

**FLORIDA REAL ESTATE APPRAISAL BOARD
DISCIPLINARY ACTIVITY REPORT
2021**

| NAME | CASE NUMBER | LICENSE NUMBER | VIOLATION AND DISCIPLINARY ACTION |
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| AMR Appraisals, Inc. | 2020-053001 | MC 100 | San Ramon, CA: Respondent neither admits nor denies that Respondent violated Section 475.6245(1)(f), Florida Statutes, by having had a registration revoked, suspended or otherwise acted against by the Minnesota Department of Commerce. By stipulation, the Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$437.25; probation for 6 months. Effective: 05/20/2021. |
| Andersen, Darcie Rae | 2020-050103 | RD 8268 | Holmes Bch, FL: Respondent violated Section 475.622(1), Florida Statutes, by failing to place her license number and appropriate license designation on an appraisal; 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 Rules 1-1(a), (b) and (c); 1-2(e); 1-4(a); Section 475.624(15), Florida Statutes, by failing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty imposed: administrative fine of \$2,000.00; investigative costs of \$1,600.50; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", and "Missing Explanations", and "Assignment Conditions, Elements, and Results"; probation for 12 months (with early termination). Effective: 09/07/2021. |
| Anderson, Betty Ann | 2021-008799 | RD 8064 | Clermont, FL: Respondent neither admits nor denies that Respondent violated Section 475.622(1) by failing to use the proper state certification designation; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Standards Rules 1-1(a), (b) and (c); 1-4(a) and (b); 1-5(b), 2-1(a) and 2-2(a)(x)(3). By stipulation, the Respondent agreed to the following penalty: Count 3 dismissed; administrative fine of \$1,000.00; investigative costs of \$1,435.50; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Scope of Work: Appraisals and Inspections"; "Assignment Conditions, Elements and Results"; and "Sales Comparison Approach Reconciliation". Effective: 01/28/2022. |
| Aring, David Wayne | 2020-054581 | RD 3137 | Port Richey, FL: Respondent violated Section 475.624(5), Florida Statutes, by having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction that relates to the activities of a licensed or certified appraiser or that involves moral turpitude. Penalty: revocation; investigative costs of \$206.25. Effective: 09/10/2021. |
| Blake, Donald James | 2020-024436 | RD 6386 | Bonita Springs, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: Count 1 dismissed; administrative fine of \$1,000.00; investigative costs of \$1,500.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling", and "Report Certifications: What Am I Signing and Why?"; attend 1 FREAB meeting. Effective: 02/25/2021. |
| Burdick, Jon David | 2021-012843 | RD 2843 | Bradenton, FL: Respondent neither admits nor denies that Respondent violated Section 475.622(1) by failing to use the proper state certification designation; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Standards Rules 1-1(a), (b) and (c); 1-4(c); 2-1(a), 2-2(a)(vi) and 2-3(a); Section 475.624(15), Florida Statutes, by failing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: Count 3 dismissed; administrative fine of \$1,000.00; investigative costs of \$1,617.00; education: The Appraisal Foundation corrective course entitled "Appraiser Self Protection: Documentation and Record Keeping"; and a Board-approved 2 to 4 family unit appraisal continuing/corrective education course; attend 1 FREAB meeting; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 01/28/2022. |
| Carpenter, Natalie Miracle | 2021-000839 | RD 7729 | Lakeland, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Ethics Rule, Scope of Work Rule and Standards Rules 1-1(a) and (c); 1-4(a); 2-1(a) and (b); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: Administrative fine of \$1,500.00; investigative costs of \$1,592.25; education: 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." Effective: 09/07/2021. |
| Caton, Bernard Wayne | 2021-006934 | RZ 1053 | Plant City, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 05/20/21. |

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| Connolly, Bruce Byram | 2021-025191 | RD 122 | Wilton Manors, FL: Respondent neither admits nor denies that 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; Standards Rules 1-1(a) and (c); 1-3(b); 1-4(a); and 2-1(a). By stipulation, the Respondent agreed to the following penalty: Count 2 dismissed; administrative fine of \$750.00; investigative costs of \$1,353.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping" and "Scope of Work: Appraisals and Inspections." Effective: 01/28/2022. |
| Dean, Stephen Eric | 2021-001277 | RD 5561 | Winter Haven, 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; Standards Rules 1-1(a) and (c); and 1-4(b); Section 475.624(4), Florida Statutes, by violating any lawful order or rule issued under Chapter 475 or 455, Florida Statutes, by violating Rule 61J1-7.0065, Florida Administrative Code, for giving blanket authority to someone else to affix the appraiser's signature; 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 \$2,000.00; investigative costs of \$1,229.55; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling", "Report Certifications: What Am I Signing and Why?", "Ethics, Competency and Negligence" and a Board-approved supervisory course; probation for 9 months (with early termination). Effective: 09/07/2021. |
| Eichler, Wilmer E. | 2020-056070 | RD 4057 | Tampa, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Scope of Work Rule, Ethics Rule, Standards Rules 1-1(b) and (c), 1-4(a); Section 475.624(4), Florida Statutes, violating any provision of Chapter 475, Florida Statutes, or any rule issued under Chapter 475 or 455, Florida Statutes, by violating Section 455.227(1)(m), Florida Statutes, by making untrue representations in the practice of a profession. By stipulation, the Respondent agreed to the following penalty: administrative fine of \$2,000.00; investigation costs of \$1,848.00; education: The Appraisal Foundation's corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling", "Report Certifications: What Am I Signing and Why?"; probation for 6 months (with early termination). Effective: 07/14/2021. |
| Fretina, Stacy L. | 2019-048803 | RD 6606 | Ft. Walton Beach, 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, Ethics Rule, Scope of Work Rule, Standards Rules 1-2(e)(i), 1-4(a) and 2-1(a); Section 475.624(4), Florida Statutes, violating any provision of Chapter 475, Florida Statutes, or any rule issued under Chapter 475 or 455, Florida Statutes, by violating Section 455.227(1)(m), Florida Statutes, by making untrue representations in the practice of a profession. Penalty: Count 3 dismissed; administrative fine of \$1,500.00; investigative costs of \$1,000.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling", and "Report Certifications: What Am I Signing and Why?"; attend 3 complete FREAB meetings; probation for 12 months (with early termination). Effective: 05/20/2021. |
| Hamilton, Charles Patrick | 2021-010726 2021-011630 | RD 3914 | Ponte Vedra, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(2), Florida Statutes, by having been guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in this state or any other state, nation, or territory; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Ethics Rule; Scope of Work Rule; Standards Rules 2-2(a)(ix) and 2-3(a). By stipulation, the Respondent agreed to the following: Case No. 2021-010726 is dismissed. In Case No. 2021-011630, the Respondent agreed to the following penalty: administrative fine of \$1,250.00; investigative costs of \$1,485.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Report Certifications: What Am I Signing and Why?"; "Missing Explanations"; and "Ethics, Competency and Negligence". Effective: 01/28/2022. |
| Hines, Harold Phillip | 2021-018324 | RD 3618 | Lakeland, 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, Standards Rules 1-1(a), (b) and (c), 1-4(a) and 2-1(a); Section 475.624(15), Florida Statutes, by failing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report; Section 475.624(4), Florida Statutes, by violating Section 475.622(1), Florida Statutes, by using an improper certification designation on the appraisal. Penalty: investigative costs of \$2,145.00; education: The Appraisal Foundation's corrective courses entitled "Scope of Work: Appraisals and Inspections"; "Report Certifications: What Am I Signing and Why"; and "Missing Explanations"; attend 2 FREAB meetings; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 01/28/2022. |
| Humphrey, Kaycee Rae | 2020-046389 | RD 6871 | Groveland, FL: Respondent neither admits nor denies that 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, Standards Rules 1-1(a), (b) and (c), 1-2(e), 1-4(a) and (b); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or in preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: administrative fine of \$1,750.00; investigation costs of \$1,625.25.00; education: The Appraisal Foundation's corrective courses entitled "Assignment Conditions, Elements, and Results" and "Missing Explanations"; "Sales Comparison Approach Reconciliation"; "Ethics, Competency, and Negligence"; attend 1 FREAB meeting. Effective: 07/14/2021. |

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| Hutchcraft, Richard Lee | 2021-006496 | RD 5149 | Cocoa, FL: Respondent violated Section 475.624(1)(e), Florida Statutes, by having violated any of the provisions of a lawful order issued under the provisions of Chapter 475 or 455, Florida Statutes. Penalty: revocation; investigative costs of \$313.50. Effective: 09/07/2021. |
| Jones, D. Phil | 2021-001712 | RZ 1233 | Milton, FL: Respondent neither admits nor denies that Respondent violated Section 475.622(1), Florida Statutes, by failing to use the proper state certification designation on an appraisal; 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 Rules 1-1(a), (b) and (c); 1-4(a); and 2-1(a); Section 475.624(15), Florida Statutes, by violating any lawful order or rule issued under Chapter 475 or 455, Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: administrative fine of \$2,000.00; investigative costs of \$2,409.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling", and "Report Certifications: What Am I Signing and Why?". Effective: 09/07/2021. |
| Keller, Lora | 2021-007274 | RD 3931 | Englewood, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Ethics Rule; Standards Rules 1-1(b) and (c); and 1-4(a); Section 475.624(4), Florida Statutes, through Section 455.227(1)(m), by making untrue representations in or related to the practice of a profession. By stipulation, the Respondent agreed to the following penalty: Count 3 dismissed; administrative fine of \$1,650.00; investigative costs of \$1,485.00; education: The Appraisal Foundation corrective courses entitled "Ethics, Competency and Negligence", and "Report Certifications: What Am I Signing and Why?"; attend 2 FREAB meetings. Effective: 11/12/2021. |
| Kellner, Peter Alan | 2021-006502 | RD 7367 | Sunrise, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, by having violated any of the provisions of a lawful order issued under the provisions of Chapter 475 or 455, Florida Statutes. By stipulation, the Respondent agreed to the following penalty: administrative fine of \$500.00; investigative costs of \$660.00. Effective: 09/07/2021. |
| Kenyon, Floyd J. | 2020-022886 2020-023981 | RD 1582 | Sarasota, FL: Respondent neither admits nor denies that 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, Ethics Rule, Standards Rules 1-1(a), (b) and (c); 1-4(a); 2-1(a); Section 475.624(4), Florida Statutes, through a violation of Section 475.629, Florida Statutes, by failing to ensure that the work file contains original or true copies of supporting data assembled and formulated by the appraiser in preparing appraisal reports. By stipulation, the Respondent agreed to the following penalty: Counts 2 and 3 are dismissed; administrative fine of \$1,500.00; investigative costs of \$2,000.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping" and "Scope of Work: Appraisals and Inspections"; attend 3 FREAB meetings. Effective: 02/25/2021. |
| Kenyon, Floyd J. | 2020-015634 | RD 1582 | Sarasota, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report; Section 475.624, Florida Statutes, through a violation of Section 475.629, Florida Statutes, by failing to ensure that the work file contains original or true copies of supporting data assembled and formulated by the appraiser in preparing appraisal reports. By stipulation, Respondent agreed to the following penalty: Counts 1 and 2 are dismissed; administrative fine of \$1,000.00; investigation costs of \$1,000.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping" and "Scope of Work: Appraisals and Inspections." Effective: 06/14/2021. |
| Key, Derrick L. | 2021-010732 | RD 6872 | Bradenton, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Scope of Work Rule; Standards Rules 1-1(a) and (b); 1-4(a) and (b); 1-5(a); 2-1(a); and 2-2(a)(viii); Section 475.624(15), Florida Statutes, by 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 \$1,782.00; education: The Appraisal Foundation corrective courses titled "Appraiser Self Protection: Documentation and Record Keeping", "Residential Report Writing vs. Form Filling", "Scope of Work: Appraisals and Inspections" and "Ethics, Competency and Negligence"; attend 2 complete FREAB meetings. Effective: 11/10/2021. |
| McGreal, Richard Dan | 2020-009533 | RD 7528 | Ocala, 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, Ethics Rule, Standards Rules 1-2(d); 1-4(b)(i); 2-1(a) and (c), 2-2(a)(vii); Section 475.624(4), Florida Statutes, violating any provision of Chapter 475, Florida Statutes, or any rule issued under Chapter 475 or 455, Florida Statutes, by violating Section 455.227(1)(m), Florida Statutes, by making untrue representations in the practice of a profession. Penalty: administrative fine of \$1,000.00; investigative costs of \$1,287.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I signing and Why?", "Ethics, Competency, and Negligence" and "Missing Explanations."; attend 1 FREAB meeting. Effective: 02/25/2021. |

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| Merchant, Mark Alan | 2021-014142 | RD 3931 | Lake Mary, FL: Respondent neither admits nor denies that 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 Rules 1-1(a) and (c); 1-4(a); 2-1(a); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: Count 3 dismissed; administrative fine of \$2,250.00; investigative costs of \$1,394.25; education: 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 "Assignment Conditions, Elements, and Results"; probation for 9 months with eligibility for early termination. Effective: 11/16/2021. |
| O'Keefe, James V. | 2020-041295 | RD 756 | Panama City, FL: Settlement Agreement to Voluntarily Relinquish License for Permanent Revocation. Effective: 02/25/21. |
| Otero, Susan R. | 2020-055918 | RD 785 | Ocala, FL: Respondent neither admits nor denies that 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, Ethics Rule, Standards Rules 1-1(a) and (c); 1-4(a); 2-1(a); Section 475.624(4), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue representations in or related to the practice of a profession. By stipulation, the Respondent agreed to the following penalty: Count 2 dismissed; administrative fine of \$1,000.00; investigation costs of \$1,500.00; education: The Appraisal Foundation corrective courses entitled: "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling" and "Report Certifications: What Am I Signing and Why?". Effective: 07/14/2021. |
| Penney, Thomas E. | 2021-004395 | RD 5273 | Apopka, FL: Respondent neither admits nor denies that 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; Standards Rules 1-1(a) and (c); 1-4(a); and 2-1(a). By stipulation, Respondent agreed to the following penalty: Count 2 dismissed; administrative fine of \$3,000.00; investigative costs of \$1,872.75; education: The Appraisal Foundation corrective courses entitled "Ethics, Competency and Negligence", and "Assignment Conditions, Elements and Results", and a Board-approved supervisory course; probation for 9 months (with early termination). Effective: 09/07/2021. |
| Pitts, Melody Hughes | 2020-033505 | RD 616 | Dade City, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report; Section 475.624(4), Florida Statutes, through a violation of Section 475.629, Florida Statutes, by failing to ensure that the work file contains original or true copies of supporting data assembled and formulated by the appraiser in preparing appraisal reports. By stipulation, the Respondent agreed to the following penalty: Counts 1 and 2 dismissed; administrative fine of \$2,000.00; investigative costs of \$2,227.50; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling", and "Report Certifications: What Am I Signing and Why?"; attend 1 FREAB meeting. Effective: 02/25/2021. |
| Spinnler, William L. | 2021-024719 | RD 6330 | Pompano Beach, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Ethics Rule; Record Keeping Rule; Scope of Work Rule; Standards Rules 1-1(a) and (c); and 1-4(a); 2-1(1) and (c); 2-3 (a) and (d); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: suspension for 30 days effective 11/19/2021; administrative fine of \$2,000.00; investigative costs of \$2,178.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Report Certifications: What Am I Signing and Why?"; "Scope of Work: Appraisals and Inspections"; "Ethics, Competency and Negligence"; attend 1 FREAB meeting. Effective: 11/12/2021. |
| Turro, Alejandro | 2021-030642 | RD 4495 | West Miami, 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; Standards Rules 1-1(a), (b) and (c); 1-4(a) and 2-1(a); and 2-2(a)(xii); 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 \$3,000.00; investigative costs of \$1,443.75; education: The Appraisal Foundation corrective courses entitled: "Scope of Work: Appraisal and Inspections"; "Ethics, Competency and Negligence"; and "Assignment Conditions, Elements and Results"; "Sales Comparison Approach Reconciliation"; and any Board-approved 2-4 family unit appraisal continuing/corrective education course; attend 2 FREAB meetings; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 01/28/2022. |
| Vazquez, Heather G. | 2021-006602 | RD 3420 | Orlando, FL: Respondent neither admits nor denies that Respondent violated Section 475.622(1), Florida Statutes, by failing to use the proper state certification designation on an appraisal; 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 Rules 1-1(a) and (c); 1-4(a); 2-1(a); 2-2(a)(ix); and 2-3(a); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: Count 4 dismissed; suspension for 15 days; administrative fine of \$2,000.00; investigative costs of \$2,409.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Report Certifications: What Am I Signing and Why?"; "Scope of Work: Appraisals and Inspections"; "Ethics, Competency and Negligence"; attend 2 FREAB meetings. Effective: 11/10/2021. |

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| Wilken, David N. | 2021-014134 | RZ 2628 | <p>Orlando, FL: Respondent neither admits nor denies that 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; Standards Rules 1-1(a) and (c); 1-4(a); 2-1(a); 2-2(a)(iii) and (viii); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed to the following penalty: administrative fine of \$1,000.00; investigative costs of \$1,848.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Scope of Work: Appraisals and Inspections"; "Residential Report Writing vs. Form Filling", and "Assignment Conditions, Elements and Results". Effective: 11/16/2021.</p> |
| Wolfe, Kevin | 2020-054549 | RD 8245 | <p>Tampa, FL: Respondent neither admits nor denies that Respondent violated Section 475.622(1) by failing to use the proper state certification designation; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Competency Rule; Standards Rules 1-1(a) and (c); and 1-4(b); Section 475.624(15), Florida Statutes, by violating any lawful order or rule issued under Chapter 475 or 455, Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed to the following penalty: Administrative fine of \$1,750.00; investigative costs of \$1,500.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections", "Residential Report Writing vs. Form Filling", and "Report Certifications: What Am I Signing and Why?". Effective: 09/07/2021.</p> |