



**Florida Real Estate Appraisal Board  
Disciplinary Activity Report  
2007**

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
<b>Archer</b>	RD 2749	2007-08371	Michael Presley Bobbitt	Michael Presley Bobbitt, License No. RZ 2749. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard Rule 2-3, USPAP in violation of s. 475.624(14), F.S.; failed to retain for at least five years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data, in violation of s. 475.629 and s. 475.624(4), F.S. Penalty: \$2000 fine plus costs, attend one 2-day FREAB general meeting, 1 yr. probation. Effective: 10/24/07.
<b>Bay Harbor Island</b>	RD 2499	2007-06471	Susana L. Totaro	Susana L. Totaro, License No. RD 2499. Violation: guilty of violating Standards Rule 1-1 of the USPAP (2003); guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated Standards Rule 1-1 of the USPAP (2003); guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$500 plus costs; 6 mos. probation; attend one 2-day FREAB general meeting; Effective: 08/7/07.
<b>Boca Raton</b>	RD 1182	2007-04199	Rafael Fuentes	Rafael Fuentes, License No. RD 1182. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(b), 2-1(a) and 2-3, or other provision of the USPAP; guilty of failure to sign an appraisal report; guilty of failing to properly register a registered trainee appraiser under his supervision; fined \$500 plus costs, 6 mos. probation; attend one 2-day meeting. Effective 05/24/07.
<b>Bryceville</b>	RI 4536	2007-00051	Donna J. Todd	Donna J. Todd, License No. RI 10647. Penalty: Voluntary surrender of license for permanent revocation. Revoked effective: 1/03/07.
<b>Boynton Beach</b>	RD 4663	2007-00071	Carol Aharonovic	Carol Aharonovic, License No. RD 4663. Violation: guilty of violating a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1 (a), (b), and (c) and 1-4 (a) and (b), or other provision of the Uniform Standards of or other provision of the USPAP; guilty of failing to retain, for at least five years, original or true copies of any contracts engaging the appraiser's service, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports. Penalty: fined \$1,500.00 plus costs, 2 yrs. probation, attend one 2-day FREAB meeting; continuing education course in GLA calculation and in General appraisal practice. Effective 1/03/07.
<b>Boynton Beach</b>	RI 12925	2007-00074	Robert T. Jacobs	Robert T. Jacobs, License No. RI 12925. Violation: guilty of having obtained a license by means of fraud, misrepresentation, or concealment in violation of s. 475.624(12), F.S.; failed to comply with the requirements of Rule 61J1-3.001, F.A.C. Penalty: fined \$500.00 plus costs, 1 yr. probation, attend one 2-day FREAB meeting. Effective 1/03/07.
<b>Bristol</b>	RD 1759	2007-06470	Jack Harold Summers, Jr	Jack Harold Summers, Jr. License No. RD 1759. Violation: guilty of misrepresentation in a business transaction in violation of s. 475.624(2), F.S.; being found guilty of misconduct a second time in violation of s. 475.624(10), F.S.; guilty of violating USPAP Standard 1-1(a), (b), and (c) and s. 475.624(14), F.S.; violation of USPAP Standard 2-1(a) and (c), F.S.; failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; failure to retain records for at least five years in violation of s. 475.629 and s. 475.624(4), F.S. Penalty: fined \$2,500 plus costs, 30-day suspension; no trainees for 90 days; 6 mos. probation, attend one 2-day FREAB general meeting. Effective: 08/17/07.

<b>Brandon</b>	RD 5122	2007-04201	Aaron Hansen	Aaron Hansen, License No. RD 5122. Violation: guilty of practicing appraisal services without a license; obtained or attempted to obtain a registration, license, or certification by means of knowingly making a false statement, submitted false information. Refusing to provide complete information in response to an application question, or engaging in fraud, misrepresentation, or concealment; guilty of failure to possess sufficient experience required for a Certified residential Appraisal license; guilty of failing to keep and maintain his experience log and failure to include all of the required information on his appraisal experience log as a Registered Trainee Real Estate; guilty of failure to include all of the required information on his appraisal experience log as a Certified Residential Appraiser. Penalty: fined \$1,000 plus costs, 6-mos. probation; attend one 2-day meeting. Effective 05/24/07.
<b>Brooksville</b>	RD 2023	2007-06456	Charles Beilejeski	Charles Beilejeski, License No. RD 2023. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b) (c), or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report; Penalty: fine \$500 plus costs; 1 yr. probation; attend one 2-day FREAB meetings. Effective: 08/17/07.
<b>Cape Coral</b>	RD 0698	2007-05065	Odalys Ortega	Odalys Ortega, License No. RD 5698. Violation: while a registered trainee, failed to exercise reasonable diligence in developing and communicating an appraisal report, in violation of s. 475.624(15), F.S.; Penalty: fined \$500 plus costs; 1 yr. probation; attend one 2-day FREAB general meeting. Effective: 06/27/07.
<b>Casselberry</b>	RI 13043	2007-09964	Gholamreza Gholami	Gholamreza Gholami, License No. RI 13043. Violation: guilty of failing to perform appraisal services under the direct supervision of a designated primary supervisory certified appraiser in violation of s. 475.6221(1) and s.475.624(4), F.S.; failing to use proper designation in violation of Rule 61J1-7.002, F.A.C. and s. 475.622 and s. 475.624(4), F.S. Penalty: \$1000 fine plus costs, 1 yr. probation, attend one 2-day FREAB general meeting, complete USPAP course.
<b>Casselberry</b>	RI 20665	2007-09972	Carol Ann Ousnamer	Carol Ann Ousnamer, License No. RI 20665. Violation: guilty of failing to perform appraisal services under the direct supervision of a supervisory appraiser, in violation of s. 475.6221(1), F.S., guilty of failing to display appropriate license number and certification on report, in violation of s. 475.622, F.S.; failure to obtain supervisory appraiser's signature on experience log, in violation of Rule 61J1-4.010(7), F.A.C.; failed to exercise reasonable diligence in developing an appraisal report, in violation of s. 475.624(15), F.S.; failed to keep and maintain records and data, in violation of s. 475.629, F.S.; violated Ethics Rule of USPAP; violated Rules 1-1(c), 1-4(b), 2-1(a), and 2-3, USPAP. Penalty: fined \$2,500 plus costs; 6 mos. suspension; 1 yr. probation; attend one 2-day FREAB meeting.
<b>Chipley</b>	RD 3640	2007-06457	Jennifer Carter	Jennifer Carter, License No. RD 3640. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), 2-1(a) and (b) or other provision of the USPAP; Penalty: fine \$1,000 plus costs; 1 yr. probation; attend one 2-day FREAB meeting. Effective: 08/17/07.
<b>Clearwater</b>	RD 3340	2007-04200	Terry Gauthier	Terry Gauthier, License No. RD 3340. Violation: guilty of violating a Final Order of the Florida Real Estate Appraisal Board. Penalty: shall pay investigative costs; 6 mos. probation; attend one 2-day FREAB meeting. Effective 05/24/07.
<b>Clearwater</b>	RD 3330	2007-03324	Larry Holzer	Larry Holzer, License No. RD 3330. Voluntary Surrender of license for permanent revocation, effective 04/02/07.
<b>Clearwater</b>	RI 9208	2007-00302	Carol Lynn Watts	Carol Lynn Watts, License No. RI 9208. Violation: guilty of violating Rules 1-1 and 2-1(a) of the USPAP; guilty of receiving compensation from someone other than the primary supervisory appraiser, in violation of s. 475.6221(2), F.S. Penalty: fined \$750 plus costs, 1 yr. probation; attend two 2-day FREAB meetings. Effective 1/10/07.
<b>Clermont</b>	RD 570	2007-03325	Joseph Johnson	Joseph Johnson, License No. RD 570. 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 and s. 475.624(4), F.S.; violated 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 (2005) and s. 475.624(4), F.S. Penalty: fined \$1,000 plus investigative costs; attend one 2-day FREAB general meeting, 6 mos. probation. Effective 4/25/07.

<b>Coconut Creek</b>	RI 13494	2007-09985	Jeremy Lowell Wainer	Jeremy Lowell Wainer, License No. RI 13494. Violation: guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F.S., guilty of failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary or secondary supervisory appraiser in violation of s. 475.6221(1), F.S., in violation of s. 475.624(4), F.S., guilty of receiving compensation for appraisal services from someone other than the primary supervisory appraiser in violation of Rule 61J1-4.010(10), F.A.C., in violation of s. 475.6221(2), F.S., in violation of s. 475.624(4), F.S., guilty of receiving appraisal assignments from someone other than the supervising appraiser in violation of s. 475.611(1)(m), F.S. and Rule 61J1-4.010(9), F.A.C. in violation of s. 475.624(4), F.S., guilty of violating a standard for the development or communication of a real estate appraisal, specifically the Conduct Section of the Ethics Rule, Definition of Signature, or other provision of the USPAP (2005), in violation of s. 475.624(14), F.S., guilty of having operated without a valid and current license in violation of s. 475.626(1)(a), F.S. Penalty: Permanent revocation of license, plus pay costs of investigati
<b>Davie</b>	RI 12904	2007-04614	Michael Pi	Michael Pi, License No. RI 12904. Violation: guilty of misrepresentation; guilty of failing to use proper appraiser designation; guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated the Confidentiality and Conduct sections of the Ethics Rule, or other provision of the USPAP; violated a standard for the development of communication of a real estate appraisal, specifically Standard Rules 1-1(c), 1-4(a), 2-3, or other provision of the USPAP; Penalty: Permanent revocation of license. Effective 06/15/07.
<b>Defiance</b>	RI 13561	2007-00049	Teresa Richardson	Teresa Richardson, License No. RI 13561. Violation: guilty of obtaining a license by means of knowingly making a false statement, submitting false information or engaging in misrepresentation or concealment, in violation of s. 475.624(12) and s. 475.624(4), F.S. and in violation of Rule 61J1-3.001(6)(a), F.A.C., Penalty: Permanent revocation of license. Effective: 1/03/07.
<b>Delray Beach</b>	RI 4154	2007-07182	Serge Wainer	Serge Wainer, License No. RI 4154. Violation: guilty of Failing to perform appraisal services under the direct supervision of his supervisor, s. 475.6221(1), F.S., guilty of receiving payment for appraisal services from someone other than his supervisor; s. 475.6221(2), F.S.; misrepresentation, s. 475.623(2), F.S.; filing a fraudulent report; s. 475.624(11), F.S.; violation of the Conduct Section of the Ethics Rule; Record Keeping Section of the Ethics Rule; Competency Rule; Rule 1-1(b); and the Definition of Signature, USPAP; failure to keep and maintain records; s. 475.624(15), F.S. Penalty: Permanent revocation of license. Effective: 9/13/07.
<b>Deltona</b>	RD 3806	2007-00348	Michael J. Anderson	Michael J. Anderson, License No. RD 3806. Violation: guilty of misrepresentation, culpable negligence or breach of trust in any business transaction in violation of s. 475.624(2), F.S., violated a provision of USPAP, specifically the Ethics Rule; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2, 1-1, or other provisions of the USPAP, specifically Standards Rule or other 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 supervising more than four registered trainee appraisers at one time in violation of Rule 61J1-4.010, F.A.C. Penalty: permanent revocation of license. Pay investigative costs in the amount of \$9,688.80. Effective 1/15/08.
<b>Deltona</b>	RI 10926	2007-07176	Michael J. Anderson	Michael J. Anderson. License No. RI 10926. Violation: guilty of culpable negligence in any business transaction by violating s. 474.624(2), F.S., and guilty of violating a standard for the development of communication of a real estate appraisal in violation of s. 475.624(14), F.S. Penalty: fined \$1,500 plus investigative costs; 1 yr. probation; attend one 2-day FREAB meeting; Effective 9/13/07.
<b>Deltona</b>	RZ 1168	2007-03340	Richard A. Byrd	Richard A. Byrd, License No. RZ 1168. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business traction; guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated the definition of Signature under the Definition Section, or other provision of the USPAP. Voluntary Surrender of license for permanent revocation Effective: 1/2907.
<b>Dunedin</b>	RD 4154	2007-05055	Natalie M. Castaneda	Natalie M. Castaneda, License No. RD 4157. Violation: guilty violating USPAP Standards 1-1(a), (b), and (c) and violation of USPAP Standards 2-1(a), (b), and (c); Respondent shall not supervisor any trainees. Penalty: fined \$2,000.00 plus investigative costs, 60-day suspension; 6mos. probation; attend one 2-day FREAB general meeting. Effective: 06/27/07

<b>Englewood</b>	RD 5125	2007-09971	Ronald William Ortiz	Ronald William Ortiz, License No. RD 5125. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(c), Rule 2-1(a), Rule 1-5(a), 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 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., in violation of s. 475.624(4), F.S. Penalty: \$1,000 fine plus costs, 6 mos. probation, attend one 2-day FREAB meeting.
<b>Ft. Lauderdale</b>	RI 10580	200-703320	David L. Evans	David L. Evans, License No. RI 10580. Voluntary surrender of license for permanent revocation. Revoked effective 2/6/07.
<b>Ft. Myers</b>	RD 3181	2007-01717	Mark Anthony Gizzi	Mark Anthony Gizzi, License No. RD 3181. Violation: neither admits nor denies violating a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1; 1-5(b) and 2-2, or other provision of the USPAP; neither admits nor denies failing to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$2,000 plus costs; 1 yr. probation; attend one 2-day FREAB general meeting; Effective 3/2/07.
<b>Ft. Myers</b>	RI 14336	2007-05059	Matthew Douglas Grubbs	Matthew Douglas Grubbs, License No. RI 14336. Violation: guilty of failing to include all required information on the appraisal experience log in violation of Rule 61J1-44.010(6),F.A.C. Penalty: fined \$500 plus costs; 1 yr. probation; attend one 2-day FREAB general meeting. Effective: 6/27/07
<b>Ft. Myers</b>	RD 5451	2007-08382	Ashley Lynn Seibert	Ashley Lynn Seibert, License No. RD 5451. Violation: guilty of misrepresentation in violation of s. 475.624(2), F.S., guilty of failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary or secondary appraiser. Guilty of receiving compensation for appraisal services from someone other than the primary supervisory appraiser. Guilty of accepting appraisal assignments from someone other than his or her primary or secondary supervisory appraiser. Guilty of violating a standard for the development or communication of a real estate appraisal, specifically the Conduct Section of the USPAP Ethics Rule and the definition of Signature in the Definition Section of the USPAP. Guilty of failing to include all of the required information on her trainee appraisal experience log. Penalty: Permanent revocation of license, plus pay costs of investigation. Effective: 10/24/07
<b>Ft. Myers</b>	RD 5243	2007-09983	Michael Vasel	Michael Vasel, License No. RD 5243. Violation: guilty of violating Rule 61J1-4.010(6) F. A.C., and therefore, violated s. 475.624(4), F.S. Penalty: \$250 fine plus costs, 1 yr. probation, attend one 2-day FREAB general meeting.
<b>Ft. Myers</b>	RI 11492	2007-09986	Kathleen M. Worth	Kathleen M. Worth, License No. RI 11492. Violation: guilty of failing to include the license number of the supervising appraiser on the appraisal experience log. Penalty: \$1000 fine plus costs, 1 yr. probation, attend one 2-day FREAB general meeting.
<b>Ft. Myers</b>	RD 5918	2007-09984	Martin John Worth	Martin John Worth, License No. RD 11898. Violation: guilty of failing to include the license number of the supervising appraiser on the appraisal experience log. Penalty: \$1000 fine plus costs, 1 yr. probation, attend one 2-day FREAB general meeting.
<b>Ft. Walton Beach</b>	RD 5458	2007-05056	Vernon F. Combs	Vernon F. Combs, License No. RD 5458. Violation: guilty of failing to have 24 months appraisal experience when applying for state certified residential real estate license, in violation of s. 475.617(2), F.S.; Rule 61J1-6.001(1) and (2), F.A.C., in violation of s. 475.624(4), F.S.; obtained or attempted to obtain registration, license or certification means of knowingly making a false statement, submitted false information, refusing to provide complete information in response to an application question, or engaging in fraud, misrepresentation, or concealment in violation of s. 475.624(12), F.S. Penalty: fined \$1,000 plus costs, 6mos probation, attend one 2-day FREAB general meeting Effective: 6/27/07

<b>Ft. Walton Beach</b>	RI 15425	2007-00345	Jonathon Livingston	Jonathon Livingston, License No. RI 15425. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report, violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a) and (c), 2-1(a), or other provisions of the USPAP, specifically Standards Rule or other s. 475.624(14), F.S. Penalty: fined \$500 plus costs; 1yr probation, attend one 2-day FREAB general meeting, 30-hrs on Appraisal Procedures.
<b>Freeport</b>	RZ 516	2007-04203	David Jasin	David Jasin, License No. RZ 516. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal, guilty of having violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(a), (b) and (c), and 1-2(d), (e), (f), (g), and (h), and 1-4(a), (b), (e), (f), (h)(i), (ii) and (iii), and 1-6(a), and (b), and 2-1(a), (b) and (c), and 2-2, or other provision of the USPAP; 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; Penalty: Permanent revocation of license. Effective 05/25/07.
<b>Georgia</b>	RD 4151	2007-06463	Barry Wayne Pickard	Barry Wayne Pickard, License No. RD 4151. Violation: Voluntary surrender of license for permanent revocation. Revoked effective 08/17/07.
<b>Greenacres</b>	RH 228	2007-00072	James W. Delaplante	James W. Delaplante, License No. RH 228. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically the Ethics Rule, USPAP (2003). Penalty: fined \$3,500.00 plus costs, 2 yr. probation, no supervision of trainees while on probation; attend two 2-day FREAB meetings. Effective 1-03-07.
<b>Green Cove Springs</b>	RI 12819	2007-02391	Jack Weeks	Jack Weeks, License No. RI 12819. Violation: guilty of violating Rule 61J1-4.010(6), F.A.C., and s. 475.624(4), F.S. by failing to keep and maintain his experience log; guilty of violating s. 475.624(4) and s. 475.6221, F.S., by failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary supervisory appraiser. Effective 3/22/07.
<b>Hialeah</b>	RI 15370	2007-09963	Justin Garza	Justin Garza, License No. RI 15370. Violation: guilty of failing to exercise reasonable diligence in developing an appraisal report, in violation of s. 475.624(15), F.S. Penalty: fined \$250 plus costs; attend one 2-day FREAB general meeting. Effective 12/24/07
<b>Jacksonville</b>	RD 3224	2007-06455	Linda W. Beckworth	Linda W. Beckworth, License No. RD 3224. Violation: guilty of failing to exercise reasonable diligence in developing and communicating an appraisal report, in violation of s. 475.624(15), F.S. Penalty: fined \$250 plus costs; attend one 2-day FREAB meeting; Effective: 8/17/07
<b>Jacksonville</b>	RZ 2709	2007-01712	Glenn Parker Carver	Glenn Parker Carver, License No. RZ 2709. Violation: guilty of violating several standards for the development or communication of a real estate appraisal contained in the USPAP (2004); guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$1,000 plus costs; 1 yr. probation; 7 hr. USPAP education course; attend one 2-day FREAB general meeting; Effective 3/2/07.
<b>Jacksonville</b>	RI 10295	2007-01713	Jack Cave	Jack Cave, License No. RI 10295. Violation: guilty of failing to exercise reasonable diligence in developing and communicating an appraisal report. Penatly: pay investigative costs; 90-day suspension; Effective 3/2/07.
<b>Jacksonville</b>	RD 5503	2007-01714	Katrina Sharice Crooks	Katrina Sharice Crooks, License No. RD 5503. Violation: guilty of violating Rule 61J1-3.001(6)(a), F.A.C., by failing to disclose criminal history on application for licensure; obtained a registration, license, or certification by means of knowingly making a false statement, submitting false information, refusing to provide complete information in response to an application question, or engaging in fraud, misrepresentation, or concealment. Penalty: fined \$1,000 plus costs; 6 mos. probation; attend two 2-day FREAB general meetings; Effective 03/02/07.
<b>Jacksonville</b>	RZ 688	2007-03342	Paul N. Deese	Paul N. Deese, License No. RZ 688. Violation: respondent neither admits nor denies violating a standard for the development or communication of a real estate appraisal, or other provision of USPAP. Penalty: fined \$250; 6 mos. probation, no supervision of trainees for probationary period. Effective 04/25/07.

<b>Jacksonville</b>	RD 2630	2007-03326	Anthony W. Megas	Anthony W. Megas, License No. RD 2630. Violation: guilty of failing to exercise reasonable diligence in the development or communication of an appraisal, in violation of s. 475.624(15), F.S. Penalty: fined \$500 plus costs; attend one 2-day FREAB general meeting. Effective 04/25/07.
<b>Jacksonville</b>	RD 2665	2007-06466	Patricia C. Reiter	Patricia C. Reiter, License No. RD 2665. Violation: guilty of failing to display designation in violation of Rule 61J1-7.001 and F. S. 624(4), F.A.C., guilty of having been found guilty for a second time of misconduct in violation of s. 475.624(10),F.S., guilty of failing to use reasonable diligence in violation of s. 475.624(15),F.S., guilty of violating USPAP Standard Rule 1-1(a), (b), and (c) and s. 475.624(14),F.S., violation of USPAP Standard Rule 1-4(a), (b) and (h) (i) and (ii) and s. 475.624(14),F.S., guilty of failing to maintain records in violation of s. 475.24 (4),F.S. Penalty: 30 day suspension; fined \$3,000 plus costs; no supervision of trainees for 90 days; attend one 2-day FREAB general meeting; attend one general education course; 1 yr probation. Effective: 08/17/07
<b>Jacksonville</b>	RD 3133	2007-02390	Hugh A. Tompkins	Hugh A. Tompkins, License No. RD 3133. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically 1-1, 1-4, 1-5, 2-1 and 2-2(b), or other provision of the USPAP (2000) 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.; failing to retain, for at least five 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 and s. 475.624(4), F.S., and failure to notify Petitioner, in writing, of any change in the business location from which he operates in violation of s. 475.624(18), F.S. Penalty: 1 yr. probation, 7-hr. of continuing education course including a non USPAP general appraisal education, fined \$500 plus costs. Effective 3/22/07.
<b>Jacksonville Beach</b>	RD 996	2007-03323	Lynn Lee Hileman	Lynn Lee Hileman, License No. RD 996. Violation: neither admits nor denies failing to exercise reasonable diligence in developing an appraisal report in violation of USPAP (2005) and s. 475.624(14), F. S., neither admits nor denies violating Rule 61J1-4.010, F.A.C. Penalty: fined \$1,500 plus costs, 1 yr. probation, attend two 2-day FREAB meetings. Effective 4/25/07.
<b>Kissimmee</b>	RD 2331	2007-01726	Jerry Wiltse	Jerry Wiltse, License No. RD 2331. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1, and the Supplemental Standards Rule, or other provision of the USPAP. Penatly: fined \$1,000 plus costs; 30 day suspension; 1 yr. probation; attend one 2-day FREAB meeting; Effective 3/2/07
<b>Kissimmee</b>	RD 2331	2007-01726	Jerry Wiltse	Jerry Wiltse, License No RD 2331. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failure to comply with the disclosure and display of designation requirements of the F.A.C. Penalty: fined \$500 plus costs; 30 day suspension; 1 yr. probation; attend one 2-day FREAB meeting; Effective 3/2/07.
<b>Largo</b>	RI 4859	2006-00713	Christopher Edwards	Christopher Edwards; License No. RI 4859. Violation: neither admits nor denies violating a standard for the development of communication of a real estate appraisal, being guilty of having failed to exercise reasonable diligence in developing an appraisal report or violating a standard for the development or communication of a real estate appraisal, specifically Ethics and Competency rule, or other provision of the USPAP. Penalty: fined \$2,000.00 plus costs: 1 yr. probation: 14 hrs. continuing education; Effective 2/3/06.
<b>Lake Wales</b>	RI 12751	2007-00077	Rashawn Bryon Powell	Rashawn Bryon Powell, License No. RI 12751. Penalty: permanent revocation of license effective 1/03/07.
<b>Lauderdale Lakes</b>	RD 3980	2006-00716	Abu Rahsaan Jannah	Abu Rahsaan Jannah; License No. RD 3980. 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; violated a standard for the development or communication of a real estate appraisal; specifically Standard 2-2(b)(xii) and 2-3, or other provision of the USPAP. Penalty: fined \$3,000.00 plus costs; 1 yr. probation; 15 hrs. USPAP education; attend one 2-day FREAB general meeting; Effective 2/3/06.

<b>Lecanto</b>	RD 4251	2007-05062	Judy Horton	Judy Horton, License No. RD 4251; Voluntary surrender of license for permanent revocation; revoked effective 06/05/07.
<b>Longwood</b>	RD 1518	2007-06461	Scott R. Hutchinson	Scott R. Hutchinson, License No. RD 1518. Violation: guilty of obstructing or hindering the enforcement of Chapter 475, F.S., 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., Penalty: \$1,000 fine plus costs; attend one 2-day FREAB general meeting; 1 yr. probation. Effective: 08/17/07
<b>Marathon</b>	RI 10972	2007-00300	Jan Carlton Childers	Jan Carlton Childers, License No. RI 10972. Violation: guilty of obtaining a license by means of knowingly submitting false information, or engaging in misrepresentation in violation of s. 475.624(12), F.S., failed to comply with the requirements of Rule 61J1-3.001, F.A.C. Penalty: fined \$500.00 plus costs, 1 yr. probation, attend one 2-day FREAB meeting; complete a continuing education course in report writing. Effective 1-10-07.
<b>Marathon</b>	RD 4570	2007-04192	James Damon Chaplin	James Damon Chapman, License No. RD 4570. Violation: guilty of misrepresentation; violation of the conduct section of the Ethics Rule, and Rule 1-1(b)(c) of USPAP; guilty of failing to exercise reasonable diligence. Penalty: fined \$1,000 plus costs, 30-day suspension; 1 yr. probation; attend one 2-day FREAB general meeting.
<b>Margate</b>	RZ 825	2007-00075	Stephen Douglas Melei	Stephen Douglas Melei, License No. RZ 825. Violation: guilty of violating a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(a), (b), and (c) and 4-1(a) and (b), or other provision of the USPAP; guilty of failing to retain, for at least five years, original or true copies of any contracts engaging the appraiser's service, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports; guilty of failing to provide direct supervision to a registered trainee appraiser. Penalty: fined \$2,000.00 plus costs, 1 yr. probation, attend two 2-day FREAB meetings. Effective 1-03-07.
<b>Melbourne</b>	RD 2433	2007-09976	Mary Selig	Mary Selig, License No. RD 2433. Violation: guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F.S. Guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(b) and (c), Rule 1-5(b) of the USPAP (2003), 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 retain, for at least five 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., in violation of s. 475.624(4), F.S. Penalty: permanent revocation of license. Effective 12/24/07
<b>Melbourne</b>	RD 2433	2007-09977	Mary Selig	Mary Selig, License No. RD 2433. Violation: guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F.S. Guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(b) and (c), Rule 1-5(b), Rule 2-2 and 2-3, of the USPAP (2003), 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 retain, for at least five 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., in violation of s. 475.624(4), F.S. Penalty: permanent revocation of license. Effective 12/24/07
<b>Melbourne</b>	RD 2433	2007-09978	Mary Selig	Mary Selig, License No. RD 2433. Violation: guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F.S., Guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(b) and (c), Rule 1-5(b), of the USPAP(2003), in violation of s. 475.624(14), F.S. Guilty of failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Guilty of failing to retain, for at least five 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. 475.624(4), F.S. Penalty: permanent revocation of license. Effective 12/24/07

<b>Miramar</b>	RD 4524	2007-04194	Antonio Duval	Antonio Duval, License No. RD 4524. Violation: guilty of violating Rule 61J1-3.001(6)(c), F.A.C., by failing to disclose that a registration, license, or certification to practice any regulated profession was revoked, suspended, disbarred or otherwise acted against by this or any other state; obtained a license by fraud. Penalty: permanent revocation of license. Effective 5/24/07.
<b>Miramar</b>	RD 2075	2007-01725	Peter F. Whittingham	Peter F. Whittingham, License No. RD 2075. Violation: guilty of failure to exercise reasonable diligence in developing an appraisal report, in violation of s. 475.624(15), F.S. Penatly: fined \$1,000 plus costs; 30 day suspension; 6 mos. probation; attend one 2-day FREAB meeting; Effective 3/2/07.
<b>Miami</b>	RI 13631	2007-09936	Albert F. Arguello	Albert F. Arguello, Llicense No. RI 13631. Violation: guilty of failing to exercise reasonable diligence in violation of s. 475.624(15), F.S., guilty of failing to use proper designation in violation of s. 475.622, and 475.264(4), F.S., guilty of failing to keep and maintain an experience log in violation of Rule 61J1-4.010 (1),F.A.C., and s. 475.6222 and 475.624(4), F.S. Penalty: \$500 fine plus costs. Effective 12/21/07
<b>Miami</b>	RI 13631	2007-09937	Albert F. Arguello	Albert F. Arguello, License No. RI 13631. Violation: guilty of violating Standards Rule1-I(a) and (c) USPAP (2205), in violation of s.475.624(14), F.S. Penalty: \$500 fine plus costs, attend one 2-day FREAB general meeting; 1 yr. probation. Effective 12/21/07
<b>Miami</b>	RI 13631	2007-09938	Albert F. Arguello	Albert F. Arguello, License No. RI 13631. Violation: guilty of failing to exercise reasonable diligence in violation of s.475.624(15), F.S., guilty of failing to use proper designation in violation of s. 475.622, and 475.264(4), F.S., guilty of failing to keep and maintain an experience log in violation of Rule 61J1-4.010 (1), F.A.C., and s. 475.6222 and 475.624(4), F.S. Penalty: \$1,000 fine plus costs. Effective 12/21/07
<b>Miami</b>	RD 2343	2007-02385	Elsa G. Cartaya	Elsa G. Cartaya, License No. RD 2343. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically the Confidentiality section of the Ethics Rule, or other provision of the USPAP (2001) in violation of s. 475.624(14), F.S., violated a standard for the development or communication of a real estate appraisals, specifically Standard Rule 1-4(a); 1-5(c), and 2-3, or other provision of the USPAP(2001) in violation of s. 475.624(14), 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 s. 475.629, F.S., and s. 475.624(4), F.S., guilty of having been found guilty, for a second time 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(1), F.S. Penalty: 1yr. suspension, 4 yr. probation, 45-hour continuing education which may be taken online and fined \$3,500 plus costs. Effective 3/22/07.
<b>Miami</b>	RD 2343	2007-09940	Elsa G. Cartaya	Elsa G. Cartaya, License No. RD 2343. Violation: guilty of violating a Final Order of the FREAB concerning Respondent's case which is binding upon Respondents; guilty of having had a certification suspended, or otherwise acted against by this State. Penalty: permanent revocation of license. Effective 12/21/07.
<b>Miami</b>	RD 3740	2007-04191	Daniel J. Castillo	Daniel J. Castillo, License No. RD 3740. Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(a), (b), and (c), and 1-4(a) and 1-6(a) and (b) 2-1(a), and 2-1(a) and 2-2(b)(vii) and (viii), 2-3 or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failure to notify the petitioner's, in writing, of any change in the business location from which he operates; guilty of failing to supervise a registered trainee Appraiser; guilty of failing to retain, for at least five years, original or true copies of any contracts engaging the appraiser's service, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports; fined \$1,000 plus costs; 1yr. probation; attend one 2-day FREAB meeting. Effective 05/24/07.



<b>Miami</b>	RI 7901	2006-00712	Martine Castrillon	Martine Castrillon, License No. RI 7901. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; failed to communicate an appraisal without good cause; guilty to notify the Petitioner, in writing of the current mailing address and any change in the current mailing address, within ten days after the change. Penalty: permanent revocation of license. Effective 2/3/06.
<b>Miami</b>	RI 6783	2006-00730	Frank Castro	Frank Castro, License No. RI 6783. Violation: guilty of violating a standard of USPAP; and failed to exercise reasonable diligence. Penalty: fined \$3,000.00 plus costs, 1 yr. probation; course in report writing; attend three 2-day FREAB meetings. Effective 2/03/06.
<b>Miami</b>	RI 16234	2007-09962	Joan Manuel Concepcion	Joan Manuel Concepcion, License No. RI 16234. Voluntary Surrender of Licensure for permanent revocation. Revoked effective 12/24/07.
<b>Miami</b>	RD 3323	2007-07478	Guillermo Escobar	Guillermo Escobar, License No. RI 3323. Violation: guilty of obtaining a license by means of knowingly making a false statement, submitting false information, or engaging in misrepresentation or concealment; and violating Rule 61J1-3.001(6)(a), F. A. C. and s. 475.624(4), F.S. Penalty: fined \$1,000 plus costs; 6 mos. suspension; 1yr. probation; attend one 2-day FREAB general meeting. Effective 9/13/07.
<b>Miami</b>	RI 12063	2007-06459	Randy Paul Garces	Randy Paul Garces, License No. RI 12063. Voluntary Surrender of license for permanent revocation. Revoked effective 8/17/07.
<b>Miami</b>	RD 4939	2007-04616	Robert Garcia	Robert Garcia, License No. RD 4939. Violation: guilty of violating a standard for the development or communication of the real estate appraisal, specifically Standard Rule1-1(c), 1-4(a), or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$1,000 plus costs; 2 yr. probation; take a live residential report writing class; attend two 2-day FREAB general meetings. Effective 06/15/07.
<b>Miami</b>	RD 5913	2007-01719	Douglas A. Jackson	Douglas A. Jackson, License No. RD 5913. Violation: guilty of violating Rule 1-1 and 1-5(b) of USPAP, and therefore s. 475.624(14), F.S. Penalty: fined \$1,000 plus costs; 1 yr. probation; attend one 2-day FREAB general meeting; complete a 7-hour USPAP course; Effective 3/2/07.
<b>Miami</b>	RD 4772	2007-05063	Oscar Dario Jaramillo	Oscar Dario Jaramillo, License No. RD 4772. Violation: guilty of failing to include all required information on the appraisal experience log in violation of Rule 61J1-4.010(6), F.A.C. and s. 475.624(4), F.S., failure to use proper designation on appraisal report in violation of Rule 61J1-7.001, F.A.C. and s. 475.624(4), F.S. Penalty: fined \$1,000 plus costs; 1yr. probation; attend one 2-day FREAB general meeting. Effective: 06/27/07
<b>Miami</b>	RD 4668	2007-08376	Antonio Luis	Antonio Luis, License No. RD 4668; Voluntary surrender of license for permanent revocation. Revoked effective 10/24/07.
<b>Miami</b>	RD 4502	2007-09968	Vincente Luz	Vincente Luz, License No. RD 4502; Violation: guilty of misrepresentation 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 violating 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. Guilty of failing to retain, for at least five 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., in violation of s. 475.624(4), 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), Rule 1-2(e) and (i), Rule 1-3(a), Rule 1-4(a), (b) and (c), Rule 1-5(b), Rule 1-6(a) and (b), Rule 2-1(a), (b) and (c), and Rule 2-2(b)(iii) and (viii) or other provision of the USPAP (2006), in violation of s. 475.624(14), F.S. Penalty: Permanent revocation of license, plus investigation costs. Effective 12/24/07.

<b>Miami</b>	RI 12376	2007-00076	David P. Pichardo	David P. Pichardo, License No. RI 12376. Voluntary surrender of license for permanent revocation. Revoked effective 1/03/07.
<b>Miami</b>	RD 4998	2007-08380	David Ruz	David Ruz, License No. RD 4998; Violation: guilty of violating USPAP Standards Rule 1-1(b) and (c) and 475.624(14), F.S. Penalty: fined \$500 plus costs; 1yr. probation concurrent to that in case No. 2006051482, attend one 2-day FREAB general meeting. Effective: 10/24/07
<b>Miami</b>	RD 4998	2007-08381	David Ruz	David Ruz, License No. RD 4998; Violation: guilty of obstructing or hindering the enforcement of Chapter 475, F.S., or the performance of any lawful duty by a person acting under authority of Chapter 475, in violation of s.475.626(1)(f), F.S. Penalty: fined \$1,000 plus costs; 1yr. probation concurrent to that in case No. 20050049338, attend one 2-day FREAB general meeting. Effective: 10/24/07
<b>Miami</b>	RD 2880	2007-00301	Bob Swiger	Bob Swiger, License No. RD 2880. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of real estate appraisal or other provision of USPAP. Penalty: attend one 2-day FREAB meeting. Effective 1-10-07.
<b>Miami</b>	RD 16341	2007-08377	Enrique Tawachi	Enrique Tawachi, License No. RD 16341; Voluntary Surrender of license for permanent revocation. Effective 10/24/07.
<b>Miami</b>	RD 4781	2007-08386	Owen Mahony Taylor	Owen Mahony Taylor, License No. RD 4781; Violation: guilty of failing to provide direct supervision to a registered trainee appraiser in violation of Rule 61J1-4.010, F.A.C., violation of USPAP Standards Rule 1-1(c). Penalty: fined \$2,000 plus costs; 6 mos. probation during which Respondent shall not supervise trainees; attend one 2-day FREAB meeting, ethics course. Effective: 10/24/07
<b>Miami Lakes</b>	RZ 2795	2007-06460	Mike Gomez	Mike Gomez, License No. RZ 2795; Violation: guilty of misconduct that warrants disciplinary action for a second time; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rules 1-3; 1-4; 2-2 of USPAP; failure to exercise reasonable diligence in developing and communicating an appraisal report; and failure to retain appraisal contracts, reports, and supporting data assembled and formulated in developing the appraisal report. Penalty: fined \$3,000 plus costs; 30 day suspension; 1yr. probation; attend one 2-day FREAB meeting. Effective: 8/17/07
<b>Miami Springs</b>	RD 6194	2007-08375	Thomas Kniggie	Thomas Kniggie, License No. RD 6194; Voluntary Surrender of license for permanent revocation. Revoked effective 10/24/07.
<b>Moreno Valley, CA</b>	RD 3782	2007-01721	George A. Hernandez	George A. Hernandez, License No. RD 3782. Violation: guilty of failing to supervise a trainee appraiser, in violation of s. 475.6222, F.S. Penalty: fined \$1,500 plus costs; 1 yr. probation. Effective 3/02/07.
<b>Naples</b>	RD 3239	2007-05058	Timothy Jon Grossi	Timothy Jon Grossi, License No. RD 3239. Violation: guilty of violating USPAP Standard Rule 1-1(a), (b), (c) and s. 475.624(14), F.S., guilty of violating USPAP Standard Rule 1-6(a) and (b) and s. 475.624(14), F.S., guilty of failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(14), F.S., failed to maintain records in violation of s. 475.629, F.S. Penalty: fined \$1,250 plus costs, attend one 2-day FREAB meeting; 1 yr. probation. Effective: 06/27/07
<b>Naples</b>	RD 4376	2007-07627	Bryant L. Hyde	Bryant L. Hyde, License No. RD 4376; Violation: guilty of violating s. 475.624(2), F.S., for misrepresentation of a business transaction; guilty of violation s. 475.624(14), F.S., guilty of violating standards for developing or communicating a real estate appraisal; guilty of violating s. 475.624(15), F.S., for failure to exercise reasonable diligence; guilty of violating s. 475.624(17), F.S., for accepting an appraisal assignment when the employment itself was contingent upon appraiser reporting predetermined result; guilty of violating Rule 61J1-4.010, F.A.C., and therefore, s. 475.6222 and s. 475.624(4), F.S., for failing to provide direct supervision to a registered trainee appraiser. Penalty: 30 day suspension, fined \$5,000 plus costs, 1 yr. probation; attend one 2-day FREAB meeting; Effective: 9/28/07.

<b>Naples</b>	RD 3560	2007+09967	Rick Logan	Rick Logan, License No. RD 3560; Violation: violated a provision of USPAP, in violation of s. 475.624(14), F.S. Penalty: fined \$500 plus costs, attend one 2-day general FREAB meeting. Effective: 12/24/07.
<b>New Port Richey</b>	RI 9733	2007-03337	Edwin D. Armbruster	Edwin D. Armbruster, License No. RI 9733. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of real estate of a real estate appraisal, specifically Standard Rule 1-4(a), or other provision of the USPAP; violated a standard for the development or communication of the real estate appraisal, specifically the Competency Rule, or other provision of the USPAP; 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. Penalty: Permanent revocation of license. Effective 3/30/07.
<b>New Port Richey</b>	RD 1987	2007-06733	Linda A. Sessa	Linda A. Sessa, License No. RD 1987, Violation: Respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a) and (b)(ii), USPAP, in violation of s. 475.624(14), F.S.. Penalty: fined \$250 plus costs, attend one 2-day FREAB general meeting. Effective: 08/27/07.
<b>Niceville</b>	RD 4929	2007-05066	Timothy Dale Plummer	Timothy Dale Plummer, License No. RD 4929. Violation: failed to maintain records in violation of s. 475.629, F.S., violated USPAP Standard 1-1(a), (b), (c) and s. 475.624(14), F.S., violated USPAP Standard 1-5(b) and s. 475.624(14), F.S., failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500 plus costs, attend one 2-day FREAB meeting. Effective: 06/27/07
<b>Nokomis</b>	RI 17153	2007-09969	Catherine Gibbs Mayer	Catherine Gibbs Mayer, License No. RI 17153; Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; guilty of having made or filed a report or record, either written or oral, which the registered assistant knows to be false; guilty of failing to ensure the primary or secondary supervisory appraiser of registered trainee signs the report; guilty of failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary supervisory appraiser; guilty of receiving payment directly from the recipient of an appraisal report; 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. Penalty: Permanent revocation of license. Effective 12/24/07.
<b>North Palm Beach</b>	RD 2223	2007-06464	Richard W. Peterson	Richard W. Peterson, License No. RD 2223. Violation: violated USPAP Standard 1-1 (c) and s. 475.624(14), F.S., failed to communicate an appraisal report without good cause in violation of s. 475.624(16), F.S. Penalty: fined \$1000 plus costs, attend one 2-day FREAB meeting, 1 yr. probation. Effective: 08/17/07.
<b>Ocala</b>	RI 11193	2007-01718	Elizabeth A. Grover	Elizabeth A. Grover; License No. RI 11193; Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-2(b), 1-4(b), and 2-2(b)(ii) or other provision of the USPAP; guilty of failing to include all F.A.C. required information on appraiser's experience log. Penalty: fined \$1,000; 1 yr. probation; Site inspection continuing education course; Effective 3/02/07.
<b>Ocala</b>	RD 2819	2007-00087	Robert P. McCalip	Robert P. McCalip, License No. RD 2819. Violation: guilty of failing to supervise a state registered trainee appraiser in violation of s. 475.6222, F.S., guilty of violating USPAP Rules 1-2; 1-4; and 2-2. Penalty: fined \$1,000.00 plus costs, 1 yr. probation, attend one 2-day FREAB meeting. Effective 1-03-07.
<b>Orange Park</b>	RD 214	2007-10119	Tobias B. Latham	Tobias B. Latham, Jr., License No. RD 214; Violation: guilty of violating a standard for the development or communication of the real estate appraisal, specifically Standard 1-1, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal, specifically the Ethics Rule, or other provision. Voluntary Surrender of license for permanent revocation. Effective 12/24/07.
<b>Orlando</b>	RI 13762	2007-01720	Peter W. Jacobs	Peter W. Jacobs, License No. RI 13762; Violation: guilty of obtaining license by fraud, in violation of s. 475.624(12), F.S. Penalty: fined \$750 plus costs; 1 yr. probation; Effective 3/2/07.

<b>Orlando</b>	RD 2402	2007-08383	David A. Shilling	David A. Shilling, License No. RD 2402; Violation: guilty of failing to exercise reasonable diligence in violation of s. 475.624(15), F.S. Penalty: fined \$1,500 plus costs, 18 mos. probation, attend two 2-day general FREAB meetings. Effective: 10/24/07
<b>Orlando</b>	RD 509	2007-03328	Clayton Melvin Taul	Clayton Melvin Taul, License No. RD 509; Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(c), or other provision of the USPAP. Penalty: Reprimanded, shall pay costs; attend one 2-day FREAB general meeting. Effective 4/25/07.
<b>Orlando</b>	RI 17125	2007-03327	Douglas Taylor	Douglas Taylor, License No. RI 17125; Violation: guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(c), or other provision of the USPAP. Penalty: Reprimanded, shall pay costs; attend one 2-day FREAB general meeting. Effective 4/25/07.
<b>Palatka</b>	RZ 2247	2007-01723	Christine R. Kelley	Christine R. Kelley, License No. RZ 2247; Violation: guilty of failing to retain contracts engaging the appraiser's services, appraisal reports, or supporting data, in violation of s. 475.629, F.S, guilty of failing to list all required information on an appraisal experience log, in violation of Rules 61J1-4.010(6); and 61J1-6.001(5), F.A.C., and therefore, in violation of s. 475.624(4), F.S. Penalty: fined \$500 plus costs; attend one 2-day FREAB meeting. Effective 3/2/07.
<b>Palm Beach</b>	RI 10926	2007-04208	Antoinette Rodriguez	Antoinette Rodriguez, License No. RI 10926; Violation: guilty of misrepresentation; guilty of violating a standard of USPAP; specifically the Definition of Signature, and Rule 2-1a; guilty of failing to perform appraisal services under the direct supervision of a supervisor; guilty of receiving payment for an appraisal report from someone other than supervisor appraiser. Penalty: Permanent revocation of license, plus pay costs. Effective: 5/25/07.
<b>Palm Harbor</b>	RD 6482	2007-09939	James F. Bandoli	James F. Bandoli, License No. RD 6482; Violation: guilty of failing to perform appraisal services under the direct supervision of a supervisory appraiser, in violation of s. 475.6221(1), F.S., guilty of violating the standards for developing and communicating an appraisal report, in violation of Rule 1-1 a-c, USPAP; failing to exercise reasonable diligence in developing an appraisal report, in violation of s. 475.624(15), F.S., guilty of operating without a valid/current appraisal license, in violation of s. 475.626(1)(a), F.S., Penalty: fined \$2,000 plus costs; 5yrs. probation; attend two 2-day FREAB general meetings; Effective 12/21/07.
<b>Palmetto Bay</b>	RD 4101	2007-04363	Lester Garcia	Lester Garcia, License No. RD 4101. Violation: guilty of misrepresentation; guilty of violating the conduct section of the Ethics Rule; Rule 1-1(b) and (c); and Rule 1-5(b) of USPAP; guilty of failing to exercise reasonable diligence; Penalty: fined \$1,000 plus costs; 60-day suspension; 1yr. probation; attend one 2-day FREAB meeting. Effective 05/31/07.
<b>Panama City</b>	RD 2301	2007-04209	Ryan D. Sandlin	Ryan D. Sandlin, License No. RD 2301. Violation: guilty of failing to exercise reasonable diligence in developing an appraisal report; guilty of failing to use proper designation. Penalty: 1yr. probation; attend two 2-day FREAB meetings. Effective 05/25/07.
<b>Pembroke Pines</b>	RD 1596	2007-00078	Doreen H. Campbell	Doreen H. Campbell, License No. RD 1596. Violation: guilty of violating a standard for the development or communication of a real estate appraisal or other provision of USPAP; and guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$2,000.00 plus costs, 1 yr. probation, attend three 2-day FREAB meetings. Effective 1-03-07.
<b>Pensacola</b>	RD 4312	2007-03339	Joshuah Evan Bryant	Joshuah Evan Bryant, License No. RD 4312. Violation: guilty of violating 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; guilty of failure to notify the Petitioner, in writing, of any changes in the business location from which he operates; guilty of failing to provide direct supervisor to a registered trainee appraiser. Penalty: fined \$2,000 plus costs, attend one 2-day FREAB general meeting. Effective 4-25-07.

<b>Plantation</b>	RD 5504	2007-05064	Roland Andrew McBride	Roland Andrew McBride. License No. RD 5504. Violation: guilty of failing to perform appraisal services under the direct supervision of a licensed or certified appraiser in violation of s. 475.6222(1) and 475.6111(1)(n), F.S., guilty of receiving payment directly from the recipient of an appraisal report in violation of s. 475.6221(2) and 475.624(4), F.S., failed to provide in writing each business address from which he operates in the performance of appraisal services in violation of s. 475.624(1), F.S., and violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(a) and (c), USPAP, in violation of s. 475.624(14). Penalty: fined \$2,000 plus costs, attend one 2-day FREAB meeting as a condition of probation. Effective: 06/27/07.
<b>Pompano Beach</b>	RI 1167	2007-04364	Jaime A. Montalvo	Jaime A. Montalvo, License No. RI 11167. Violation: guilty of failing to notify the Department within ten days after a change of supervisory appraiser; guilty of failure to furnish in writing any change of address within 10 days of the change. Penalty: fined \$1,000.00, plus costs; attend one 2-day FREAB meeting; 6 mos. probation. Effective 05/31/07.
<b>Port Charlotte</b>	RD 3860	2007-00089	Jeffrey M. Russell	Jeffrey M. Russell, License No. RD 3860. Penalty: voluntarily surrendered license for permanent revocation. Revoked effective 1/3/07.
<b>Port Richey</b>	RD 4615	2007-05061	Deborah M. Hall	Deborah M. Hall, License No. RD 4615. Violation: guilty of violating a standard for the development or communication of an appraisal report, or other provision of an appraisal report, or other provision of USPAP, and therefore s. 475.624(14), F.S. Penalty: pay investigation costs, 1yr. probation; complete a 3-hr course in business practice and ethics course. Effective 6/5/07
<b>Port St. Joe</b>	RD 2909	2007-03338	W. Dale Borden	W. Dale Borden, License No. RD 2909. Violation: guilty of misrepresentation, concealment, culpable negligence, or breach of trust in any business transaction; violated a standard for the development or communication of a real estate appraisal or other provision of the USPAP; failure to exercise reasonable diligence in developing an appraisal report; guilty of failing to make records available to the Department for inspection and copying upon reasonable notice to the appraiser. Penalty: fined \$3,500 plus costs, 1 yr. probation, 15 hrs. of education related to the proper utilization of the cost approach and comparison analysis, attend one 2-day FREAB general meeting. Effective 4/25/07.
<b>Port St. Joe</b>	RI 5193	2007-07629	Karen Ann Borden	Karen Ann Borden, License No. RI 5193. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failing to retain, for at least five 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 report; violated a standard for the development or communication of real estate appraisal, specifically Standard Rule 1-1(a)(b) and (c), 2-1(a) and (b), or other provision of the USPAP. Penalty: \$2,000 fine plus costs; 1yr. probation; attend one 2-day FREAB meeting. Effective 09-28-07
<b>Port St. Joe</b>	RD 3197	2007-08378	Thomas G. Mays	Thomas G. Mays, License NO. RD 3197. Voluntary surrender of license for permanent revocation. Revoked effective: 10/24/07.
<b>Port St. Joe</b>	RO 6070	2007-08385	Sandra Kaye Smock	Sandra Kaye Smock, License No. RI 6070; Violation: Voluntary surrender of license for permanent revocation. Revoked effective: 10/24/07.
<b>Riverview</b>	RD 5037	2007-0346	Emperatriz D. Stec	Emperatriz D. Stec, License No. RD 5037. Violation: guilty of obtaining or attempting to obtain a registration, license, or certification by means of knowingly making a false statement, submitted false information, refusing to provide complete information in response to an application question, or engaging in fraud, misrepresentation, or concealment; guilty of failing to keep and maintain her experience log and failure to include all of the required information on her appraisal experience log as a Registered trainee Real Estate Appraiser; 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. Penalty: Permanent revocation of license. Effective 1/15/08.
<b>Robertsdale, Alabama</b>	RZ 2208	2007-05060	S. Denise Hal	S. Denise Hall, License No. RZ 2208. Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction. Penalty: fined \$1,000 plus costs; attend one 2-day FREAB general meeting. Effective: 06/27/07

<b>Royal Palm Beach</b>	RD 5634	2007-01724	Alexanderos Pappas, Jr.	Alexanderos Pappas, Jr., License No. RD 5634. Voluntary surrender of license for permanent revocation. revoked effective 5/1/07.
<b>Sarasota</b>	RD 375	2007-05054	C. Dana Beckmann	C. Dana Beckmann, License No. RD 375. Violation: guilty of failing to include all required information on the appraisal experience log in violation of Rule 61J1-010(6), F.A.C. Penalty: \$500 plus costs; attend one 2-day FREAB general meeting Effective: 06/27/07.
<b>Sarasota</b>	RD 1455	2007-01722	Gerald O. Kabobel	Gerald O. Kabobel, Jr., License No. RD 1455. Voluntary surrender of license for permanent revocation. Effective 12/6/06.
<b>Sarasota</b>	RD 4244	2007-00086	Michael Anthony Marcone	Michael Anthony Marcone, License No. RD 4244. Violation: guilty of operating without a valid and current license in violation of s. 475.626(1)(a), F.S., guilty of failing to comply with the requirements of Rule 61J1-4.001, F.A.C., guilty of obtaining a license by fraud; failing to notify Petitioner of a change in business location. Penalty: permanent revocation of license. Effective
<b>Sarasota</b>	RD 5004	2007-09981	Jose Pagan	Jose Pagan, License No. RD 5004. Violation: guilty of violating a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(a), (b), and (c), 1-5(b), 2-1(a) and (b) or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failing to retain, for at least five years, original or true copies of any contracts engaging the appraiser's service, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal report. Penalty: \$5,000 fine, plus costs, 1 yr suspension, 2 yr. probation, concurrent with Case No. 2006005301.
<b>Sarasota</b>	RH 227	2007-09980	Romy Steinberg	Romy Steinberg, License No. RH 227. Violation: guilty of violating Standards Rule 1-1(a), (b), (c), USPAP and s. 475.624(14), F.S., guilty of violating Standards Rule 1-2(d), (e), USPAP, in violation of s. 475.624(14), F.S., guilty of failing to exercise reasonable diligence in violation of s. 475.624(15), F.S., guilty of accepting an assignment contingent upon a predetermined result in violation of s. 475.624(17), F.S., guilty of failing to retain records for 5 years in violation of s. 475.629, F.S. Penalty: \$2,500 fine plus costs, 60-day suspension, attend two 2-day FREAB general meetings, 1 yr. probation, concurrent with Case No. 2006005301. Effective 12/24/08.
<b>Spring Hill</b>	RI 16522	2007-04207	Keb Phillip Ortega	Keb Phillip Ortega, License No. RI 16522. Violation: 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 license or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct; Respondent has violated the Conduct Section of the Ethics Rule, or other provision of the USPAP; Penalty: fined \$1,000 plus costs; 3-yrs probation; attend 2-day FREAB meetings. Effective 05/25/07.
<b>St. Augustine</b>	RZ 472	2007-00080	Frank Paul Giza	Frank Paul Giza, License No. RZ 472. Penalty: Voluntary surrender of license for permanent revocation. Revoked effective 1/03/07.
<b>St. Petersburg</b>	RI 9786	2007-06458	Dominic K. Dema	Dominic K. Dema, License No. RI 9786. Voluntary surrender of license for permanent revocation. Revoked effective: 8/17/07.
<b>St. Petersburg</b>	RD 3288	2007-04193	Thomas Dugan	Thomas Dugan, License No. RD 3288. Violation: guilty of violating a Final Order of the Florida real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent; 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 certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct; 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; guilty of failing to inform the Florida Real Estate Appraisal Board in writing within thirty (30) days of having pled guilty or nolo contendere to, or having been convicted or found guilty of, any felony; Respondent is guilty of being confined in a state prison. Penalty: Permanent revocation of license. Effective 5/24/07.

<b>St. Petersburg</b>	RI 694	2007-07628	Patricia A. Malik	Patricia A. Malik, License No. RI 694. Violation: guilty of violating s. 475.624(14), F.S., violated standards or development or communication of a real estate appraisal, specifically Standards 2-2 and the Ethics Rule of the USPAP(2003); violated s. 475.624(2), F.S., guilty of concealment, or breach of trust in any business transaction; and guilty of violation of s. 475.624(10), F.S., having been found guilty for a second time, of misconduct that warrants disciplinary action, or has 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. Penalty: fined \$500; 1yr. probation; attend one 2-day FREAB meeting; EFFECTIVE: 9/28/07.
<b>St. Petersburg</b>	RD 4514	2007-05068	Salvatore Anthony Romano	Salvatore Anthony Romano, License No. RD 4514. Violation: guilty of failing to keep and maintain appraisal reports and records, in violation of s. 476.629, F.S. Penalty: fined \$250 plus costs, 1 yr. probation; attend one 2-day FREAB general meeting; attend an appraisal ethics or general CE course. Effective: 06/27/07.
<b>St. Pete Beach</b>	RD 5666	2007-01716	Christopher Blair Forrey	Christopher Blair Forrey: License No. RD 5666. Violation: While a State Registered Trainee real estate appraiser, guilty of failing to retain contracts engaging the appraiser's services, appraisal reports, or supporting data, in violation of s. 475.629, F.S., violating Rule 1-1 of USPAP, in violation of s. 475.624(14), F.S., and failing to exercise reasonable diligence regarding appraisal services, in violation of s. 475.624(15), F.S. Penalty: fined \$1,000 plus costs; attend one 2-day FREAB general meeting; take AP CE Course in report writing; Effective 3/02/07.
<b>Starke</b>	RI 9505	2007-00090	Thomas Keith Sineath	Thomas Keith Sineath, License No. RI 9505. Violation: guilty of failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S., guilty of failing to comply with the requirements of Rule 61J1-6.001(5), F.A.C. Penalty: fined \$750.00 plus costs, 1 yr. probation, attend one 2-day FREAB meeting. Effective 1-03-07.
<b>Starke</b>	RD 1233	2007-03321	Terry A. Gaines	Terry A. Gaines, License No. RD 1233. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failure to supervise a registered trainee appraiser. Penalty: fined \$2,000 plus costs; 1 yr. probation; attend one 2-day FREAB general meeting. Effective 04/25/07.
<b>Stuart</b>	RD 4810	2007-06732	Shane P. McElroy	Shane P. McElroy, License No. RD 4810. Violation: guilty of being convicted of a crime of moral turpitude or dishonest conduct, in violation of s. 475.624(5), F.S., guilty of failing to inform Board within 30 days of having pled guilty or nolo contest to a felony, in violation of s. 475.624(9), F.S., obtaining a license by fraud, in violation of s. 475.624(12), F.S., guilty of failing to disclose his criminal history on licensure application, in violation of Rule 61J1 -3.001(6)(a), F.A.C., guilty of misconduct that warrants disciplinary action for a second time, in violation of s. 475.624(10), F.S. Penalty: permanent revocation of license. Revoked effective 8/27/07.
<b>Sunny Isles Beach</b>	RD 1660	2007-00091	Clive Wellman	Clive Wellman, License No. RD 1660. Violation: guilty of violating s. 475.624(9) and s. 475.624(14), F.S. Penalty: fined \$1000 plus costs, 6mos. probation, attend one 2-day FREAB meeting. Effective 1-03-07.
<b>Sunrise</b>	RI 10647	2007-00084	June Lasagne	June Lasagne, License No. RI 10647. Voluntarily surrendered license for permanent revocation. Revoked, effective 1/03/07.
<b>Sunrise</b>	RI 12786	2007-03341	Maurice E. Campbell	Maurice E. Campbell, License No. RI 12786. Violation: guilty of violating a standard for the development or communication of real estate of a real estate appraisal, specifically Standard Rule 1-1(b) and (c), 2-1(a) and (c), or other provision of the USPAP; violated a standard for the development or communication of the real estate appraisal, specifically the Conduct section of the Ethics Rule, or other provision of the USPAP; and failed to exercise reasonable diligence in developing an appraisal report; guilty of misrepresentation and breach of trust in any business transaction. Penalty: Voluntary Surrender of license for permanent revocation. Revoked effective 3/07/07.
<b>Tallahassee</b>	RI 611	2007-09974	Matthew W. Ryan	Matthew W. Ryan, License No. RZ 611. Violation: guilty of violating USPAP Standards Rule 2-3 and 475.624(14), F.S., failing to use proper designation in violation of Rule 61J1-7.001, F.A.C., and s. 475.622 and s. 475.624(4), F.S., guilty failing to retain records for at least 5 years in violation of s. 475.629 and s. 475.624(4), F.S. Penalty: \$1,500 plus costs, 1 yr. probation, attend one 2-day FREAB general meeting. Effective 12/24/07.

<b>Tampa</b>	RD 5720	2007-00081	Ben A. Goodson	Ben A. Goodson, License No. RD 5720. Violation: guilty of failing to comply with the requirements of Rule 61J1-3.001(6), F.A.C. Penalty: fined \$1,000.00 plus costs, 1 yr. probation; attend one 2-day FREAB meeting; no supervision of trainees while on probation. Effective 1/03/07.
<b>Tampa</b>	RD 4683	2007-00082	Joshua David Hubbard	Joshua David Hubbard, License No. RD 4683. Violation: guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F.S., guilty of violating a standard for the development or communication of an appraisal report, specifically Rules 1-1; 1-2; 1-4; 2-1; 2-2; 2-3; Definitions of signature; Record keeping section of the Ethics Rule, USPAP (2003); failed to exercise reasonable diligence in developing and communicating an appraisal report; and failing to comply with Rule 61J1-4.010, F.A.C. Penalty: fined \$2,750.00 plus costs, 1 yr. probation; attend one 2-day FREAB meeting. Effective 1/3/07.
<b>Tampa</b>	RD 4457	2007-04205	David Masse	David Masse, License No. RD 4457. Violation: guilty of failing to keep and maintain records; guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1, 1-3(a), and 1-4(h), or other provision of the USPAP. Penalty: fined \$500 plus costs, 6mos. probation; attend one 2-day meeting. Effective 05/25/07.
<b>Tampa</b>	RI 14875	2007-09970	Timothy McColm	Timothy McColm, License N0. RI 14875. Violation; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; guilty of having made or filed a report or record, either written or oral, which the registered assistant knows to be false; guilty of receiving payment directly from the recipient of an appraisal report; failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary supervisory appraiser. Penalty: Permanent revocation of license. Effective 12/24/07.
<b>Tampa</b>	RD 818	2007-04206	Annie C. Myara	Annie C. Myara, License No. RD 818. Violation: guilty of failing to keep and maintain records; failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1, 1-3(a), and 1-4(h), or other provision of the USPAP; guilty of culpable negligence in failing to adequately supervise a registered trainee appraiser. Penalty: fined \$500 plus costs; 6mos. probation; attend one 2-day meeting. Effective 05/25/07.
<b>Tampa</b>	RD 5241	2007-08379	Ricardo Pride	Ricardo Pride, License No. RD 5241. Violation: guilty of misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; 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; violated a standard fro the development or communication of a real estate appraisal, specifically Standards rule 1-1(a), (b) and (c), 1-4(a), (b) and (c), 1-5(a), 1-6(a) and (b), 2-1(a), 2-3, or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: Permanent revocation of license. Effective 10/24/07.
<b>Tampa</b>	RD 2367	2007-05067	Brian C. A. Rice	Brian C. A. Rice, License No. RD 2367. Violation: guilty of violating Rule 1-1(b), (c) and Rule 2-2(b) of USPAP, and therefore s. 475.624(14), F.S. Penalty: fined \$500 plus costs; 1 yr. probation no supervision of trainees during probation; attend one 2-day FREAB general meeting. Effective: 06/27/07
<b>Tampa</b>	RD 1346	2007-01728	Bruce E. Wright	Bruce E. Wright, License No. 1346. Violation: guilty of failing to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15),F.S., guilty of failing to retain records in violation of s. 475.624(4) F.S., guilty of violating s. 475.624(14) F.S., and Standards Rule 1-1(a), and (c), USPAP (2004); violation of s. 475.624(14)F.S., and Standards Rule 2-1(1) USPAP (2004). Penalty: fined \$2,000 plus investigative costs, attend one 2-day FREAB general meeting. Effective 3/2/07.
<b>Tarpon Springs</b>	RI 18146	2007-05057	David Leroy Davis	David Leroy Davis, License No. RI 16146. Violation: guilty of failing to use proper appraisal designation; failed to disclose in writing that he is a trainee; failed to include required information in experience log; violated Ethics Rule and Standards Rule 1-1, 1-4, 2-1, 2-2 of the USPAP (2005); guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$1,500 plus costs; 120 day suspension; 12 mos. probation; attend one 2-day FREAB general meeting; Effective: 06/27/07



<b>Tarpon Springs</b>	RD 2883	2007-08384	David Jeffrey Smith	David Jeffrey Smith, License No. RD 2883. Violation: guilty of failing to provide direct supervision to a registered trainee appraiser in violation of Rule 61J1-4.010, F.A.C., and s. 475.6222 and s. 475.624(4), F.S., guilty of failing to supervise a trainee appraiser in the county where the supervising appraiser's office is registered with the Department in violation of Rule 61J1-44.010(5), F.A.C., and s. 475.624(4), F.S. Penalty: fined \$500 plus costs; 30 day suspension; 1yr. probation; attend one 2-day FREAB general meeting; satisfactory completion of an Ethics Course. Effective: 10/24/07.
<b>The Villages</b>	RI 11830	2007-04204	Richard Henry Lee	Richard Henry Lee, II, License No. RI 11830. Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to a crime; guilty of failing to inform the Florida real Estate Appraisal Board in writing within thirty (30) days of having pled guilty or nolo contendere to, or having been convicted or found guilty of, any felony; guilty of being confined in federal prison. Penalty: Permanent revocation of license, plus pay investigative costs. Effective: 5/25/07.
<b>Treasure Island</b>	RD 4416	2007-00079	Linda Joan Cartagena	Linda Joan Cartagena, License No. RD 4416. Violation: guilty of failing to keep exclusive and sole control over her electronic signature, in violation of USPAP definition of signature, and therefore, in violation of s. 475.624(14), F.S. Penalty: fined \$250 plus costs, 1 yr. probation. Effective 1-03-07.
<b>Wellington</b>	RI 16767	2007-00343	John-Albert Lawrence Brown	John-Albert Lawrence Brown, License No. RI 16767. Violation: guilty of violating 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), 2-1(a), 2-3 or other provisions of the USPAP, specifically Standards Rule or other s. 475.624(14), F.S., guilty of violating a standard for the development or communication of a real estate appraisal specifically the Conduct Section of the Ethics Rule, or other provision of USPAP. Guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$5,000 plus costs; 6 mos. suspension, 1yr probation concurrent with suspension, attend two 2-day FREAB general meeting. Effective 10/24/07
<b>Wellington</b>	RD 4914	2007-09973	Rhonda P. Rabetsky	Rhonda P. Rabetsky, License No. RD 4914. Violation: guilty of violating a standard for the development of communication of a real estate appraisal, specifically Standard 1-3(a) 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 provide direct supervision to a registered trainee appraiser in violation of Rule 61J1-4.010, F.A.C., in violation of s. 475.622(2) and s. 475.624(4), F.S. Penalty: fined \$750 per count plus costs, 6 mos. probation, attend one 2-day FREAB meeting. Effective 12/24/07.
<b>Wesley Chaple</b>	RD 4683	2007-09965	Joshua David Hubbard	Joshua David Hubbard, License No. RD 4683. Voluntary surrender of license for permanent revocation. Revoked effective 12/4/07.
<b>Winter Park</b>	RD 3610	2007-01715	Robert Austin Douglas	Robert Austin Douglas, License No. RD 3610. Violation: guilty of violating Rule 1-1, of USPAP, and thereby violated s. 475.624(14), F.S., guilty of failing to supervise trainee appraiser, in violation of s. 475.6222, F.S. Penalty: fined \$2,000 plus costs; 30 day suspension; 1 yr. probation and attend one 2-day FREAB meeting; Effective 3/02/07.
<b>Winter Park</b>	RD 4207	2007-06465	Jacqueline Louise Pierce	Jacqueline Louise Pierce, License No. RD 4207. Voluntary Surrender of license for permanent revocation. Revoked effective 8/17/07.
<b>Winter Park</b>	RD 4147	2007-02389	E. Reid Thurbon	E. Reid Thurbon, License No. RD 4147. Violation: guilty of violating s. 475.624(2), F.S., by misrepresenting a business transaction; guilty of violating Rule 2-2(b)(vii) and 2-3 of USPAP, and s. 475.624(14), F.S., guilty of violating s. 475.624(4) and s. 475.6221, F.S., by failing to act as a supervisory appraiser to trainee appraiser when not registered as trainee's supervisory appraiser. Penalty: 3 yr. suspension, followed by 1 yr. probation, attend two 2-day FREAB meetings during probation and fined \$2,000 plus costs. Effective 3/22/07.
<b>Zephyrhills</b>	RI 2569	2007-00050	Penny Earl Ruble	Penny Earl Ruble, License No. RI 12569. Violation: guilty of obtaining a license by means of knowingly making a false statement, submitting false information, or engaging in misrepresentation or concealment in violation of s. 475.624(12), F.S., guilty of failing to comply with the requirements of Rule 61J1-3.001(6)(a), F.A.C. Penalty: fined \$500 plus costs, 6 mos. probation. Effective 1-03-07.