



**FLORIDA REAL ESTATE APPRAISAL BOARD
DISCIPLINARY ACTIVITY REPORT**

2017

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
Alvarez, Mario L.	2016-005839	RD 6434	Miami, FL: Respondent Alvarez failed to provide a copy of his work file in response to a request from the Department regarding an investigation of an appraisal he developed and communicated on a residential property. Penalty: revocation. Effective: 03/27/2017
Berger, Karen Marie	2016-007970	RD 1453	Port Richey, FL: Respondent violated Florida Statutes Section 475.624(1), when she violated Florida Statutes 455.227(1)(t), by failing to report pleading nolo contendere to Reckless Driving, Driving Under the Influence, Disorderly Conduct, and Violation of Pretrial Release. Penalty: administrative fine of \$750; investigative costs of \$272.25; and a 3-hour course within one year. Effective: 03/27/2017.
Escobar, Guillermo O.	2016-015277	RD7362	Miami, FL: Respondent violated Rule 61J1-9.001, Florida Administrative Code, and therefore Section 475.624(4), Florida Statutes, by failing to comply with USPAP Standards Rule 2-3, by failing to acknowledge the significant assistance in developing the Appraisal Report by the person who inspected the interior of the Subject Property. Respondent also violated Section 455.227(1)(m), Florida Statutes, by making the untrue statement that he performed a complete visual inspection of the interior and exterior areas of the Subject Property when he did not perform an interior inspection of the Subject Property, and therefore violated Section 475.624(4), Florida Statutes. Penalty: administrative fine of \$3,500; investigative costs of \$1,221; complete a 15-Hour National USPAP Course along with The Appraisal Foundation corrective courses entitled "Report Certifications: What Am I Signing and Why?" and "Residential Report Writing vs. Form Filling"; attendance at one complete FREAB Meeting; 18 months of probation. Effective: 11/06/2017
Gorga, Dennis	2016-025416	RD1813	Wellington, FL: Respondent violated Section 475.624(4) and 475.629, Florida Statutes, by failing to provide the Department with a copy of the appraisal report workfile upon reasonable notice. Penalty: Revocation; administrative fine of \$5,000; investigative costs of \$1,047.75. Effective: 07/06/2017.
Hofman, Susan	2016-052451	RD 4699	Coral Springs, FL: Respondent violated Rule 61J1-9.001, Florida Administrative Code, and therefore Section 475.624(4), Florida Statutes, by failing to comply with USPAP Standards Rule 2-3, by failing to acknowledge the significant assistance in developing the appraisal report by the person who inspected the interior of the Subject Property. Respondent also violated Section 455.227(1)(m), Florida Statutes, by making the untrue statement that she performed a complete visual inspection of the interior and exterior areas of the Subject Property when she did not perform an interior inspection of the Subject Property, and therefore violated Section 475.624(4), Florida Statutes. Penalty: administrative fine of \$3,500; investigative costs of \$1,146; complete 30 hours of appraisal education including but not limited to: 15-Hour National USPAP Course along with The Appraisal Foundation corrective courses entitled "Report Certifications: What Am I Signing and Why?" and "Residential Report Writing vs. Form Filling"; attendance at one complete FREAB Meeting; 24 months of probation with early termination. Effective: 01/31/2018
Hofman, Yigal	2017-021428	RI 5495	Coral Springs, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 11/06/2017
Lanoue, James	2017-003704; 2017-001623	RD 5961	Windermere, FL: Respondent violated Section 475.624(4) in conjunction with Rule 9.001, Florida Administrative Code, for USPAP violations in two appraisal reports regarding measurement of Subject Property. Penalty: administrative fine of \$2,500; investigative costs of \$1,321.50 total; attendance at complete 1 FREAB meeting; complete the The Appraisal Foundation classes entitled "Scope of Work: Appraisals and Inspections" and "Report Certifications: What am I Signing and Why?"; probation for 12 months. Effective: 11/06/2017

Leja, Wojciech	2016-009571	RD7907	Cape Coral, FL: Respondent violated Section 475.624(4), Florida Statutes, by violating Rule 61J1-9.001, Florida Administrative Code, through violations of the USPAP; Section 475.624(15), by failing or refusing to exercise reasonable diligence in developing or preparing an appraisal report; Section 475.629, by failing to include all the data, information, and documentation required by the standards for the development or communication of a real estate appraisal. Penalty: administrative fine of \$2,500; investigative costs of \$693; complete 30 hours of appraisal education with courses approved by the Chair of the Florida Real Estate Appraisal Board; attendance at 1 complete FREAB meeting; 12 months of probation. Effective: 09/07/2017
Price, Donald Lee	2016-023971	RD 3933	Middleburg, FL: Respondent violated Section 475.624(15), Florida Statutes, for failing to comply with reasonable diligence due to errors stemming from the the cost approach which carried into the appraisal report. Penalty: administrative fine of \$1,000; investigative costs of \$1,828.20; complete The Appraisal Foundation class entitled "Residential Report Writing vs Form Filling"; attendance at 1 complete FREAB meeting; probation 12 months. Effective: 11/06/2017
Rogers, Daniel E.	2016-030391	RZ 3369	Port Richey, FL: Respondent violated Florida Statutes Section 475.624(1), when she violated Florida Statutes 455.227(1)(t), by failing to report pleading nolo contendere to Reckless Driving, Driving Under the Influence, Disorderly Conduct, and Violation of Pretrial Release. Penalty: administrative fine of \$750; investigative costs of \$272.25; and a 3-hour course within one year. Effective: 03/27/2017.
Rabetsky, Rhonda P.	2016-054812	RD4914	Wallkill, NY: Respondent violated Section 475.624(6), Florida Statutes, by having her registration, license, or certification as a appraiser acted against by Maine and Massachusetts. Penalty: revocation. Effective: 01/31/2018