



**FLORIDA REAL ESTATE APPRAISAL BOARD
DISCIPLINARY ACTIVITY REPORT
2019**

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
Adler, March H.	2018-060610	RD 2607	Hollywood, FL: Respondent violated Section 475.624(14), Florida Statutes by violating Rule 61J1-9.001, Florida Administrative Code, through violations of USPAP's Competency Rule; Standards Rule 1-4(a); Section 475.624(15), Florida Statutes, for failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$3,000.00; investigative costs of \$1,841.01; education: Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections", and a course relating to the subject of highest and best use; 12 months of probation subject to early termination. Effective: 01/24/20.
Barnhill, Scott Alan	2019-006059	RD 3888	Melbourne, FL: Respondent violated Section 475.624(4), Florida Statutes by violating Rule 61J1-9.001, Florida Administrative Code, through violations of the following USPAP provisions: Record Keeping Rule, Standards Rule 1-1(a) and Standards Rule 2-1(a)(i); Section 475.624(4), Florida Statutes, by violating Section 475.622(1), Florida Statutes, by failing to list his license number immediately beneath his licensure designation on an appraisal report. Penalty: administrative fine of \$5,000.00; investigative costs of \$1,340.46; education courses: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections"; 12 months of probation (no early termination). Effective: 11/01/19.
Bianco, Ronald J. Jr.	2018-017836	RD 1993	Seminole, FL: Respondent allegedly violated Section 475.624(4), Florida Statutes, by allegedly failing to comply with one or more of the following USPAP provisions: Record Keeping Rule, Scope of Work Rule, Standards Rules 1-1(a), (b) and (c); and Standards Rules 2-1 (a) and (b). By stipulation, Respondent agreed to the following penalties: administrative fine of \$2,500.00; investigative costs of \$1,118.70; attend 1 complete FREAB general meeting; education: 15-hour National USPAP Course, The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections"; 12 months of probation subject to early termination. Effective: 04/22/19.
Blackburn, Shawn Dana	2018-042757 2018-042762	RD 5002	Lakeland, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 04/22/19.
Brazell, Jamie L.	2019-031542	RZ 3141	Pensacola, FL: Respondent violated Section 475.624(4), Florida Statutes by violating Rule 61J2-9.001, Florida Administrative Code, through violations of the following USPAP provisions: Record Keeping Rule, Ethics Rule and Scope of Work. Penalty: administrative fine of \$2,500.00; investigative costs of \$928.29; attend 1 complete FREAB general meeting; education courses: The Appraisal Foundation corrective course entitled "Scope of Work: Appraisals and Inspections" and any approved FHA course; 12 months of probation subject to early termination. Effective: 10/29/19.
Butterfield, Craig	2018-061018	RZ 1063	Daytona Beach, FL: Respondent violated Section 475.624(4), Florida Statutes, and Rule 61J1-9.001, Florida Administrative Code, by failing to comply with the following USPAP provisions: Ethics Rule, Competency Rule, Scope of Work Rule, Standards Rule 1-1(a),(b) and (c), 1-5(b) and 2-1(a), (b) and/or (c); Section 475.623, Florida Statutes by failing to provide the Department the address where appraisal services are performed; Section 475.624(4), Florida Statutes, and Rule 61J1-7.003, Florida Administrative Code, by failing to include the proper license designation in internet advertising. Penalty: revocation. Effective: 11/1/2019.
Butterfield, Craig H.	2018-025167	RZ 1063	Daytona Beach, FL: Respondent violated Section 475.624(6), Florida Statutes, for having a registration, license, or certification as an appraiser revoked, suspended or otherwise acted against in Pennsylvania. Penalty: suspension until Respondent demonstrates that the suspension of his Pennsylvania appraisal license has been lifted; administrative fine of \$1,000.00; investigative costs of \$561.00. Effective: 04/22/19.

Donelan, Yoon Jung	2019-012661	RD 6273	Tampa, FL: Respondent violated Section 475.624(4), Florida Statutes through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Scope of Work Rule; Standards Rule 1-1(a), (b) and (c); Standards Rule 1-4(a); Standards Rule 2-1(a) and Standards Rule 2-2(a)(iii), in the development and communication of an appraisal report. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,250.00; investigation costs of \$1,547.37; attend 2 complete FREAB general meeting(s); education: Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections", and a Fannie Mae update guideline course; 12 months of probation subject to early termination. Effective: 1/27/20.
Eiring, Jeffrey Richard	2018-022583	RD 3301	Land O Lakes, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 09/06/19.
Fernandez, Edys	2019-004735	RD 4344	Miami, FL: Respondent violated Section 475.624(4), Florida Statutes by violating Rule 61J1-9.001, Florida Administrative Code, through violations of the following USPAP provisions: Record Keeping Rule; Standards Rule 1-1(a) and Standards Rule 2-1(a). Penalty: administrative fine of \$500.00; investigative costs of \$1,329.90; education: The Appraisal Foundation corrective courses entitled "Residential Report Writing vs. Form Filling" and "Scope of Work: Appraisals and Inspections"; probation for a period of twelve (12) months subject to early termination. Effective: 11/01/19.
Hentz, John Leslie	2018-056712	RD 6242	Panama City, FL: Respondent violated Section 475.624(4), Florida Statutes by violating Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Competency Rule; Scope of Work Rule; Standards Rule 1-1(a), (b) and (c); Standard Rule 1-2(e)(i) and (g); Standards Rule 1-3(a) and (b); Standards Rule 1-4(a); Standards Rule 2-1(a), (b), and (c); Standards Rule 2-2(a)(iii) and (viii); Standards Rule 2-2(a)(x); and/or Standards Rule 2-2(a)(xi); Section 475.624(15), Florida Statutes, for failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$5,000.00; investigative costs of \$2,609.97; attend 1 complete FREAB general meeting; education courses: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections"; 18 months of probation (no early termination). Effective: 09/06/19.
Humphrey, Kaycee Rae	2018-044678	RD 6871	Groveland, FL: Respondent violated Section 475.624(15), Florida Statutes, for failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, Respondent agreed to the following penalties: administrative fine of \$1,000.00; investigative costs of \$1,000.00; education courses: McKissock course entitled "That's a Violation", and The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections"; attend two complete FREAB meeting; probation for a period of twelve (12) months subject to early termination. Effective: 11/1/2019.
Jenson, John Henry II	2018-051228	RD 4470	Plant City, FL: Respondent violated Section 475.624(4), Florida Statutes, and Rule 61J1-9.001, Florida Administrative Code, by violating USPAP Record Keeping Rule, Standards Rule 1-1 (a), (b) and (c), and Rule 2-1 (a), (b) and (c). By stipulation, Respondent agreed to the following penalty: administrative fine of \$2,000.00; investigative costs of \$1,056.00; attend 2 complete FREAB general meetings; education: 15-hour National USPAP Course, The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections"; 12 months of probation subject to early termination. Effective: 07/02/19.
Kramer, James Felix	2019-017203	RD 6333	Orlando, FL: Respondent violated Section 475.624(4), Florida Statutes through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Scope of Work Rule; Standards Rule 1-1(a), (b) and (c); Standards Rule 1-2(c) and (h); Standards Rule 1-3(b); Standards Rule 2-1(a) and (b); Standards Rule 2-2, 2-2(b)(v), 2-2(b)(vii - xii); and Standards Rule 2-3, in the development and communication of a restricted appraisal report. By stipulation, Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigation costs of \$1,000.00; attend 1 complete FREAB general meeting; education courses: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections"; 12 months of probation subject to early termination. Effective: 01/27/20.

Leogrande, Jonathan P.	2018-042734	RD 4720	Orlando, FL: Respondent violated Section 475.624(15), Florida Statutes, for failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report; Section 475.622(1), Florida Statutes for failing to use the proper designation when signing a report. By stipulation, the Respondent agreed to the following penalties: administrative fine of \$2,000.00; investigative costs of \$1,699.83; education courses: "FHA Appraiser Training and Underwriting the Appraisal Training" provided by the U.S. Department of Housing and Urban Development; and the "Advanced Residential Report Writing" from the Appraisal Institute or "Residential Report Writing vs. Form Filling" from The Appraisal Foundation; attend 1 complete FREAB general meeting; probation for a period of twelve (12) months subject to early termination. Effective: 11/1/2019.
Ortiz, Ronald Williams	2018-028855	RD 5125	Englewood, FL: Respondent violated Section 475.624(5), Florida Statutes, by being found guilty of the felony of Trafficking in Cannabis. Penalty: suspension until May 18, 2020, with leave to petition for early termination of suspension upon conclusion of the criminal probation and proof thereof; investigative costs of \$214.50. Effective: 03/08/19.
Smith, William P.	2018-046512	RD 430	Palm Bch. Gardens, FL: Respondent violated Section 475.624(4), Florida Statutes by violating Rule 61J1-9.001, Florida Administrative Code, through violations of the following USPAP provisions: Competency Rule and Standards Rule 1-3(b); Section 475.624(15), Florida Statutes, for failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$2,000.00; investigative costs of \$2,016.63; education courses: The Appraisal Foundation corrective course entitled "Residential Report Writing vs. Form Filling" and 4 hours of education in the area of highest and best use; 12 months of probation subject to early termination. Effective: 11/01/19.
Vargas, Junior	2018-048572	RD 7653	Miami, FL: Respondent violated Section 475.624(4), Florida Statutes by violating Rule 61J1-9.001, Florida Administrative Code, through violations of the following USPAP provisions: Ethics Rule; Standards Rule 2-1(a), Standards Rule 2-2(a)(vii) and Standards Rule 2-3; Section 475.624(15), Florida Statutes, by failing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$6,000.00; investigative costs of \$307.56; attend 1 complete FREAB general meeting; education courses: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections"; attend one complete FREAB meeting; 12 months of probation (no early termination). Effective: 11/01/19.
Zegers, Lawrence H.	2019-023012	RD 7984	Homosassa, FL: Respondent violated Section 475.624(4), Florida Statutes, and Rule 61J1-9.001, Florida Administrative Code, by failing to comply with USPAP's Record Keeping Rule; Competency Rule; Scope of Work Rule and Standards Rules 1-1(c) and 2-1(c). Penalty: administrative fine of \$2,000.00; investigative costs of \$1,419.00; education courses: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form filling", and "Scope of Work: Appraisals and Inspections"; Appraisal Institute corrective course entitled "Residential report Writing – Florida version"; probation for a period of twelve (12) months subject to early termination. Effective: 11/1/2019.