., accepting an appraisal assignment when the employment was contingent upon a predetermined result, analysis, or opinion in violation of s. 475.624(17), F. S. and utilizing an inappropriate appraiser designation in the appraisal report, in violation of s. 475.624(4), F.S. and Rule 61J1-7.001(2)(c), F.A.C. Penalty: \$2000 fine plus \$1897.50 costs, attendance at one (2-day) FREAB general meeting, no supervision of trainees for 30 days, 15 hrs. of education in addition to that required to maintain his license. Effective 04/22/10.
Lester, James Edward Jr.	2008038745	2010-11170	Wewahitchka, FL - James Edward Lester, JR., state certified general real estate appraiser (RZ 2783); Respondent failed to reconcile the bedroom and bathroom counts of the comparables in the reports. Respondent also failed to adjust comparable 2 for its view. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; Penalty: fined \$500, costs, attend one (2-day) FREAB general meetings, 18 months probation, subject to early termination. Effective 11/29/2010.
Lichtenfels, Ryan M.	2009005487	2010-08551	Tampa, FL - Ryan M. Lichtenfels, state certified residential real estate appraiser, (RD) 3361. Violation: respondent violated s. 475.624(15), F.S.; respondent violated s. 475.629, F.S.; respondent violated s. 475.624 (2), F.S. Penalty: Respondents license RD3361, is hereby placed on probation for a period of eighteen (18) months, the period for which shall not be subject to early termination. Prior to the termination of probation, Respondent shall pay administrative fine of \$2,000.00 and cost of \$660.00; respondent shall attend two complete two day Florida Real Estate Appraisal Board meetings from the commencement of the meetings until 5:00pm on both meeting days within one year of the filing of this final order. Attendance at this meeting shall not count towards Respondents continuing education or licensure renewal requirements. Respondent shall provide original evidence of satisfactory completion of 30 hours of continuing education appraisal courses. The education required herein shall be classroom hours for which passage of an examination is required and shall be in addition to any other requirement fro Respondent to maintain his license. Effective 09/15/2010.
Light, Gerald	2008065724	2010-11905	Coral Springs, FL: Gerald Light, state certified residential real estate appraiser (RD 5233); Respondent failed to analyze a prior sale of the Subject Property or note the listing history of the Subject Property in the report. Respondent noted the incorrect prior sales data for comparable sale 2 in the report. Additionally, the Respondent's workfile lacked documentation to support some of the adjustments and conclusions in the Sales Comparison Approach section of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty:; fined \$2500, costs, 18 months probation, subject to early termination and successful completion of 30 hours education, to include the 15 hr. USPAP course, attend two (2-day) FREAB general meetings. Effective: 12/22/2010.
Lowdermilk, Ian Nicholas	2008052579	2010-06881	Orlando, FL - Ian Nicholas Lowdermilk, state registered trainee appraiser, (RI) 7270. Violation: guilty of fraud culpable negligence, or breach of an implied contract in any business transaction in violation of s. 475.624(2), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failure to retain records for at least five years of any contracts engaging in appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S., and therefore, in violation of Section 475.624(4), Florida Statutes; guilty of receiving appraisal assignment from someone other than a primary or secondary supervisory appraiser in violation of s. 475.611(l)(n), F.S. and Florida Admin. Code Rule 61J1-4.010(9) and therefore, in violation of s. 475.624(4), F. S. Penalty: Revocation. Effective: 07/28/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Luis, Jorge Manuel	2009016538 2009016525	2010-08891	Miami Lakes, FL - Jorge Manuel Luis, state certified residential appraiser, (RD) 5116. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a) and (b); 1-4(a); 1-5(a) and (b); 2-1(a) and (b); 2-2(b) (viii), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; failed to exercise reasonable diligence in developing an appraisal report violation of s. 475.624(15) F.S. Penalty: revocation. Effective 09/24/2010.
Luz, Vicente	2008011070	2010-05211	Miami, FL - Vicente Luz, general appraiser instructor, (GA) 1000121 and residential appraiser instructor (IR) 1000049. license is revoked. Effective 06/11/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
MacLaughlin, Elizabeth	2008051062	2010-04047	Key West, FL - Elizabeth MacLaughlin, state certified residential real estate appraiser, (RD) 5039. Violation: Respondent failed to exercise reasonable diligence, failed to keep records, and used an improper designation on an appraisal report in May 2007 on a subject property in Key West, Florida. Penalty: \$1500 fine plus \$907.50 costs, 1 year probation with no early termination, no supervision of trainees during the probationary period, attend one (2-day) FREAB meeting, and complete 40 hours of appraisal education in addition to that required to maintain her license. Effective 5/13/2010
Magdits, John	2009005197	2010-08897	Boca Raton, FL - John magdits, state certified residential real estate appraiser, (RD) 2862. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; failed to retain, for at least 5 years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. Penalty:; fined \$1000, costs, 18 months probation, subject to early termination and 30 hours education to include successful completion of the 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 09/24/2010.
Maltagliati, Stephen	2009004748	2010-08550	Miami Beach, FL - Stephen Maltagliati, state certified residential real estate appraiser, (RZ) 952. Respondent failed to note prior transfers of the Subject Property. Respondent failed to verify the correct room count for comparable sale 2 and comparable sale 4, when there was a discrepancy between work file documentation. Additionally, Respondent's work file lack documentation to support the adjustments in the sales Comparison Approach section of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$2000, costs, 18 months probation, with early termination when all terms and conditions completed, 45 hours of education. Effective 09/15/2010.
Martinez, Armando	2008063533	2010-04061	Orlando, FL - Armando Martinez, state certified residential real estate appraiser, (RD) 7268. Respondent failed to discuss or analyze the prior sale of the Subject Property three months prior. Respondent, in the report listed the incorrect address for comparable sale 1, the incorrect prior sale amount for comparable sale 1, and the incorrect site size and age for comparable sale. Additionally, he failed to note that comparable sale 2 had a pool and it had a waterfront view. Respondent failed to note comparable sale 3's pond view. Respondent's workfile for the report lacked a copy of the contract engaging the appraiser's services as well as documentation to support the adjustments and conclusions in the sales Comparison and Cost Approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, 12 months probation, subject to early termination, attend two (2-day) FREAB general meetings, and complete the 15 hour USPAP course. Effective 05/17/2010.
Mayo, Jean Reynolds	2010009041	2010-10694	Orange Park, FL - Jean Reynolds Mayo, Certified Residential Real Estate Appraiser License No. (RD) 6902. Penalty: Voluntary Surrender. Effective 11/12/2010.
McCay, Patricia Lee	201010695	2010-10695	New Smyrna Beach, FL - Patricia Lee McCay, Certified Residential Real Estate Appraiser License No. (RD) 4747. Penalty: Voluntary Surrender. Effective 11/12/2010.
Megas, Anthony W.	2008054046	2010-07072	Jacksonville, FL - Anthony W. Megas, certified residential appraiser, (RD) 2630. Violation: guilty of failure to exercise reasonable diligence in violation of s. 475.624(15), F.S., where he failed to include documentation in his work file that supported the value opinion and failed to explain in the report why adjustments were made or unnecessary. Penalty: eighteen (18) months probation, \$2500.00 fine, \$1287.00 investigative cost, two (2) 2-day FREAB meeting, and complete thirty (30) hours of in-class appraisal education course. Effective 08/02/010.
Melamed, Ross Steven	2009025801	2010-06889	Parkland, FL - Ross Steven Melamed, state certified residential appraiser, (RD) 4669; Violation: In November 2007, Respondent communicated an appraisal report with an incomplete designation on the signature page in violation of Rule61J1-7.001. Penalty: \$500.00 fine and \$429.00 investigative costs. Effective 07/28/2010.
Meltzer, Andrew	2008066644	2010-05200	Miami, FL - Andrew Meltzer. state certified residential appraiser (RD) 3190. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S.; guilty of failing to utilize and display the appropriate appraiser designation in the Report in violation of r. 61J1-7.001(2)(c), F.A.C. and s. 475.622(1), F.S. and, therefore, in violation of s. 475.624(4), F.S. Penalty: respondent license is suspended for a period of (30) thirty days, said suspension to run concurrently with that imposed in case number 2009-005922. Once respondents license is no longer suspended, it shall be placed under probation for a period eighteen (18) months, to run concurrently with that imposed in case number 2009-005922. Respondent shall pay a fine of \$500.00 and costs; respondent shall attend one (2-day) FREAB general meeting. Effective 06/11/2010.
Meltzer, Andrew	2009005913	2010-05206	Miami, FL - Andrew Meltzer. state certified residential appraiser, (RD) 3190. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S.s; Guilty of failing to utilize and display the appropriate appraiser designation in the Report in violation of r. 61J1-7.001(2)(c), F.A.C. and s. 475.622(1), F.S. and, therefore, in violation of s. 475.624(4), F.S. Penalty: respondent license is suspended for a period of (15) fifteen days, said suspension to run concurrently with that imposed incase 2009-005922; once respondents license is no longer suspended, it shall be placed on probation for a period of twenty-four (24) months, to run concurrently with that imposed in case number 2009-005922; respondent shall pay a fine of \$500 and costs; respondent shall one (1) two-day FREAB meeting; respondent shall provide evidence of completion of 30 hours of continuing education. Effective 06/11/2010

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Meltzer, Andrew	2009005922	2010-05208	Miami, FL - Andrew Meltzer, state certified residential appraiser, (RD) 3190. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S.; guilty of failing to utilize and display the appropriate appraiser designation in the Report in violation of Rule 61J1-7.001(2)(c), F.A.C. and s. 475.622(1), F.S. and, therefore, in violation of s. 475.624(4), F.S. Penalty: respondent license is suspended for a period of (45) fifteen days, followed immediately by a period of probation for a period of eight (18) months; respondent shall pay costs of \$372.90; respondent shall provide original evidence of satisfactory completion of 60 hours of continuing appraisal courses in the subject area of the sales comparison approach and the cost approach at an institution other than where he received his initial training; the education herein shall be classroom hours for which passage of an examination is required and shall be addition to any other requirement for Respondent to maintain his license. This education shall be completed within twelve (12) months of the entry of a final order in this matter. Effective (
Merillat, Kenneth Wayne	2008041276 2007056599	2010-04046	Flagler Beach, FL - Kenneth Wayne Merillat, state certified residential real estate appraiser, (RD) 3442; Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violated a standard for the development or communication of real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a); 2-2(b)(viii); 1-5(a); 1-1(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.. Penalty: \$3,000 fine, 90-day suspension, 18 mos. probation, attendance at two 2-day FREAB meeting, attendance in person at 30 hours of continuing education in addition to that required for license renewal with successful completion of an end-of-course examination. Effective 5/13/2010.
Miller, Theresa L.	2008045237	2010-08904	St. Petersburg, FL - Theresa L. Miller, state registered trainee appraiser, (RI) 21823. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence or breach of trust in a business transaction or has violated a duty imposed upon her by the terms of a contract, whether written, oral, express or implied, in an appraisal assignment by certifying he complied with the USPAP standards in place at the time the appraisal report was prepared Violation of s. 475.624(2) F.S.; failed to exercise reasonable diligence in developing an appraisal report Violation of s. 475.624(15) F.S.; failing to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports s. 475.629 and 475.624(4) F.S. Penalty: Revocation of license. Effective 09/24/2010.
Morgan, Sandra A.	2009010267	2010-10544	Panama City Beach, FL - Sandra A. Morgan, Certified Residential Appraiser License No. (RD) 5492. Violation: Voluntary Surrender. Penalty: N/A. Effective: 11/8/2010.
Morley, Sonia	2009007223	2010-10696	Port St. Lucie, FL - Sonia Morley, state registered trainee appraiser license, (RI) 12374; failed to exercise reasonable diligence in violation of s. 475.624(15) F.S. and violated s. 475.624(2), F.S. Violating a duty by falsely certifying she complied with USPAP when she violated a standard for the development or communication of real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, Standards Rule 1-4(a); 1-5(a)(b); 1-6(a); 2-1; 2-2(b); or other provision of the USPAP. Penalty: Fine \$1,000 plus costs. Effective: 11/12/2010 .
Murphy, Sherrie Yvonne	2008054424	2010-08898	Wewahitchka, FL - Sherrie Yvonne Murphy, state registered trainee appraiser, (RI) 14728; Respondent failed to reconcile the bedroom and bathroom counts of the comparables in the reports. Respondent also failed to adjust comparable 2 for its view. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; Penalty: fined \$500, costs, attend one (2-day) FREAB general meetings, 18 months probation, and 30 hours of education. Effective 09/24/2010.
Ojeda, Frank E.	2008061161	2010-08889	Davie, FL - Frank E. Ojeda, state certified residential real estate appraiser, (RD) 4192. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S. Penalty: Fine \$500; Cost \$412.00; 12 months probation; 15 hours of National USPAP course taught by an AQB or certified USPAP instructor in the classroom with a passing grade on examination, attend one (2-day) FREAB general meeting. Effective 09/24/2010.
Ojeda, Frank E.	2008061809	2010-08906	Davie, FL - Frank E. Ojeda, state certified residential appraiser, (RD) 4192. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S.; and guilty of failing to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports. Penalty: Fine \$500; Cost \$412.00; 12 months probation; 15 hours of National USPAP course taught by an AQB or certified USPAP instructor in the classroom with a passing grade on examination, attend one (2-day) FREAB general meeting. Effective 09/24/2010.
Onan, Diane Carly	2009005491	2010-04024	Alma, MI - Diane Carly Onan, state certified residential real estate appraiser, (RD) 6787. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. violated a standard for the development or communication of real estate appraisal specifically Standards Rule 2-1(a), (b) and (c), 1-2(e), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S. Penalty: Revocation of license. Effective 05/13/ 2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Ondrias, Ronald D.	2009021461	2010-06883	Kissimmee, FL - Ronald D. Ondrias, state certified general real estate appraiser, (RZ) 2371. Violation: guilty of fraud, culpable negligence, or breach of contract in violation of Section 475.624(2), Florida Statutes; failed to communicate an appraisal without good cause in violation of s. 475.624(16), F.S.; violated a standard for the development or communication of real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. in violation of s. 475.626(1)(f), F.S. Penalty: Revocation of license. Effective 07/28/2010.
Ospina, Leonardo	2008059340	2010-06364	Pembroke Pines, FL - Leonardo Ospina, state certified residential real estate appraiser, (RD) 6319. Violation: Guilty of having violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(c), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-4(b), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-6(b), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of s. 475.624(14), F.S. Penalty: Fined \$1,000, plus costs, 12 months probation not subject to early termination, thirty (30) hours of education, on (2-day) FREAB general meeting. Effective 07/12/10.
Ousnamer, Robert D.	2010012183	2010-08903	Casselberry, FL - Robert D. Ousnamer, state certified residential appraiser, (RD) 6293; Voluntary Surrender of license. Effective 09/24/2010.
Peavy, James	2007000480	2010-06970	Orlando, FL - James Peavy, state certified general real estate appraiser, (RZ) 2383; Respondent had the incorrect zoning category for the Subject property in the report as well as the incorrect site size. Respondent misstated the location of the Subject Property. Misstated the zoning category for all comparable sales in the report. Made contradictory statements regarding the highest and best use in the report. Additionally, his work file lacked documentation to support the adjustments and conclusions in the reports. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of having failed to retain records for at least 5 years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S.; and guilty of culpable negligence in violation of s. 475.624(2), F.S. Penalty: fined \$2000, costs, attend one (2-day) meetings, 18 months probation, with no early termination, completion of 30 hours education, to include 15 hour USPAP course, and Respondentshall sign no appraisal reports while on probation. Effective 07/29/2010.
Pepper, Bertrand M.	2009049928	2010-10548	Cape Coral, FL - Bertrand M. Pepper, Certified Residential Appraiser License No. (RD) 6451. Violation: guilty of failure to retain for at least five (5) years, original and true copies of any supporting documentation assembled in preparation of an appraisal report in violation of s. 475.629, F.S. as a trainee (RI - 13031), respondent failed to include documentation in his work file that supported the site value adjustments and the cost approach analysis. Penalty: Reprimand, eighteen (18) hours of in-class appraisal education courses, \$1,000.00 fine, and \$577.50 in cost. Effective: 11/8/2010.
Perez, Marcel	2008057148	2010-11171	Miami, FL - Marcel Perez, state certified residential real estate appraiser (RD 6470). Respondent had the incorrect zoning classification and description for the Subject Property. Respondent failed to verify if the prior sales of the comparables were arms-length. Respondent's workfile lacked documentation to support the adjustments and conclusions in the Sales Comparison and Coast approach sections of the report. Additionally, Respondent failed to utilize the correct designation in the report. Violation: violated s. 475.624(15), F.S. by failing to exercise reasonable diligence in developing the appraisal report; and violated Rule 61J1-7.001(2)(a), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: fined \$500, costs, 18 months probation, with early termination when all terms and conditions completed, 30 hrs in-class, tested education to include the 15 hr. USPAP course, attend one (2-day) FREAB general meeting. Effective 11/29/2010.
Pratt, Jill M.	2008049034	2010-06976	DAVIE, FL - Jill M. Pratt, state registered trainee appraiser, (RI) 0010041. Violation: guilty of violating a Final Order of the Florida Real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent in violation of s. 475.626(1)(b), F.S. Penalty: Revocation of license. Effective 07/29/2010.
Reynolds, Adam Joseph	2009001513	2010-07073	Naples, FL - Adam Joseph Reynolds, state certified residential appraiser, (RD) 3540. Violation: In October 2007, Respondent developed and communicated an appraisal report for property located in Naples, Florida and failed to maintain documentation in the work file to show that he verified conflicting data and, thereby, failed to exercise reasonable diligence. Penalty: one (1) year probation, attend one (1) two-day FREAB general meeting, complete ten (10) hours of appraisal education courses, and \$544.50 investigative cost. Effective 08/02/2010.
Rivera, Alexander Victor	2010024061	2010-10697	Tamarac, FL - Alexander Victor Rivera, Registered Trainee Real Estate Appraiser License No. (RI) 8581. Penalty: Voluntary Surrender of license. Effective 11/12/2010.
Rivera, Yovani	2009005248	2010-08911	Miami, FL - Yovani Rivera, state registered trainee appraiser, (RI) 11319. Violation: Respondent failed to exercise reasonable diligence in developing an appraisal on a Subjects Property in Miami, Florida, in violation of s. 475.624(15), F.S.; Respondent has obstructed or hindered the performance of a lawful duty by Petitioner's investigator regarding an investigation into the Subject Property appraisal in violation of s. 475.626(10)(f), F.S.; Respondent failed to maintain a current address while Respondent's license was active, in violation of s. 475.623, F.S. (2006-2007) by failing to notify petitioner within 10 days of Respondent's Change of address; Respondent violated s. 475.624(4) and Florida Administrative Code 61J1-7.001(2)(a) by using an incorrect designation. Penalty: Revocation of license. Effective 09/24/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Robertson, Craig Allan	2007042510	2010-04048	Tallahassee, FL - Craig Allan Robertson, state certified general real estate appraiser, (RZ) 1471. Alleged Violation: The Administrative Complaint alleges that Respondent developed and communicated an appraisal report in May 2007 on a subject property in St. George Island, Florida for a refinance. Respondent claims he inadvertently communicated an initial draft version of the Report that was followed by a final report. The draft report was ultimately forwarded in error by the client to a third party, with Respondent retaining only the final version in the work file. The report contained internally inconsistent statements concerning the listing history of the Subject Property and relied upon numerous Comparable Sales, one of which was dated. Respondent used a dated FEMA map, which he contended was nonetheless accurate, and failed to maintain in the work file copies of Marshall and Swift and local builders documentation to support the Cost Approach valuation. Respondent neither admits nor denies the allegations, but consents to imposition of discipline by the Board as to failure to maintain records, in violation of s. 475.629, F. S. Penalty: \$500 fine, \$1000 costs, 1 year probation, attendance attendance at one (2-day) FREAB meeting, attendance in person at 30 hours of continuing education in addition to that required for license renewal with successful completion of an end-of-course examination. Effective 05/13/2010.
Rodriguez, Miguel Alfonso	2008061582	2010-07061	Miramar, FL - Miguel Alfonso Rodriguez, state certified residential real estate appraiser, (RD) 5792. Respondent failed to provide support for the effective age of the Subject property. Respondent failed to note a pool on comparable sale 1 and failed to adjust for Date of Sale and Age differences for comparable sale 1. Respondent failed to note a pool on comparable sale 3 and failed to adjust for Site and Age differences for comparable sale 3. Respondent failed to utilize current Marshall and Swift data in the Cost Approach section of the Report. Respondent also failed to register his business name/firm and address with the Department as well as failed to utilize the appropriate appraiser designation in the report. Additionally, he Respondent's workfile lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach and Cost approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failing to furnish, in writing to the Department, each business address from which the appraiser operates in the performance of appraisal services in violation of s. 475.623, F.S.; violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report; and guilty of failing to sign a certification of an appraisal report with the name that the licensee has registered with the Department in violation of Rule 61J1-7.0065, F.A.C. in violation of s. 475.624(4), F.S. Penalty: two (2) year license suspension, costs, 4 years probation, with no trainees during the probationary periods. This case to run concurrent with DBPR Case Numbers 2008061605, 2008061569. Effective 08/02/2010.
Rodriguez, Miguel Alfonso	2008061569	2010-07063	Miramar, FL - Miguel Alfonso Rodriguez, state certified residential real estate appraiser, (RD) 5792. Respondent noted the incorrect zoning classification for the Subject Property. Respondent failed to discuss or analyze the \$280,000 opinion of value with the \$260,000 sale price for the Subject Property. Respondent also failed to verify the correct gross living area and room count for the Subject property as well as failed to verify the correct gross living area for comparable sales 2 and 3. Respondent failed to adjust or explain why adjustments were not necessary for differences in the comparable sales used in the report. Respondent also failed to register his business name/firm and address with the Department as well as failed to utilize the appropriate appraiser designation in the report. Additionally, he Respondent's workfile lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach and Cost approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of failing to furnish, in writing to the Department services in violation of s. 475.623, F.S.; violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report; and guilty of failing to sign a certification of an appraisal report with the name that the licensee has registered with the Department in violation of Rule 61J1-7.0065, F.A.C. in violation of s. 475.624(4), F.S. Penalty: two (2) year license suspension, costs, 4 years probation, with no trainees during the probationary periods. This case to run concurrent with DBPR Case Numbers 2008061605 and 2008061582. Effective 08/02/2010
Rodriguez, Miguel Alfonso	2008061605	2010-07062	Miramar, FL - Miguel Alfonso Rodriguez, state certified residential real estate appraiser, (RD) 5792. Respondent noted the incorrect zoning classification for the Subject Property. Respondent failed to discuss or analyze the \$545,000 opinion of value with the \$480,000 sale price for the Subject Property. Respondent also failed to analyze the four month increase in value for the Subject property of \$235,000. Respondent also failed to verify the correct age for comparable sale 1. Respondent misstated the room count for comparable sale 1 in the report. Respondent also failed to note that comparable sale 1 was located across the street from Ft. Lauderdale High School. Respondent failed to note a prior sale of comparable sale 3 in the report. Respondent failed to adjust or explain why adjustments were not necessary for differences in the comparable sales used in the report. Respondent also failed to register his business name/firm and address with the Department as well as failed to utilize the appropriate appraiser designation in the report. Additionally, the Respondent's workfile lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach and Cost approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; guilty of having failed to retain records for at least 5 years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S.; guilty of culpable negligence in violation of s. 475.624(2), F.S.; guilty of failing to furnish, in writing to the Department, each business address from which the appraiser operates in the performance of appraisal services in violation of s. 475.623, F.S.; violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report; and guilty of failing to sign a certification of an appraisal report with the name that the licensee has registered with the Department in violation of Rule 61J1-7.0065, F.A.C. Penalty: two (2) year license suspension, fined \$7500, costs, 4 years probation, with no trainees during the probationary periods, re-take the ABI and ABII courses and complete each successfully, and attend four (2-day) FREAB general meetings. This case to run concurrent with DBPR Case Numbers 2008061569 and 2008061582. Effective 08/02/2010.
Rodriguez, Paul E.	2009014941 2009006437	2010-09691	Orlando, FL - Paul E. Rodriguez, Certified Residential Appraiser License No. (RD) 3062. Violation: Voluntary surrender. Penalty: N/A. Effective: 10/13/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Rodriguez, Richard	2007067766	2010-05207	Pembroke Pines, FL - Richard Rodriguez, state registered trainee appraiser, (RI) 17603. Respondent failed to disclose the active listing history of the Subject Property. Respondent also misstated the sale price for the Subject property in the report. Additionally, Respondent failed to verify the terms of the sales contract for the Subject Property, and failed to verify the gross living area for the Subject property and all comparable sales. Violation: guilty of culpable negligence in violation of s. 475.624(2), F.S. and guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$1500, costs, 18 months probation, 45 hrs. continuing education to include 15 hr. USPAP course, and attend one (2-day) FREAB general meeting. Effective 06/11/2010.
Romano, Salvatore Anthony	2006015609	2010-04049	St. Petersburg, FL - Salvatore Anthony Romano, state certified residential real estate appraiser, (RD) 4514. Violation: violated a standard for the development or communication of real estate appraisal specifically Standards Rule 1-1(a), (b), and (c); 1-4(a)and (b); 1-5(a); 2-1(a) and (b), or other provision of the USPAP (2005) in violation of s. 475.624(14), F. S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; guilty of having had his certification acted against in violation of s. 475.624(6), F. S.; guilty of failure to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal report in violation of s. 475.629, F. S., and therefore, in violation of s. 475.624(4), F. S.; guilty of failing to supervise in violation of Rule 61J1-4.010(1), F. A. C. and, therefore, in violation of s. 475.624(4), F. S. Penalty: Revocation of license. Effective 05/13/2010.
Ruiz, Nelson Angel	2008021354	2010-08895	Tamarac, FL - Nelson Angel Ruiz, state certified residential appraiser, (RD) 4855; Violation: In October 2005, Respondent appraised a condominium conversion in Clearwater, Florida, using Comparable Sales that were dissimilar to the Subject Property; failed to use Comparable Sales that were more similar, proximate, and available; omitted prior sales of the three Comparable Sales within one year of the effective date of the appraisal report; and misstated the gross living area of a Comparable Sales, thereby failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624.(15), F.S. Penalty: \$5,000 fine plus cost of investigation, 15 day license suspension, 30 hours of professional education beyond that required to maintain license, attendance at one 2-day FREAB general meeting and one year of probation. Effective 09/24/2010.
Sanchez, Elena	2009005367	2010-08910	Miami, FL - Elena Sanchez, state certified residential appraiser, (RD) 4991; Voluntary Surrender of license. Effective 09/24/2010.
Saul, Jon	2008060995	2010-11167	Jacksonville, FL - Jon Saul, state certified residential real estate appraiser (RD 6711); Respondent misstated that the Subject Property lot was interior, when it was a corner lot. Respondent failed to note a prior sale and a prior transfer of the Subject Property in 2007. Additionally, Respondent listed the incorrect bathroom count and prior sale date of comparable sale 1 in the Sales Comparison Approach section of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$1000, costs, 18 months probation, subject to early termination, and attend one(2-day) FREAB general meeting. Effective 11/29/2010.
Scarberry, Harold Wayne	2009-060523	2010-10709	Jacksonville, FL - Harold Wayne Scarberry, Jr., Registered Trainee Real Estate Appraiser License No. (RI) 14529. Penalty: Voluntary Surrender of license. Effective 11/15/2010.
Schuchman, Robert L.	2009062087	2010-04026	Ham Lake, MN - Robert L. Schuchman, state certified residential real estate appraiser, (RD) 4095. Penalty: Voluntary Surrender of license. Effective 05/13/2010.
Shivers, Ann F.	2008059758	2010-07071	Clewiston, FL - Ann F. Shivers, state certified general appraiser, (RZ)1700. Violation: guilty of failure to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. Penalty: \$500.00 fine, \$511.10 investigative cost, one (1) 2-day FREAB general meeting, and complete fifteen (15) hours of appraisal education course. Effective 08/02/2010.
Sigmond, Harvey W.	2008033481	2010-06365	Naples, FL - Harvey W. Sigmond, state certified residential real estate appraiser, (RD) 2479. Violation: Respondent developed an appraisal report in December 2005 on a Subject Property condominium in Naples, Florida. The Board considered the Recommended Order of the Administrative Law Judge following a September 17, 2009 trial, accepting certain Findings of Fact and adopting and rejecting certain exceptions to the Conclusions of Law. Respondent was found to have violated s. 475.624(2) and s.475.624(15) F.S. Penalty: \$3000 fine; \$529.65 cost of investigation, to be paid within 30 days of the June 11, 2010 Final Order. Effective 06/11/2010.
Stanton, Robert JR.	2008046637	2010-08548	Osprey, FL - Robert A. Stanton, JR., state certified residential real estate appraiser, (RD) 3242; Respondent failed to verify the correct data for the Subject Property and comparable sales when there was a discrepancy in work file documentation. He failed to explain inconsistent adjustments in the Sales Comparison Approach section of the report. Additionally, Respondent failed to complete the prior sales research for the Subject Property and comparable sales in the Sales Comparison Approach section of the report. Respondent also listed the incorrect depreciation dollar amount and depreciated cost of improvements in the Cost Approach section of the report. Respondent's work file for the assignment lacked documentation to support his adjustments and conclusions outlined in the Sales Comparison Approach and Cost approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: 30 day license suspension, fined \$1000, costs, 18 months probation, not subject to early termination and no trainees during probationary period, 100 hrs. Continuing education, and attend two (2-day) FREAB general meetings. Effective 09/15/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Stewart, Andrew	2008055806	2010-08890	Daytona Beach, FL - Andrew Stewart, state certified residential appraiser, (RD) 5078; Violation: Guilty of failure to exercise reasonable diligence in violation of s. 475.624(15), F.S., where he reported inconsistent market trends and failed to make appropriate age adjustments to the comparable sales, and failure to retain records at least five years of supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes. Penalty: one (1) year probation, fine \$500, \$1320.00 investigation costs, one 2-day FREAB meeting, and complete fifteen (15) hours of appraisal education courses. Effective 09/24/2010.
Sturtevant, Sharon A.	2007039088	2010-08908	Ft. Myers, FL - Sharon A. Sturtevant, state certified residential appraiser, (RD) 6507; Voluntary Surrender of license. Effective September 24, 2010.
Sturtevant, Tammy	2007066850 2008011297 2008014019 2008011333	2010-08912	Cape Coral, FL - Tammy Sturtevant, state registered trainee appraiser, (RI) 6734; Voluntary Surrender of license. Effective 09/24/2010.
Tellez, Geovanni	2009009412	2010-04023	Miami, FL - Geovanni Tellez, state registered trainee appraiser, (RI) 15560; Violation: guilty of fraud, culpable negligence, or breach of an implied contract in violation of s. 475.624(2), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of real estate appraisal specifically Standards Rule 1-1(a)(b) and (c), 1-4(a), 1-5(a) and (b), 2-1(a) and (b), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., guilty of accepting an appraisal assignment when the employment itself is contingent upon the appraiser reporting a predetermined result, analysis, or opinion in violation of s. 475.624 (17), F.S.; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting the authority of Chapter 475, Florida Statutes and therefore, in violation of Section 475.624(4), Florida Statutes. Penalty: Revocation of license. Effective 05/13/2010.
Thomas, Juan Carlos	2009058027	2010-07077	Clewiston, FL - Juan Carlos Thomas, certified residential appraiser, (RD) 1700. Violation: guilty of failing to inform the Florida Real Estate Appraisal Board in writing within thirty (3) days of having pled guilty or nolo contendere to, or having been convicted or found guilty of, any felony, and therefore is in violation of s. 475.624(5), F.S.; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a registered assistant appraiser or licensed or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct in violation of s. 475.24(5), F.S.; guilty of failing to notify the Department within thirty days after entering a plea to a crime in violation of Section 455.227(1)(t), Florida Statutes. Penalty: License suspended for five (5) years. Effective 08/02/2010.
Thurbon, Earl Reid	2009060521	2010-10710	Orlando, FL - Earl Reid Thurbon, Certified Residential Real Estate Appraiser License No. (RD) 4147. Penalty: Voluntary Surrender of license. Effective 11/15/2010.
Turner, Chad	2008011552	2010-05205	Fort Lauderdale, FL - Chad Turner, state certified residential real estate appraiser, (RD) 5325. Violation: It was alleged that Respondent made contradictory statements regarding the One Unit Housing Trends in the report. Respondent failed to utilize the appropriate appraiser designation in the report. Additionally, Respondent's workfile lacked documentation to support the adjustments made in the sales Comparison approach section of the report. It was alleged that Respondent failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; and violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report. Penalty: As a result of a settlement stipulation, fined \$1000, costs, 18 months probation, to run concurrent with the terms and conditions in DBPR Case No. 2008020729. Effective 06/11/2010.
Turner, Chad	2008020729	2010-05199	Fort Lauderdale, FL - Chad Turner, state certified residential real estate appraiser, (RD) 5325. Violation: It was alleged that Respondent misstated garage size and location of pools on comparable sales. That Respondent failed to utilize the appropriate designation on the appraisal report and his workfile failed to contain the requisite documentation to support the adjustments in the Sales Comparison Approach section of the report. It was alleged that Respondent failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated Rule 61J1-7.001(2)(c), F.A.C., in violation of s. 475.624(4), F.S., by failing to utilize and display the appropriate appraiser designation in the report; and failed to retain, for at least 5 years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S. Penalty: As a result of a settlement stipulation, fined \$1500, costs, 18 months probation, continuing education to include 15 hr. USPAP course, attend two (2-day) FREAB general meetings. This case to run concurrent with the terms and conditions in DBPR Case No. 20080011552. Effective 06/11/2010.
Tway, Wilson King	2008063198	2010-10131	Destin, FL - Wilson king Tway, state certified residential real estate appraiser (RD) 2794; Respondent listed the incorrect legal description for the Subject property. Respondent listed the incorrect lot size for the subject Property in the report. Respondent also failed to analyze a prior sale of the subject property in 2004. Respondent listed the incorrect sale date for comparable sale 3 in the Sales Comparison Approach section of the report. Additionally, the Respondent's work file lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach section of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: 60 day license suspension; fined \$1000; costs; 18 months probation, concurrent with the license suspension; 45 hours of tested, in-class education to include successful completion of the 15 hr. USPAP course; and attend one (2-day) FREAB general meeting. Effective 10/29/2010.

NAME	CASE NUMBER	FINAL ORDER # (BPR-)	VIOLATION AND DISCIPLINARY ACTION
Vander May, Todd D.	2010014771 2010016835	2010-06975	Orlando, FL - Todd D. Vander May, state certified residential appraiser, (RD) 2296. Penalty: Voluntary Surrender of license Effective 07/29/2010.
Velasquez, Roberto	2008059294	2010-10132	Miami, FL - Roberto C. Velasquez, state certified residential real estate appraiser (RD) 6858; Respondent failed to discuss or explain the listing history of the Subject Property in the report. Respondent failed to explain the discrepancy between the measured GLA of the Subject Property and the work file documentation. Respondent also failed to note prior transfers of the Subject Property in the Sales Comparison Approach section of the report. Respondent also failed to note sales concessions and a prior sale of comparable sale 2. Additionally, Respondent's work file lacked documentation to support the adjustments and conclusions in the Sales Comparison Approach and Cost Approach sections of the report. Violation: failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: 15 day license suspension; fined \$1000; costs; 18 months probation; 45 hours continuing education to include 15 hr. USPAP course (to be completed within 12 months); no trainees during the probationary period; and attend 2 FREAB meetings. Effective 10/29/2010.
Vera, Edith	2010002885	2010-08894	Miami, FL - Edith Vera, state certified residential appraiser, (RD) 5909. Penalty: Voluntarily surrendered her license for permanent revocation of license. Effective 09/24/2010.
Ware, De'Juan Lavelle	2009038287	2010-07066	Lakeland, FL- De'Juan Lavelle Ware, state certified residential appraiser, (RD) 5399. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction, in violation of s. 475.624(6), F.S. Penalty: license revoked. Effective 08/02/010.
Wieczorek, Greg	2008026653	2010-07070	Naples, FL - Greg Wieczorek, state registered trainee appraiser (RI) 16565 Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of receiving payment directly from the recipient of an appraisal report in violation of Section 475.6221(2), Florida Statutes and, therefore, in violation of Section 475.624(4), Florida Statutes; guilty of receiving appraisal assignments from someone other than the supervising appraiser in violation of Section 475.611(1)(n), Florida Statutes and Florida Admin. Code Rule 61J1-4.010(9) and, therefore, in violation of Section 475.624(4), Florida Statutes; guilty of failure to furnish in writing each firm or business name and address from which the registered appraiser operates in the performance of appraisal services in violation of Rule 61J1-7.004, Florida Administrative Code and, therefore, in violation of Section 47 of the licensee's profession in violation of s. 455.227(1)(a), F. S. Penalty: license is revoked. Effective 08/02/2010.
Williams, Dwayne B.	2008052607	2010-04035	Tampa, FL - Dwayne B. Williams, state certified residential appraiser, (RD) 6396. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624 (15), F.S; guilty of misrepresentation, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624 (2), F.S; respondent violated s. 475.623, F.S, by failing to furnish, in writing, to the department each business name and address from which he operates in the performance of appraisal services and, therefore, is in violation of s. 475.624 (1), F.S; guilty of failure to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s. 475.629, F.S, and, therefore, in violation of s. 475.629, F.S, and, therefore, in violation of s. 475.624(4), F.S. Penalty: license is revoked. Effective 05/13/2010.
Wiggins, Willie Jame	2010019996	2010-10699	Miramar, FL - Willie James Wiggins, Registered Trainee Real Estate Appraiser License No. (RI) 19841. Penalty: Voluntary Surrender of license. Effective 11/12/2010.
Womack, Frank Eugene	2009-008996	2010-10698	Milton, FL - Frank Eugene Womack, License No. (RD) 4195. Violation: Respondent failed to exercise reasonable diligence in developing an appraisal report in July 2007 on a Subject Property in Pensacola, Florida in violation of s. 475.624150, F.S. Penalty: \$1,500 fine and costs, 1 year probation, attendance at one 2-day FREAB general meeting, 15 hours of appraisal education in addition to that required for license renewal. Effective 11/12/2010.
Yazbek, Monika A.	2009009933 2009009949 2009009976 2009010013	2010-04021	Hialeah, FL - Monika A. Yazbek, state registered trainee appraiser, (RI) 15167; Violation: guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S in violation of s. 475.626(1)(f), F.S.; guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.624(6), F.S. Penalty: Revocation. Effective 05/13/2010.