



**Florida Real Estate Appraisal Board
Disciplinary Activity Report
2008**

CITY	LICENSE	FINAL ORDER # (DBPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Alachua	RD 147	2008-02335	Bruce M. Smith	Bruce M. Smith, License No. RD 147; Violation: failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; failed 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. 475.624(4), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(a), Standard Rule 1-1(c), Standard Rule 2-1(a) and Standard Rule 2-1(b), or other provision of the USPAP (2007) in violation of s. 475.624(14), F. S. Penalty: Revoked. Effective 3/18/08.
Altamonte Springs	RD 4982	2008-09259	Morris S. Wetherington	Morris S. Wetherington, License No. RD4982; Violation: Guilty of obtaining a license by means of knowingly making false statement, submitting false information, or engaging in misrepresentation or concealment, in violation of Section 475.624(12), Florida Statutes; violating Rule 61J1-3.001(6)(a) of the Florida Administrative Code and, therefore, is in violation of Section 475.624(4), Florida Statutes. Penalty: License revoked, plus costs. Effective 10/29/08.
Altamonte Springs	RD 4982	2009-01438	Morris S. Wetherington	Morris S. Wetherington, License No. RD 4982. Obtaining a license by means of knowingly making false statement, submitting false information, or engaging in misrepresentation or concealment, in violation of Section 475.624(12), Florida Statutes, violated Rule 61J13.001(6) of the Florida Administrative Code and, therefore, is in violation of Section 475.624(4), Florida Statutes. Penalty: Final Order Vacated . Fined \$500.00, plus cost of investigation, one (1) year probation and attend one (1) 2-day FREAB meeting. Effective 03/02/09.
Aventura	RD 2993	2009-01104	Philip Andrea	Philip Andrea. License No. RD 2993. Revoked effective 10/28/08; voluntarily surrendered his license for permanent revocation.
Boca Raton	RD 5244	2008-06750	Lisa Bresnihan	Lisa Bresnihan, License No. RD 5244; Violation: violated Rule 61J1-4.010(8), F.A.C. and therefore in violation of s. 475.624(4), F.S. Penalty: fined \$500 plus costs; six (6) months probation; attend (1) two-day FREAB general meeting; early termination if all terms and conditions completed prior to six (6) months; Effective 8/5/08.
Bradenton	RD 5215	2008-02340	Jaime R Spenthoff	Jamie R. Spenthoff, License No, RD 5215; Violation: guilty of failure to furnish in writing any change of address within 10 days of the change in violation of Rule 61J1-7.004, F.A.C., in violation of s. 475.624(4), F. S. Penalty: fined \$250 plus costs, 6 months probation. Effective 3/18/08
Brooksville	RD 2023	2008-02872	Charles Bielejeski	Charles Bielejeski, License No. RD 2023; Violation: 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 in violation of s. 475.624(14), F. S.; guilty of having failed to exercise reasonable diligence in developing an appraisal in violation of s. 475.624(15), F. S. Penalty: \$500 fine plus costs, 1 year probation, attendance at one 2-day FREAB general meeting. Effective 3/28/08

Boynton Beach	RD 4176	2008-06758	Robert R. Siegel	Robert R. Siegel, License No. RD 4176; Violation: violation of USPAP Standards Rule 2-1(a), (b), (c), in violation of s. 475.624(14) F.S. . Penalty: \$500 fine plus costs, probation, attendance at two 2-day FREAB general meeting, no trainees for 30 days from the effective date of the Final Order, completion of a four (4) hour sales comparison approach continuing education course. Effective 8/12/08.
Bradenton	RD 4738	2008-06581	Alan S. Sherman	Alan S. Sherman, License No. RD 4738; Violation: guilty of violating a Final Order of the FREAB concerning Respondent's case and which is binding upon Respondent in violation of 475.626(1)(b), Fla. Stat. Penalty: 8 months probation, \$ 1,000 fine plus costs, attend two 2-day FREAB meetings, 7 hours of continuing education.
Brandon	RD 5122	2009-00964	Aaron Hansen	Aaron Hansen, License No. RD 5122; Violation: Guilty of failure to satisfactorily complete a minimum of thirty (30) classroom hours of approved continuing education within his renewal cycle in violation of the continuing education requirements of Rule 61J1-4.003, F.A.C. and, therefore, in violation of s. 475.624(4), F.S.; guilty of having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which shows that he is incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so in violation of s. 475.624(10), F.S., and therefore is in violation of s. 475.624(9), F.S. Penalty: License Revoked. Effective 2/10/09.
Bristol	RD1759	2008-05427	Jack Harold Summers, Jr.	Jack Harold Summers, Jr., License No. RD 1759; 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 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 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 having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which shows that he is incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so in violation of s. 475.624(10), 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.; 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 in violation of s. 475.624(14), 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 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(a), (b), and (c); 1-4(a)and (b)(ii) and (iii); 1-5(b);2-1(a)and (b);2-2(b)(ix) or other provision of the USPAP in violation of s. 475.624(14), F.S.. Penalty: Revocation. Effective 6/2/2008.
Cape Coral	RI 6881	2008-08742	Obdulio Jay Hernandez	Obdulio Jay Hernandez, License No. RI 6881; Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Definition of Signature, or other provision of the USPAP (2005) in violation of s. 475.624(14), 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 (2005) in violation of s. 475.624(14), F. S.; failed to Perform appraisal services under the direct supervision of a licensed or certified appraiser as the primary supervisor appraiser in violation of s. 475.6221(1), and 475.624(4), F. S.; guilty of receiving compensation for appraisal services from someone other than a supervising appraiser in violation of s. 475.6221(2), and 475.624(4), F. S.; guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F. S.; guilty of making misleading, deceptive, or fraudulent representations in or related to the practice of the licensee's profession in violation of s. 455.227(1)(a), 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: Revoked. Effective 10/10/08 and costs.

Cape Coral	RI 6881	2008-08743	Obdulio Jay Hernandez	Obdulio Jay Hernandez, License No. RI 6881; Violation: standard for the development or communication of a real estate appraisal, specifically the Definition of Signature, or other provision of the USPAP (2005) in violation of s. 475.624(14), 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 (2005) in violation of s. 475.624(14), F. S.; failed to Perform appraisal services under the direct supervision of a licensed or certified appraiser as the primary supervisor appraiser in violation of s. 475.6221(1), and 475.624(4), F. S.; guilty of receiving compensation for appraisal services from someone other than a supervising appraiser in violation of ss. 475.6221(2), and 475.624(4), F. S.; guilty of misrepresentation in any business transaction in violation of s. 475.624(2), 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: revoked effective 10/10/08 and costs.
Casselberry	RD 1558	2008-03978	Tom M. Beilman	Tom M. Beilman, License No. RD 1558; Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.62491), F. S. guilty of failure to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, 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.; violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(a),(b)and (c); 1-2(a), (b) and (e)(i); 2-1(a) and (b); 2-2(b)(i), (ii) and (iii); or other provision of the USPAP in violation of s. 475.624(14), F. S. Penalty: Cost \$405.90; Revocation. Effective 5/08/08.
Casselberry	RI 13836	2008-06751	Michael William Callarman	Michael William Callarman, License No. RI 13836; Violation: violation of the Standards Rule 1-1(a), (b), (c), USPAP in violation of s 475.624(14), F.S.; failed to retain records for at least five years in violation of s. 475.629 and 475.624(4), F. S. Penalty: \$1000 fine plus costs, six (6) months probation, attendance at one (1) 2-day FREAB general meeting. Effective 8/12/08.
Casselberry	RD 6293	2008-02649	Robert D. Ousnamer	Robert D. Ousnamer, License No. RD 6293; Violation: obtaining or attempting to obtain a certification by false statement or information in violation of s. 475.624(12), F. S.; 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. Penalty: \$1000 fine plus costs, 1 year probation, attend one 2-day FREAB general meeting. Effective 3/26/08
Clearwater	RD 703	2008-02477	Philippee A. Cousineau	Philippee A. Cousineau, License No. RD 703; Violation: violated USPAP Standards Rule 1-1(a), (b), (c); USPAP Standards Rule 1-4(a), (b); USPAP Standards Rule 2-1(a), (b), (c); USPAP Standards Rule 2-2(b)(i), (ii), (vii), (viii) in violation of s. 475.624(14), F. S. Penalty: \$500 fine plus costs, attend one 2-day FREAB general meeting as condition of 1 year probation. Effective 3/21/08.
Clearwater	RD 3340	2008-02480	Terry Gauthier	Terry Gauthier, License No. RD 3340; Violation: standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1,(a),(b) and (c), 1-2(e)(i), 1-4(a) and (b), 2-1(a)(b) and (c), 2-2(b)(iii), or other provision of the USPAP in violation of s.475.624(14), F.S.; guilty of misrepresentation violation of s.475.624(2), F.S.; guilty of having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which shows that he is incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so in violation of s.475.624(10), 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., and therefore, in violation of s.475.624(4), F.S.. Penalty: Revocation. Effective 3/21/08.
Coral Gables	RD 4372	2009-00042	Mileidy Aguado	Mileidy Aguado. License No. 4372. revoked effective 12/9/08; voluntarily surrendered her license for permanent revocation.
Coral Gables	RD 5224	2008-06759	Jonathan Michael Tejada	Coral Gables: Jonathan Michael Tejada, License No. RD 5224; Voluntary surrender or license for permanent revocation effective 8/5/08.
Covington, GA	RD 5396	2008-03980	Terrance O. Hutchinson	Terrance O. Hutchinson. License No. RD5396. Violation: 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 of any contracts engaging the appraiser's services, appraisal reports, 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.; failing to keep and maintain his experience log and failure to include all the required information on his appraisal experience log as a Registered trainee Real Estate Appraiser in violation of Rule 61J1-4.010(6) F.A.C. and, therefore, in violation of s. 475.624(4), F.S.; failing to provide direct supervision to a registered trainee appraiser in violation of F.A.C. r. 61J1-4.010 and, therefore, in violation of s. 475.622 and 475.624(4), F.S.; failing to utilize and display the proper appraisal designation in violation of r. 61J1-7.001(c), F.A.C. and s. 475.622(1), F.S. and, therefore, in violation of s. 475.624(4), F.S.; failing to supervise a trainee real estate appraiser in the county where the supervising appraiser's office is registered with the department, and in any county contiguous to the county where the supervising appraiser's office is registered with the department in violation of F.A.C. r. 61J1-4010(5) and, therefore, in violation of s. 475.624(4), F.S.; guilty of failure to furnish in writing any changes of address within 10 days of the change in violation of r. 61J1-7.004, F.A.C. and, therefore, in violation of s. 465.624(4), F.S.; violated a standard for the development or specifically the conduct section of the ethics rule, or other provision of the USPAP in violation of s.475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the provision of the USPAP in violation of s. 475.624(14) F.S.; violated a standard for the development or communication of a real estate appraisal, specifically standards r. 1-1(a), (b) and (c); 1-4(a) and (b); 1-5(a); 2-1(1) and (b); 2-2(b)(viii), or other provision of the USPAP in violation of s. 475.624(14), F.S. Penalty: revoked, costs. Effective 5/8/08.
Dania Beach	RD 5807	2009-01103	Adrian Simon	Adrian Simon, License No. RD 5807 Violation: Violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b), and (c) ("In developing an appraisal, an appraiser must: (a) be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal; (b) not commit a substantial error of omission or commission that significantly affects an appraisal; and (c) not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results") or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.. Penalty: Fined \$1,000.00 plus costs, attend one (1) two-day FREAB general meeting and complete a fifteen (15) hours of appraisal education courses, and six (6) months probation. Effective 2/13/09.
Davie	RI 4347	2008-03982	Michael Makarios Machado	Michael Makarios Machado, License No. RI 4347; 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 a real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real state appraisal , specifically the Confidentiality Section of the Ethics Rule or other provision Section of the Ethics Rule or other provision of the USPAP in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP 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(a)(b), and(c); 1-4(a) and (c); 1-5(a); 2-1(a); 2-3; or other provision of the USPAP in violation USPAP; in violation of s. 475.624(14), 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. 475.624(4), F. S.; guilty of failing to notify the Department of termination of the supervisory relationship in violation of s. 475.622(1), F. S. and, therefore, in violation of s. 475.624, F. S.; guilty of failure to furnish in writing any changes of address with 10 days of the change in violation of Rule 61J1-7.004, Florida Administrative Code 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.: Voluntary Surrender of License. Effective 4/8/2008.
Davie	RD 3670	2009-00966	Daniel M. Yoder	Daniel M. Yoder, III, License No. RD 3670; 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 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.; 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 s.475.629(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards of Professional Appraisal Practice (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 3-1(c), (d) and (e) , 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 3-2(e), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.. Penalty: Fined \$500.00 plus costs, attend one (1) two-day FREAB general meeting and six (6) months probation. Effective 2/10/09.
Destin	RD 3500	2008-11002	John Dan Ridley	John Dan Ridley, License No. RD 3500; Violation: failure to exercise reasonable diligence in violation of s.475.624(15), F.S.; violation of USPAP Standards Rules 1-1(a), (b), (c), 1-2 (a), (e), (f), and (h), 1-4(a), (b), 2-1(a), (b), (c), and 2-3, in violation of s.475.624(14), F.S.. Penalty: \$2,000 fine plus costs, 30 day suspension, one (1) year probation, attendance at one (1) 2-day FREAB general meeting, attendance at a 15 hour residential market analysis and highest and best use course, and a 30-hour residential sales comparison approach and income approach course, no trainees during the probation. Effective 12/8/08
Destin	RD 2878	2008-03988	Marshall K. Skinner	Marshall K. Skinner, License No. RD 2878; Violation: violated S. 475.624(15), F. S.; violated S. Rule 1-1(a),(b) and (c), USPAP (2006); violated Standards Rule 1-4(a), USPAP(2006); violated Standards Rule 1-6(a), USPAP (2006); violated Standards Rule 2-1(a), (b) and (c), USPAP (2006); violated Standards Rule 3-1(b)(ii) and (iv) and (c)-(g)USPAP; and violated Standards Rule 3-2(b), (c) and (d), USPAP(2006). Penalty: fined \$1,500 plus costs; 1 yr. probation; attend two (2) two-day FREAB general meeting. Effective 5/8/08.
Edgewater	RI 10367	2009-01154	Valerie April Townsend	Valerie April Townsend, State Real Estate Appraiser License No. RI 10367. Penalty: License Revoked. Effective 2/16/09
Elkton	RD 4631	2008-09727	Keith Edward Bailey	Keith Edward Bailey, License No. RD 4631; Violation: violation of USPAP Conduct and Record Keeping Sections and Standards Rules 1-1(a), (b), (c); 1-4(a), and 2-1(a), (b), (c), and s. 475.624(14) F. S.. Penalty: \$2000 fine plus costs attend two (2) two-day FREAB general meeting and complete an appraisal report writing course and a sales comparison course. Effective 11/12/08.
Fort Myers	RD 4125	2008-06586	John S. Lowman IV	John S. Lowman IV, License No. RD 4125; Violation: failed to supervise a trainee real estate appraiser in the county where the supervising appraiser's office is registered with the Department or in a contiguous county in violation of Rule 61J1-4.101(5), F.A.C. and s. 475.624(14), F.S. Penalty: \$1,000 fine plus costs; 30-day suspension; one (1) year probation; attendance at two (2)2-day FREAB general meetings. Effective 8/7/08.
Ft. Walton Beach	RD 4910	2008-02478	Jonathan Eastman	Jonathan Eastman, License No. RD 4910. Violation: 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 in violation of s. 475.624(12), F. S.; guilty of having operated without a valid and current license in violation of s. 475.626(1)(a), F. S.; guilty of failing to keep and maintain a trainee experience log and failure to include all of the required information on the appraisal experience log as a Registered trainee Real Estate Appraiser in violation of Rule 61J14.010(6) F.A.C. and, therefore, in violation of s. 475.624(4), 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 supervisory appraiser in violation of s. 475.622(1), F. S. and, therefore, in violation of s. 475.624(4), F. S.; violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 2-3, or other provision of the USPAP, s. 475.624(14), F.S.; guilty of misrepresentation in any business transaction in violation of s. 475.624(2), F. S. Penalty: Revocation. Effective 3/21/08.
Ft. Walton Beach	RD 4026	2008-06587	James Holman	James Holman, License No. 4026. Violation: guilty of failing to use proper designation in violation of R. 61J1-7.001, FAC and s. 475.622, F.S. and, therefore, in violation of s. 475.624(4), FS; guilty of violating a standard for the development or communication of real estate appraisal, specifically the Competency Rule, or other provision of the USPAP (2004) or s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically r. 1-4(h), or other provision of the USPAP (2004) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically r. 2-1(a) and (b), or other provision of the USPAP (2004) 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. Penalty: fined \$1,000 plus costs; 12 mo. probation; attendance at two FREAB general meetings; attend a 30 hr. General Appraiser Sales Comparison Approach course or a 30 hr. General Appraiser Report Writing and Case Studies course. Effective 8/7/08

Ft. Walton Beach	RZ 1218	2008-05470	Walter H. Humphrey	Walter H. Humphrey, License No. RZ 1218; Violation: failure to exercise reasonable diligence in violation of s. 475.624(15), F.S.; violation of the Record Keeping section of the Ethics Rule, USPAP and s. 475.624(14), F.S.; violation of the Competency Rule, USPAP and s.475.624(14), F.S.; violation of USPAP Standards Rule 1-1(a), (b), (c) and s. 475.624(14), F.S.; violation of USPAP Standards Rule 1-4(a) and (b)(i), and (iii) and s. 5.624(14), F.S.; and violation of USPAP Standards Rule 2-1(a), (b) and s.475.624(14), F.S.. Penalty: \$2500 plus costs, one (1) year probation with no early termination, attend one 2-day FREAB general meeting. Effective 6/25/08
Hallandale	RD 4731	2008-09726	Negasi Abraha	Negasi S. Abraha, License No. RD 4731; Violation: failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violation of USPAP Standards Rules 1-1((b), and (c); 1-5(a); and 2-1 (a) and (b) and s. 475.624(14), F. S., failure to retain records for at least five years in violation of Section 475.629, F. S.; failure to furnish the department in writing with each business address from which he operated in the performance of appraisal services in violation of s. 475.623 and 475.624(1), F. S.. Penalty: \$2500 fine plus costs, one year probation, attendance at two 2-day FREAB meeting, completion of 7 hours of education in sales comparison approach. Effective 11/12/08.
Holiday	RI 6729	2008-03989	Joseph Gerald Schneeweiss	Joseph Gerald Schneeweiss, License No. 6729; Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Ethics Rule, Competency Rule, and Scope of Work Rule or other provision of the USPAP 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) and (b), 2-1(a), (b) and (c), 2-2(b)(ii),(iii) and (vii), or other provision of the USPAP in violation of S. 475.624(14), F. S.; guilty of receiving appraisal assignments from someone other than the designated supervisory appraiser in violation of S. 475.611(10)(n), F. S.; guilty of failing to perform appraisal services under the direct supervision of a license or certified appraiser who is designated as the primary supervisory appraiser in violation of S. 475.6221(1), F. S. and, therefore, in violation of S. 475.624(14), F. S.; guilty of receiving payment directly from the recipient of an appraisal report in violation of S. 475.6221(2), 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 operated without a valid and current license in violation of S. 475.626(1)(a), F. S.; guilty of having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which shows that he is incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so in violation of S. 475.624(10), F. S.. Penalty: \$1,897.50 in cost; Revocation. Effective 5/08/08.
Hollywood	RI 5926	2008-09728	Felix Gopie	Felix Gopie, License No. RI 5926; Violation: failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violation of USPAP Standards Rules 1-1((b), and (c); 1-5(a); and 2-1 (a) and (b) and s. 475.624(14), F. S. Penalty: \$2000 fine plus costs, one year probation, attendance at two 2-day FREAB meeting, completion of 7 hours of education in sales comparison approach. Effective 11/12/08.
Jacksonville	RD 1999	2009-00959	Anthony Hamilton	Anthony Hamilton, License No. RD 1999. 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, Florida Statutes, 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.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), or other provision of the USPAP (2005) 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), or other provision of the USPAP (2005) 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(b), or other provision of the USPAP (2005) 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 (2005) 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 (2005) in violation of s. 475.624(14), F.S.. Penalty: Fined \$2500.00 plus cost of investigations, attend one (1) 2-day FREAB meeting and 30 hours of continuing education appraisal courses in the subject of principles or procedures thirty (30) days suspension and one (1) year probation. Effective 2/10/09

Jacksonville	RD 6353	2009-00961	Thomas William McCormick	Thomas William McCormick, State Real Estate Appraiser License No. RD 6353. 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 Section 475.629, Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(b), or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes; 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 (2005) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-3, or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes. Penalty: Fined \$1500.00 plus cost of investigations, attend one (1) 2-day FREAB meeting and 30 hours of continuing education appraisal courses in the subject of principles or procedures and one (1) year probation. Effective 2/10/09
Jacksonville	RI 13752	2008-05429	John Z. Walkonis	John Z. Walkonis, License No. RI 13752; Violation: failed to notify DBPR within 30 days of the entry of a felony guilty plea in violation of s. 475.624(9), F.S.; obtaining or attempting to obtain a certification by fraud in violation of s. 475.624(12), F.S.. Penalty: \$1000 fine plus costs, attend one 2-day FREAB general meeting. Effective 6/24/08
Lakeland	RD 4551	2008-06760	Kathy Jo Varney	Kathy Jo Varney, License No. RD 4551; Violation: violated s. 475.629, F.S.; violated s. 475.624(2), F.S.; violated Standards Rule 1-1(a), (b) and (c), USPAP (2006); violated Standards Rule 2-1(a) and (b), USPAP (2006); violated Standards Rule 2-3, USPAP (2006), violated the Definition of Signature, USPAP (2006), and therefore in violation of s. 475.624(14), F.S. Penalty: fined \$3000 plus costs; six (6) month license suspension; one (1) year probation, consecutive to the license suspension; attend (2) two-day FREAB general meetings; no trainees during the term of probation; Effective 8/5/08
Leesburg	RD 6505	2009-00952	Phillip James Barbera, Jr.	Philip James Barbera, Jr., License No. RD 6505. 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: \$231.00 for cost of investigations, attend one (1) 2-day FREAB meeting, ninety (30) days suspension and one (1) year probation. Effective 2/10/09
Livonia	RD 3471	2008-02328	Bennett M Oliverio	Bennett M. Oliverio, License No. RD 3471; Violation: failed to inform the FREAB in writing within 30 days of having pled guilty or nolo contendere to, or having been convicted or found guilty of, any felony, and therefore in violation of s. 475.624(9), F. S.; 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. 475.624(5), F. S. Penalty: Revoked. Effective 3/18/08.
Longwood	RD 961	2009-00930	Mark Street	Mark Street, License No. RD 961; ; Violation: s. 475.624(15), F.S., failing to exercise reasonable diligence in developing the appraisal report; violated s. 475.629, 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 the appraisal report; violated Standards Rule 1-1(a), (b) and (c), USPAP (2005), by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 2-1(b), USPAP (2005), by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly. Penalty: fined \$2000 plus costs; one (1) year probation; twenty (20) hours of education in the area of income approach; attendance at (2) FREAB meetings; this case to run consecutive to DBPR Case No. 2006051559

<p>Longwood</p>	<p>RD 961</p>	<p>2009-00358</p>	<p>Mark Street</p>	<p>MARK STREET, License No. RD 961; fined \$1500 plus costs; one (1) year probation; thirty (30) hours of education in the area of report writing and case studies; attendance at (2) FREAB meetings; this case to run consecutive to DBPR Case No. 2006051536; Section 475.624(15), Florida Statutes, failing to exercise reasonable diligence in developing the appraisal report; violated Section 475.629, Florida Statutes, 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 the appraisal report; violated Standards Rule 1-1(a), (b) and (c), USPAP (2005), by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 1-2(b), (e), (f) and (h), USPAP (2005), by failing to identify the intended use of the appraiser's opinions and conclusions; by failing to identify the characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal; by failing to identify any extraordinary assumptions necessary in the assignment; and by failing to determine the scope of work necessary to produce credible assignment results in accordance with the SCOPE OF WORK RULE; violated Standards Rule 1-4(a), and (b), USPAP (2005), by failing, when a sales comparison approach is necessary for credible results, to analyze such comparable sales data as are available to indicate a value conclusion; and by failing to develop an opinion of site value by an appropriate appraisal method or technique; failing to analyze such comparable cost data as are available to estimate the cost new of the improvements (if any); and failing to analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation); violated Standards Rule 2-1(a), (b) and (c), USPAP (2005), by clearly and accurately setting forth the appraisal in a manner that will not be misleading; by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly;</p> <p style="text-align: center;">and by failing to clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.</p>
<p>Lynn Haven</p>	<p>RD 4730</p>	<p>2008-09256</p>	<p>Bradley Scott Bozeman</p>	<p>BRADLEY SCOTT BOZEMAN, License No. RD 4730. 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 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 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 violating 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.; guilty of violating a standard for the development or communication of a real estate appraisal, specifically the Competency Rule, or other provision of the 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 the Scope of Work Rule, or other provision of the 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. by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal, by committing a substantial error of omission or commission that significantly affects an appraisal and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.; guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-2(b) and (d), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to identify the intended use of the appraiser's opinions and conclusions and failing to identify</p>

				<p>the effective date of the appraiser's opinions and conclusions; guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-3(a), (b), and (f), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to identify and analyze the effect on use and value of existing land use regulations, reasonably probable medications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market area trends and failing to develop an opinion of the highest and best use of the real estate; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(1), and (c) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to ensure that when a sales comparison approach is necessary for credible assignment results, and appraiser must analyze such comparable sales data as are available to indicate a value conclusion and when an income approach is necessary for credible assignment results, an appraiser must analyze failing to identify the effective date of the appraiser's opinions and conclusions; guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-3(a), (b), and (f), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to identify and analyze the effect on use and value of existing land use regulations, reasonably probable medications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market area trends and failing to develop an opinion of the highest and best use of the real estate; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(1), and (c) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to ensure that when a sales comparison approach is necessary for credible assignment results, and appraiser must analyze such comparable sales data as are available to indicate a value conclusion and when an income approach is necessary for credible assignment results, an appraiser must analyze by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading, contain sufficient information to enable the intended users of the appraisal to understand the report properly and clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignments; guilty of violating a standard for the development or communication of real estate appraisal specifically Standards Rule 2-2(b)(ii), (iii), (vi), (vii), (viii), (ix) and (x), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to state the intended us of the appraisal, summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to he assignment, state the effective date of the appraisal and the date of the report, summarize the scope of work used to develop the appraisal, summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions, exclusion of the sales comparison approach, cost approach, or income approach must be explained, state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal, and then an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion, clearly and conspicuously state all extraordinary assumptions and hypothetical conditions, and state that their use might have affected the assignment results. Penalty: fined \$7000, costs, 3 yr. suspension, retake all pre-licensing, qualifying education courses. Effective 10/29/08.</p>
Macomb, MI	RI 10041	2008-03986	Jill Pratt	<p>Jill Pratt, License No. RI 10041; Violation: 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 in violation of s. 475.624(12), F. S.; guilty of failure to notify the Petitioner, in writing, or any change in the business location from which he operates in violation of s. 475.624(18), 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.; 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 in violation of s. 475.629, F. S. and therefore, in violation of S. 475.624(4), F. S.; guilty of failing to use proper designation in violation of Rule 61J1-7.001(1) and (2)(a), F.A.C. and s. 475.622, F. S. and, therefore, in violation of s. 475.624(4), F. S.. Penalty: fined \$1,500 plus costs; 30-day Suspension. Effective 5/8/08.</p>
Maitland	RD 4854	2008-02873	Sherrard B. Haugabrooks	<p>Sherrard B. Haugabrooks, License No. RD 4481; Violation: violated a standard for the development or communication of real estate, specifically the Definition of Signature, or other provision of the USPAP in Violation of s. 475.624(14), F. S. Penalty: 6 months probation; attend (1) two-day FREAB general meetings. Effective 4/1/08</p>

Margate	RD 5724	2008-02333	Jason Robertson	Jason Robertson, License No. RD 5724; 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 a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP 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) and (c), 2-1(a) and (b), 2-2 (b)(x), 2-3, or other provision of the USPAP in violation s. 475.624(14), F. S. Penalty: fined \$1500 plus cost; 1 yr. probation. Effective 3/18/08
Margate	RD 5724	2008-02334	Jason Robertson	Jason Robertson, License No. RD 5724; 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 a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP 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) and (c), 2-1(a) and (b), 2-2 (b)(x), 2-3, or other provision of the USPAP in violation s. 475.624(14), F. S. Penalty: fined \$3,000 plus cost; 1 yr. probation; complete a course in report writing and the sales comparison approach; attend one (1) two-day FREAB meeting. Effective 3/18/08.
Mary Esther	RD 648	2008-02766	H. J. Houston	H. J. Houston, License No. RD 468. Violation: failed to use reasonable diligence in violation of s. 475.624(15), F. S. violation of USPAP Standards Rule 1-1(a), (c), in violation of s. 475.624(14), F. S. Penalty: \$500 fine plus costs, 1 year probation, attend one (1) FREAB general meeting. Effective 3/28/08
Mary Esther	RD 6153	2009-00962	William J. Lynch	William J. Lynch, License No. RD 6153; 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 licensed or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct in violation of s. 475.624(5), F.S.; guilty of being confined in any county jail, post adjudication; is confined in any state or federal prison or mental institution; or through mental disease or deterioration, can no longer safely be entrusted to deal with the public or in a confidential capacity in violation of s. 475.624(8), F.S.; 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, and therefore is in violation of s. 475.624(9), F.S. Penalty: License Revoked. Effective 2/10/09
Miami	RD 7108	2009-00955	Lisa M Berrios	Lisa M Berrios, License No RD 7108; 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 r. 1-1(a), (b) and (c), or other provision of the USPAP (206) in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards r. 2-1(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to clearly and accurately setting forth the appraisal in a manner that will not be misleading; by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; 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., by failing to include a complete signed certification on the written real property appraisal report; 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 use proper designation or abbreviation in violation of r. 61J1-7.001(2), F.A.C. and s. 475.622, F.S. and, therefore, in violation of s. 475.624(4), F.S. Penalty: fined \$1000, costs, 30 day suspension, 1 yr. probation, two (2-day) FREAB general meetings

Miami	RI 16994	2008-02472	Francisco Bendana	Francisco Bendana, License No. RI 16994. Violation: failed to have the same business address as the supervisory appraiser in violation of s. 475.6221(1), F. S. and s. 475.624(4), F. S.; failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; guilty of having violated a standard for the development or communication of a real estate appraisal, specifically Rule 2-1(a) and (b), or other provision of the USPAP (2005) in violation of s. 475.624(14), F. S. Penalty: 6 months probation, \$3,000 fine plus costs, attend two 2-day FREAB meetings. Effective 3/21/08.
Miami	RI 17051	2008-02473	Ariel Blanco	Ariel Blanco, License No. RI 17050; Violation: Voluntary Surrender of license. Effective 3/21/08:
Miami	RD 5196	2008-06752	Eric Garcia	Eric Garcia, License No. RD 5196; Voluntary surrender or license for permanent revocation effective 5/13/08.
Miami	RI 18851	2009-00953	Jorge Manuel Gay	Jorge Manuel Gay, License No. RI 18851; 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 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.; 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, and therefore is in violation of s. 475.624(9), F.S.. Penalty: License Revoked.
Miami	RD 3922	2009-01102	Jorge Gonzalez	Jorge Gonzalez Jr., License No. RD 3922. 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., 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., 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 (2005) 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 (2005) in violation of s. 475.624(14), F. S., violated a standard for the development or communication of a real estate appraisal, specifically the Standards Rule 1-1(a), (b), and (c), or other provision of the USPAP (2005) in violation of s. 475.624(14), F. S., violated a standard for the development or communication of a real estate appraisal, specifically the Standards Rule 1-3(a), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., violated a standard for the development or communication of a real estate appraisal, specifically the Standards Rule 1-4(a), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., violated a standard for the development or communication of a real estate appraisal, specifically the Standards Rule 1-6(a) and (b), or other provision of the USPAP (2005) in violation of s. 475.624(14), F. S., violated a standard for the development or communication of a real estate appraisal, specifically the Standards Rule 2-1(a), (b), and (c), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., violated a standard for the development or communication of a real estate appraisal, specifically the Standards Rule 2-2(b)(vii) and (viii), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., violated a standard for the development or communication of a real estate appraisal, specifically the Standards Rule 203, or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S. Penalty: fine \$1000.00 plus costs, thirty (30) days suspension, attend one (1) two-day FREAB general meeting, and one (1) year probation.
Miami	RI 7703	2008-09257	Maria J. Hauk	MARIA J. HAUK, License No. RI 7703. 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 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 misrepresentation, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S.; guilty of failure to furnish in writing to the Department each firm or business name and address from which the registered appraiser operates in the performance of appraisal services in violation of r. 61J1-7.004(1), FAC and s. 475.623, F.S. and therefore, 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, or other provision of the 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. by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal, by committing a substantial error of omission or commission that significantly affects an appraisal and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.; guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to analyze all agreements of sale, options, and listing of the subject property current as of the effective date of the appraisal and analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal; guilty of violating 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 USPAP (2006) in violation of s. 475.624(14), F.S. by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and contain sufficient information to enable the intended users of the appraisal to understand the report properly; guilty of violating a standard for the development or communication of real estate appraisal specifically Standards Rule 2-2(b) (viii) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to state the intended use of the appraisal, summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment. Penalty: revoked, costs. Effective 10/29/08
Miami	RI 10485	2008-0248	Eric Daniel Hernandez	Eric Daniel Hernandez, License No. RI 10485; Violation: guilty of receiving payment directly from the recipient of an appraisal report in violation of s. 475.6221(2), F. S. and, therefore, in violation of s. 475.(4), F. S.; guilty of failure to display registration and license number on business cards in violation of Rule 61J1-7.003(e), F. A. C. and s. 475.622(1), 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.; violated a standard for the development or communication of a real estate appraisal, or other provision of the USPAP in violation of s. 475.624(14), F. S.; guilty of 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. 475.524(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 under the authority of Chapter 475, Florida Statutes in violation of s. 475.626, F. S.; guilty of failure retain records for at least five years of any contracts engaging contracts engaging the appraiser 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.. Penalty: fined \$2,000 plus investigative costs; 2 yrs. Suspension; 2 yrs. Probation; attend two (2) two-day FREC meeting. Effective 3/21/08
Miami	RD 4776	2009-00963	George Kitsos	George Kitsos, License No. RD 4776. 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), (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(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 1-5(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 2-1(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 2-3, 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.; 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. 475.624(4), F.S.; guilty of failing to use proper designation or abbreviation in violation of Rule 61J17.001(2), F.A.C. and s. 475.622, F.S. and, therefore, in violation of s. 475.624(4), F.S.. Penalty: Fined \$1000.00 plus cost of investigations, attend one (2) 2-day FREAB meeting and thirty (30) days suspension and one (1) year probation. Effective 2/10/09.

Miami	RI 15148	2008-03981	Edwin Lopez	Edwin Lopez, License No. RI 15148; 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 a real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real state appraisal , specifically the Confidentiality Section of the Ethics Rule or other provision Section of the Ethics Rule or other provision of the USPAP in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP 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(a)(b), and(c); 1-4(a) and (c); 1-5(a); 2-1(a); 2-3; or other provision of the USPAP in violation USPAP; in violation of s. 475.624(14) 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. 475.624(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.: Voluntary Surrender of License. Effective 4/8/08
Miami	RI 19961	2007-05877	Vanesa Mendez	Vanesa Mendez, License No. RI 19961; 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 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.475.624(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.; failed to communicate an appraisal without good cause in violation of s. 475.624(16), 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 supervisory appraiser in violation of s. 475.622(1), F.S. and, therefore, in violation of s. 475.624(4), F.S.; guilty of accepting compensation for appraisal services from someone other than the supervising appraiser in violation of s. 475.622(2), F.S. and Rule 61J1-4.010(10) F.A.C. and, therefore, in violation of s 475.624, F.S.; guilty of having operated or attempted to operate without a valid and current license in violation of s. 475.626(1)(a), 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 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 (c);, 1-5(a); 2-1(a) and (b); 2-2(b)(viii) or other provision of the USPAP in violation of s. 475.624(14), F.S.. Penalty: Revocation. Effective 7/10/08.
Miami	RD 3844	2008-03983	Alfonso A. Muxo	Alfonso A. Muxo, License No. RD 3844; Violation: 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 USPAP in violation of s. 475.24(14), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically the records Keeping Section of the Ethics Rule or other provision of the USPAP in violation of s. 475.624(14), F. S; violated a standard for the development or communication of a real state appraisal, specifically Standards Rule 1-1(a), (b), and (c); 1-4(a) and (b); 1-5(b); 1-6(a) and (b); 2-1(a), (b) and (c); 2-3, or other provision of the USPAP in violation of 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 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; 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. 475.624(4), F. S; violated s. 475.624(18), 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 s. 475.624(1), F. S; guilty of failure to furnish in writing any change of address within 10 days of the change of the in violation of Rule 61J1-7.004, F. A. C. and, therefore, in violation of s. 475.624(4), F. S. Penalty: Voluntary Surrender of License. Effective 3/5/2008.

Miami	RD 4811	2008-09258	Julio M. Nieto	JULIO M. NIETO, License No. RD 4811. 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 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 misrepresentation, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S.; guilty of failure to furnish in writing to the Department each firm or business name and address from which the registered appraiser operates in the performance of appraisal services in violation of r. 61J1-7.004(1), FAC and s. 475.623, F.S. and therefore, 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, or other provision of the 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. by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal, by committing a substantial error of omission or commission that significantly affects an appraisal and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.; guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to analyze all agreements of sale, options, and listing of the subject property current as of the effective date of the appraisal and analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal; guilty of violating 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 USPAP (2006) in violation of s. 475.624(14), F.S. by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and contain sufficient information to enable the intended users of the appraisal to understand the report properly; guilty of violating a standard for the development or communication of real estate appraisal specifically Standards Rule 2-2(b) (viii) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. by failing to state the intended use of the appraisal, summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment. Penalty: revoked, costs. Effective 10/29/08.
Miami	RD 627	2008-02336	Anthony Pena	Anthony Pena, License No. RD 627. Violation: failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; failed to retain records for at least five years in violation of s. 475.629 and s. 475.624(4) F. S. ; violated USPAP Conduct Section of the Ethics Rule in violation of s. 475.624(14) F. S. ; violated USPAP Standards Rule 1-1(a), (b), (c), Standards Rule 1-2(e)(iv) and (f), Standards Rule 1-4(a), (b), (c), Standards Rule 1-5(a), Standards Rule 2-1(a), (b), (c), Standards Rule 2-2(b)(viii) and (x), and Standards Rule 2-3, in violation of s. 475.624(14) F. S. . Penalty: \$3,500 fine plus costs; 30 day suspension; 18 months probation during which Respondent will not supervise trainees; attendance at two (2) two-day FREAB general meetings. Effective 3/18/08.
Miami Beach	RI 12176	2008-00344	Michael Alan Dorchak	Michael Alan Dorchak, License No. RI 12176; Violation: violated Rule 61J1-3.001(6)(a) F.A.C. and, therefore is in violation of S. 475.624(4), F.S., obtained or attempted to obtain a registration license, or certification by means of knowingly making false statements, 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: license revoked. Effective 1/15/08
Miami Lakes	RD 4481	2008-02479	Homer C Garza	Homer C. Garza, License No. RD 4481; Violation: violate Rule 1-1 of the USPAP; failed to exercise reasonable diligence in developing an appraisal report, in violation of s. 475.624(15), F. S. Penalty: fined \$2,000 plus costs; three years probation; attend (2) two-day FREAB general meetings. Effective 3/21/08.
Miami Lakes	RD 4554	2008-06757	Guillermo Pina	Guillermo Pina, License No. RD 4554; Violation: failure to notify DBPR within 10 days of termination of supervision of a trainee in violation of s. 475.6221(1), and 475.624(4), F.S. Penalty: \$500 fine plus costs, 6 months probation, attend one 2-day FREAB general meeting. Effective 8/12/08.

Miami Springs	RD 2678	2009-00359	Wilfredo A. Garcia, Jr	Wilfredo A. Garcia, Jr., License No. RD 2678; Violation: Revocation; 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 having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; 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 Section, 475.629, Florida Statutes, and therefore, in violation of Section 475.624.(40, Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Conduct Section of the Ethics, or other provision of the USPAP(2006) in violation of Section 475.624(14), Florida Statutes; 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) Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b), (c); 1-4 (b); 1-5(a); 2-1(a),(b); 2-2(b)(viii); 2-3; in violation of Section 475.624(14), Florida Statutes; guilty to furnish in writing any change of address within 10 days of the change in violation of Rule 61j1-7.004, Florida Administrative Code and, therefore, in violation of Section 475.624(4), Florida Statutes. Penalty: \$693 in costs.
Miramar	RD 5018	2008-06755	Roland Louis	Roland Louis, License No. RD 5018; Violation: violation of USPAP Standards Rule 1-1(c) 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: \$1000 fine plus costs, one year probation, attendance at one 2-day FREAB meeting, completion of 7 hours of education in sales comparison approach. Effective 8/12/08
Naples	RD 3979	2009-00960	Jason paul Myers	Jason Paul Myers, License No. RD 3979. 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, Florida Statutes, 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; violated a standard for the development or communication of a real estate appraisal, specifically the definition of signature, or other provision of the USPAP (2005) 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), or other provision of the USPAP (2005) 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)(i), or other provision of the USPAP (2005) 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 1-6(b), or other provision of the USPAP (2005) 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 (2005) 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 the USPAP (2005) 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 (2005) in violation of s. 475.624(14), F.S.; Penalty: Fined \$2500.00 plus cost of investigations, attend one (2) 2-day FREAB meeting and 30 hours of continuing education appraisal courses in principle or procedures, three (3) years suspension and one (1) year probation. Effective 2/10/09
Naples	RD 3540	2008-10550	Adam J. Reynolds	ADAM J. REYNOLDS, License No. RD 3540; Violation: violated s. 475.624(15), F. S., by failing to exercise reasonable diligence in developing the appraisal report; violated Standards Rule 1-1(a) and (c), USPAP (2006), by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 1-4(a), USPAP (2006), by failing, when a sales comparison approach is necessary for credible results, to analyze such comparable sales data as are available to indicate a value conclusion. Penalty: fined \$1,500 plus costs; 1 yr. probation; attend (2) two-day FREAB general meetings; complete (30) hours of education, to include basic procedures and form writing; Effective 12/9/08.
Naples	RI 14634	2007-05881	John R. Williams	John R. Williams, License No. RI 14634; Violation: obtained a license by means of knowingly making a false statement, submitting false information, or engaging in misrepresentation or conviction, in violation of s. 475.624(12), F.S.; violated Rule 61J1-3.001(6)(a) F.A.C. and, therefore, is in violation of s. 475.624(4), F.S.. Penalty: Revocation. Effective

				7/10/08.
Niceville	RI 10385	2008-06749	Ronald Lee Bailey Jr.	Ronald Lee Bailey Jr., License No. RI 10385; Violation: violation of the definition of signature or other provision of the Uniform Standards of Professional Appraisal Practice in violation of s. 475.624(14), F.S. Penalty: \$250 fine plus costs, one (1) year probation, attendance at two(2) 2-day FREAB general meeting. Effective 8/12/08
Ocala	RD 4124	2009-00954	Thomas Francis Burke, Jr.	Thomas Francis Burke, Jr., License No. RD 4124; 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 supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes; 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 (2008) in violation of s. 475.; 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. 475.624(4), 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 (2008) 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 the USPAP (2008) 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) and (b), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S. Penalty: Pay costs, six (6) months probation, and two (2) 2-day FREAB meetings. Effective 2/10/09.
Ocala	RD2819	2007-05471	Robert P. McCalip	Robert P. McCalip, License No. RD 2819; Violation: s. 475.624(15), F. S.; s. 475.629, F.S.; Standards Rule 1-1(a), (b) and (c), USPAP (2006); Standards Rule 1-2(a) and (b), USPAP (2006); Standards Rule 2-1(a) and (b), USPAP (2006); Standards Rule 2-2(b)(i), (ii) and (iv), USPAP (2006); s. 475.624(10), F.S.. Penalty: sixty (60) day license suspension; fined \$3,500 plus costs; 1 yr. probation; attend (2) two-day FREAB general meeting; no trainees while on probation; Effective 6/25/08
Odessa	RD 1175	2008-05469	Robert L. Henderson	Robert L. Henderson, License No. RD 1175; Violation: violation of USPAP Standards Rule 1-1(a), (b), (c) in violation of s. 475.624(14), F.S.; violation of USPAP Standards Rule 2-3 in violation of s. 475.624(14), F.S.. Penalty: \$500 fine plus costs, 1 year probation, attendance at one 2-day FREAB meeting. Effective 6/25/08
Orlando	RD 1680	2008-06591	Harry A. Alvarez	Harry A. Alvarez, License No. RD 1680; Violation: failure to exercise reasonable diligence in violation of s. 475.624(15) F.S. ; violation of USPAP Record Keeping Section of the Ethics Rule, and USPAP Standards Rules 1-1 (a), (b), (c) and 1-4(a), in violation of s. 475.624(14) F.S.. Penalty: \$1000 fine plus costs; 30-day suspension; 2-yr. probation, attendance at four 2-day FREAB general meeting, 3 hour continuing education course in record keeping. Effective 8/7/08
Orlando	RD 2771	2009-00931	Jeffrey A. Bryant	JEFFREY A. BRYANT, License No. RD 2771; fined \$1000 plus costs; one (1) year probation; thirty (30) hours of education to include a three (3) hour supervisory course; attend two (2-day) FREAB general meetings; no trainees during probation period. Violation: guilty of failing to keep and maintain the experience log and failure to include all of the required information on the appraisal experience log as a Registered Trainee Real Estate Appraiser in violation of Rule 61J1-4.010(6) F.A.C. and, therefore, in violation of s. 475.624(4), F.S. and violated a standard for the development or communication of real estate appraisal, specifically the Definition of Signature; obtained control of an affixed digital signature of another, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F. S. Effective 2/9/09
Orlando	RD 117	2008-06756	Orlando Martinez	Orlando Martinez, License No. RD 117; Violation: violation of the Standards Rule 1-1(a), (b), (c), USPAP in violation of s. 475.624(14), F.S.; failed to retain records for at least five years in violation of s. 475.629 and 475.624(4), F.S.. Penalty: \$1,000 fine plus costs, six (6) months probation. Effective 8/12/08

Orlando	RD 18238	2008-03985	Jaime Newman	Jaime Newman, License No. RI 18238; Violation: guilty of making fraudulent, deceptive or misleading representations in or related to the licensee's profession in violation of s. 455.227(1)(a), 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, supporting data assembled and formulated by the appraiser in preparing appraisal report in violation of Section 475.629, Florida Statutes, 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 having made or filed a report or record, either written or oral, which the registered assistant knows to be false in violation of s. 475.624(11), F. S.; guilty of receiving payment directly from the recipient of an appraisal report in violation of s. 475.6221(1), F. S. and, therefore, in violation of s. 475.624(4), 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 supervisory appraiser in violation of s. 475.6221(1), F. S. and, therefore, in violation of s. 475.624(4), Florida Statutes; 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 in violation of s. 475.624(14) F. S.; violated a standard for the development or communication of a real estate appraisal, specifically the Definition of Signature, obtaining control of and affixing digital signature of another, or other provision of the USPAP of Professional Appraisal Practice in violation of s. 475.624(14), 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 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) and (b); 1-5(a); 2-1(b)(viii); 2-3 or the provision of s. 475.624(14), F. S. Penalty: Cost \$207.90; Revocation. Effective 5/08/08.
Palm Bay	RD 1568	2008-00347	Stephen H Sullins	Stephen H. Sullins, License No. RD 1568. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Competency Rule, or other provisions of USPAP (2005) in violation of s. 475.624(14) F.S.; Violated a standard for the development or communication of real estate appraisal, specifically Rule 1-1(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 retain, for at least five years original or true copies of any contract 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. 475.624(4), F.S. Penalty: license revoked. Effective 1/15/08.
Palm Bay	RI 13547	2008-02483	Kevin T Kenneally	Kevin T. Kenneally, License No. RI 13547; Violation: 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 in violation of s. 475.6221(1), F. S. and, therefore, 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)(n), F. S. and Rule 61J1-4.010(9) F.A.C. and, therefore, in violation of 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); 1-4(a)(b); 2-1(a)and (b)or other provision of the USPAP in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real state appraisal, specifically Recordkeeping section of the Ethics Rule, or other provision of the USPAP 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 retain records for at least five years of any contracts engaging contracts engaging the appraiser 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.. Penalty: fined \$825 in investigative costs; revocation. Effective 3/21/08.
Palm Bay	RI 13547	2008-02484	Kevin T Kenneally	Kevin T. Kenneally, License No. RI 13547; Violation: guilty o 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 supervisory appraiser in violation of s. 475.6221(1), F. S. and, therefore, 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)(n), F. S. and Rule 61J1-4.010(9) F.A.C. and, therefore, in violation of 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 2-1(e)(i),1-4(a) and (b), 1-5(a), 1-6(a), 2-1(a) and (b)or other provision of the USPAP in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real state appraisal, specifically Recordkeeping section of the Ethics Rule, or other provision of the USPAP in violation of s. 475.624(14), F.

				S.; violated a standard for the development or communication of a real state appraisal, specifically Conduct Section of the Ethics Rule, or other provision of the USPAP in violation of s. 475.624(14), F. S.; guilty of having failed to exercise reasonable diligence in developing as appraisal report in violation s. 475.624(4), Fl. S.; guilty of having failed to exercise reasonable diligence in developing failure retain records for at least five years of any contracts engaging contracts engaging the appraiser services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes and, therefore, in violation of Section 475.624(4), Florida Statutes. Penalty: Fined \$825 in investigative costs; revocation effective 3/21/08.
Palm Coast	RI 20991	2009-01105	Winona R. Bankston	Winona R. Bankston, License No. RI 20991 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 a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically 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(a) and (b), or other provision of the USPAP (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 2-1(a) and (b), or other provision of the USPAP (2008) 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 the USPAP(2008) in violation of 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 s. 475.624(2), F.S. .Penalty: Voluntary Surrender of License for Permanent Revocation. Effective 2/13/09
Palm Harbor	RD 4058	2008-09731	Bernice R. Ruby	Bernice R. Ruby, License No. RD 4058; Violation: failure to maintain records for 5 years in violation of s.475.629, F. S. Penalty: \$500 plus costs, attendance at two 2-day FREAB general meetings, completion of a 7 hour education course in sales comparison analysis. Effective 11/12/08.
Palmetto Bay	RI 18463	2008-06748	Roberto L. Azua	Roberto L. Azua, License No. RI 18463; Voluntary surrender or license for permanent revocation effective 8/5/08.
Panama City Beach	RD 6448	2009-01106	Stephen J. Ellis	Stephen J. Ellis, License No. RD 6448; Violation: 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.. Violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(a)(an appraiser must be aware of, understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal) and (c)(not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results), and Standard Rule 2-2(b) (vii) (the content of a Self-Contained Appraisal Report must be consistent with the intended use of the appraisal and at a minimum: summarize the scope of work used to develop the appraisal) and violated the Competency Rule of the USPAP (2006)(prior to accepting an assignment or entering into an agreement to perform any assignment, an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently; or alternatively must: 1. disclose the lack of knowledge and/or experience to the client before accepting the assignment; 2. take all steps necessary or appropriate to complete the assignment competently; and 3. describe the lack of knowledge and/or experience and the steps taken to complete the assignment competently in the report) or other provision of the USPAP (2006) in violation of s.475.624(14), F.S. Penalty: Fined \$1500 plus costs, attend one (1) two-day FREAB general meeting one (1) year probation and complete a twenty (20) hours of appraisal education courses. Effective 2/13/09
Panama City Beach	RI 19940	2009-01101	Michael D. Frimet	Michael D. Frimet, License No. RI 19940; Violation: 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. Violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(a)(an appraiser must be aware of, understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal) and (c)(not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the

				aggregate affects the credibility of those results), and Standard Rule 2-2(b) (vii) (the content of a Self-Contained Appraisal Report must be consistent with the intended use of the appraisal and at a minimum: summarize the scope of work used to develop the appraisal) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.. Penalty: Fined \$500 plus costs; attend one (1) two-day FREAB general meeting six (6) months probation and complete a ten (10) hour appraisal education course. Effective 2/13/09
Pensacola	RD 2105	2008-05426	Diana McRory	Diana McRory, License No. RD 2105; Violation: violated Standards Rule 1-1(b) and (c), and Standards Rule 2-1(a), USPAP (2005); violated s. 475.629, F.S., and therefore, violated s. 475.624(4), F.S. and violated s. 475.624(15), F.S.. Penalty: fined \$1,000 plus costs; 1 yr. probation; attend (1) two-day FREAB general meeting. Effective 6/24/08
Port Orange	RI 11646	2008-03979	Gerry L. Brindley	Gerry L. Brindley, License No. RI 11646; Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(91), F. S.; guilty of failure to retain records for at least five years of any contracts engaging the appraiser's services, appraisal reports, 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 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.; 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 in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real state appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP 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 in violation USPAP; violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(a),(b)and (c); 1-2(f),and (h); 2-2(c)(x), or other provision of the USPAP in violation of s. 475.624(14), F. S.. Penalty: Voluntary Surrender of License. Effective 5/08/08.
Port St. Lucie	RD 4848	2008-05428	William Vanegas	William Vanegas, License No. RD 4848; Violation: violated Standards Rule 1-1(a), (b) and (c), USPAP (2006); violated Standards 1-4(a) and (b), USPAP (2006); violated Standards Rule 2-1(a) and (b), USPAP (2006); violated s. 475.624(15), F.S. .Penalty: fined \$2,000 plus costs; 1 yr. probation; attend (2) two-day FREAB general meetings; Effective 6/24/08
Punta Gorda	RD 6049	2008-09730	Jeffrey L. Miller	Jeffrey L. Miller, License No. RD 6049; Violation: violated a standard for the development or communication of a real estate appraisal a specifically Standards Rule 1-1(a), (b), and (c), 1-2(e)(i), 1-4(a) and (b), 1-5(b), 2-1(a)and (b), 2-3, or other provision of the USPAP 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 Section 475.629, Florida Statutes, and, therefore, in violation of s. 475.624(4), F. S. Penalty: Revocation. Effective 10/28/08.
Rotonda West	RD 2895	2008-10548	Catherine Dawn Bedwell	CATHERINE DAWN BEDWELL, License No. RD 2895; Violation: violated Standards Rule 1-1(a), (b) and (c), USPAP (2006), by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 2-1(a) and (b), USPAP (2006), by clearly and accurately setting forth the appraisal in a manner that will not be misleading; and by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly. Penalty: fined \$1500 plus costs; one (1) year probation; fifteen (15) hours of education in the area of report writing and case studies; Effective 12/9/08.

Santa Rosa Beach	RI 13665	2009-01097	Jerry William Johnson	Jerry William Johnson, License No. RI 13665; 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 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 misrepresentation, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S.; guilty of having 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.; 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 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), 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 Standard Rule 1-5(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 of a real estate appraisal, specifically Standard 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 the USPAP(2006) in violation of s. 475.624(14), F.S.; Penalty: Licensed revoked, plus cost of \$2026.22. Effective 2/13/09
Sarasota	RD 543	2008-09729	Glenn R. Greber	Glenn R. Greber, License No. RD 543; Violation: violation of USPAP Standards Rule 1-1(a), (b), (c) and s.475.624 (14), F. S.; violation of USPAP Standards Rule 2-1(a), (b) and s. 475.624(14), F. S.; and failure to exercise reasonable diligence in violation of s. 475.624(15), F. S. Penalty: \$1500 fine plus costs, one (1) year probation, attend one 2-day FREAB general meeting. Effective 11/12/08.
Sebastian	RD 5163	2007-02337	Douglas J. Sablick	Douglas Joseph Sablick, License No. RD 5163; Violation: violated s. 475.624(12), F. S. and Rule 61J1-3.001(6)(a) F.A.C., and therefore, violated s. 475.624(4), F. S.. Penalty: fined \$500 plus costs; 6 MONTHS probation; attend (1) two-day FREAB general meeting. Effective 3/18/08.
Seminole	RI 10446	2008-02476	Aric A Celeste	Aric A. Celeste, License No. RI 10446; 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 section of s 475.626(1)(b), F. S.; guilty of violating any of the provisions of this part of any lawful order or rule issued under the provision of this part 455 in violation of Section 475.626(4), Florida Statutes. Penalty: Revocation. Effective 3/21/08.
Seminole	RD 1911	2008-06753	David R Jackson	David R. Jackson, License No. RD 1911; Violation: violated Standards Rule 1-1(a), and (c), USPAP (2006); violated Standards 1-4(a) and (b), USPAP (2006). Penalty: fined \$500 plus costs, one (1) year probation; attend (1) two day FREAB general meeting. Effective Date 8/5/08.
Sunny Isles Beach	RZ 1660	2008-03992	Clive Wellman	Clive Wellman, License No. RZ 1660; Violation: failed to communicate an appraisal without good cause in violation of S. 475.624(16), F. S.; guilty of having failed to exercise without reasonable diligence in developing an appraisal report in violation of S. 475.624(15), F. S.; guilty of dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of S. 475.624(20), 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.; guilty of having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which shows that he is incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so in violation of S. 475.624(10), F. S.. Penalty: Revoked. Effective 5/8/08.
Sunny Isles Beach	RZ 1660	2008-03993	Clive Wellman	Clive Wellman, License No. RZ 1660; 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: Revoked. Effective 5/8/08.

Sunrise	RD 632	2008-02471	Robert G Bare	Robert G. Bare, License No. RD 623. Violation: failure to exercise reasonable diligence in violation of Section s. 475.624(15), F. S.; failure to provide direct supervision to a registered trainee appraiser in violation of Rule 61J1-4.010 F.A.C. and s. 475.6222 and 475.624(4) F.S.. Penalty: \$1000 fine plus costs, 1 year probation, attendance at one 2-day FREAB general meeting. Effective 3/21/08.
St. Petersburg	RD 6396	2008-05430	Dwayne Benjamin Williams	DWAYNE BENJAMIN WILLIAMS, License No. RD 6396; Violation: violated Standards Rule 1-1(a), (b) and (c), USPAP (2006); violated Standards Rule 1-4(a) and (b), USPAP (2006); violated Standards Rule 2-1(a) and (b), USPAP (2006); violated Recordkeeping Section of the Ethics Rule, USPAP (2006) violated s. 475.624(14), F.S. Penalty: fined \$1,250 plus costs; 18 months probation; attend (2) two-day FREAB general meeting; no trainees while on probation. Effective Date 6/24/08
Tamarac	RD 5437	2008-10551	Madeline S. Sewell	MADELINE S. SEWELL, License No. RD 5437; Violation: violated s. 475.629, F.S., by failing to maintain 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; violated Standards Rule 1-1(a), (b) and (c), USPAP (2006), by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects; violated Standards Rule 1-4(a), USPAP (2006), by failing, when a sales comparison approach is necessary for credible results, to analyze such comparable sales data as are available to indicate a value conclusion; violated Standards Rule 2-1(a) and (b), USPAP (2006), by clearly and accurately setting forth the appraisal in a manner that will not be misleading; and by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated Standards Rule 2-2(b)(iii), USPAP (2006), by failing to summarize information sufficiently to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment. Penalty: fined \$2,5000 plus costs; attend (1) two-day FREAB general meeting; no trainees until all terms and conditions successfully completed; (30) hours of education, in the areas of residential report writing and USPAP; Effective 12/9/08
Tampa	RD 6924	2008-09733	Timothy W. Hale	Timothy W. Hale, License No. RD 6924; Violation: 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.; violated Rule 61J1-3.001(6)(a) F.A.C. and, therefore, is in violation of s. 475.624(4), F. S. Penalty: Fined \$100.00, plus costs. Effective 11/12/08
Tampa	RD 6589	2009-00965	Casey W. Hane	Casey W. Hane, License No. RD 6589 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 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. 475.624(4), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Competency Rule, or other provision of the USPAP (2005) 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(a) and (b)(i), 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 the USPAP (2006) in violation of s. 475.624(14), F.S.. Penalty: Fined \$7,000.00 plus costs, attend one (1) two-day FREAB general meeting and complete a thirty (30) hours of appraisal education courses, six (6) months suspension and one (1) year probation. Effective 2/10/09
Tampa	RD 3021	2008-11001	David S. Hollister	David S. Hollister, License No. RD 3021; Violation: violation of USPAP Standards Rule 1-1(a), (b), (c), in violation of s. 475.624(14), F.S. and failure to use proper designation in violation of Rule 61J1-7.001, Florida Administrative Code and s. 475.624(4), F.S.. Penalty: \$1000 fine plus costs, one (1) year probation, attendance at one (1) 2-day FREAB general meeting, seven (7) hour course in sales comparison approach. Effective 12/8/08.

Tampa	RD 3902	2008-09081	Keith Rados	KEITH RADOS, License No. RD 3902; Violation: violated s. 475.624(15), F. S.; violated s. 475.629, F.S.; violated Standards Rule 1-1(a) and (c), USPAP (2006); violated Standards Rule 2-1(a) and (b), USPAP (2006). Penalty: fined \$1,000 plus costs; 1 yr. probation; attend (2) two-day FREAB general meetings; a minimum of twenty (20) hours education in areas determined by the Board; Effective 10/23/08
Valrico	RI 18580	2008-05472	Jason Paynter	JASON PAYNTER, License No. RI 18580; Violation: violated s. 475.629, F.S.; violated Standards Rule 1-1(a) and (c), USPAP (2006); violated Standards Rule 2-1(a) and (b), USPAP (2006). Penalty: fined \$1,000 plus costs; 1 yr. probation; attend (1) two-day FREAB general meeting; violated s. 475.624(15), F.S.; Effective 6/25/08
Venice	RD 6157	2008-03990	Deborah A. Sterling	Deborah A Sterling, License No. RD 6157; Violation: violated S. 475.624(15), F. S.; violated Conduct S. of the Ethics Rule, USPAP (2006); violated the recordkeeping S. of the Ethics Rule, USPAP (2006); violated Standard Rule S. Rule 1-1(a),(b) and (c), USPAP (2006); violated Standards Rule 2-1(a), and (b) USPAP(2006); violated Standards Rule 2-2(b)(vi) and (viii), USPAP (2006); violated Standards Rule 3-1(b)(ii) and (iv), USPAP(2206); and violated Standards Rule 3-2(e), USPAP (2006). Penalty: fined \$4,000 plus costs; suspension 60 days; attend one (1) two-day FREAB general meeting. Effective 5/8/08.
Wellington	RI 16767	2008-02474	John Albert Lawrence Brown	John Albert Lawrence Brown, License No. RI 16767. Violation: violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(c), or other provision of the USPAP, s. 475.624(14), 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: Revocation. Effective 3/21/08.
Wellington	RI 16767	2008-02475	John Albert Lawrence Brown	John Albert Lawrence Brown, License No. RI 16767. 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, Florida Statutes in violation of s. 475.626(1)(f), F. S.; violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-5(a),2-1(a), or other provision of the USPAP, s. 475.624(14), F. S.; Penalty: Revocation. Effective 3/21/08.
Wellington	RD 4331	2008-02482	Robert Jessell	Robert Jessell, License No. RD 4331; Violation: guilty of failure retain records for at least five years of any contracts engaging contracts engaging the appraiser 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.; 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 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) and (c), 1-4 (a) and (b)1-4 (a)and (b)(1)(ii) and (iii), or other provision of the USPAP in violation s. 475.624(14), F. S. Penalty: investigative costs in the amount of \$184.80; 1 yr. probation; Attend (2) two day FREAB meetings. Effective 3/21/08
West Palm Beach	RD 6163	2008-06747	Mike Acosta	Mike Acosta, License No. RD 6163; voluntarily surrendered his license for permanent revocation. Effective 8/5/08.
Wewahitchka	RD 6806	2009-01099	Kenneth Hugh Ardire	Kenneth Hugh Ardire License No. RD 6806; 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 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 misrepresentation, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), 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 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.; violated a standard for the development or communication of a real estate appraisal, specifically the Competency 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 (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), (c) (c), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to be aware of,

				<p>understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report, by committing a substantial error of omission or commission that significantly affects an appraisal and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-2(b) and (d), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to identify the intended use to the appraiser's opinions and conclusions and failing to identify the effective date of the appraiser's opinions and conclusions when developing a real property appraisal; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), and (c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to ensure that when using a sales comparison approach the appraiser must analyze such comparable sales data as are available to indicate a value conclusion and failing to analyze such comparable rental data as are available and/or the potential earnings capacity of the property to estimate the gross income potential of the property, analyze such comparable operating expense data as are available to estimate the operating expenses of the property, analyze such comparable data as are available to estimate rates of capitalization and/or rates of discount, base projections of future rent and/or income potential and expenses on reasonably clear and appropriate evidence when an income approach is necessary; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-6 (a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to reconcile the quality and quantity of data available and analyzed within the approach used and reconcile the applicability or suitability of the approaches used to arrive at the value conclusion in developing a real property appraisal; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1 (a), (b) and (c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to clearly and accurately setting forth the appraisal in a manner that will not be misleading; by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; and by failing to clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2 (b)(ii), (iii), (vi), (vii), (viii) (ix), and (x), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to state the intended use of the appraisal, failing to summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment, failing to state the effective date of the appraisal and the date of the report, failing to summarize the scope of work used to develop the appraisal, failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyzes, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach, must be explained, failing to state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal; and, when an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion. Penalty: fined \$3500, costs, 1 yr probation, attend two (2-day) FREAB general meetings.</p>
Wilton Manors	RI 9701	2008-02330	Robert Parisi	Robert M. Parisi, License No. RI 9701; Violation: guilty of violating a Final Order of the Florida Real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondents in Violation of s. 475.626(1)(b), F. S. Penalty: Voluntary Surrender. Effective 3/18/08.
Winter Haven	RD 767	2008-05468	William Richard Brakora, Jr.	William Richard Brakora, Jr., License No. RD 767; Violation: failure to exercise reasonable diligence in violation of s. 475.624(15), F.S.; failure to retain records in violation of s. 475.629 and 475.624(4), F. S.; violation of USPAP Standards Rule 1-1(a), (b), (c), and s. 475.624(14), F.S. violation of USPAP Standards Rule 2-1(a), (b), and s. 475.624(14), F.S.. Penalty: \$ 1,500 fine plus costs, one (1) year probation: attendance at one 2-day FREAB general meeting. Effective 6/25/08

