



Florida Real Estate Appraisal Board
Disciplinary Activity Report
DECEMBER 1, 2001 TO FEBRUARY 28, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Deland	RD 0002524	2001-04814	Kathy F. Augustine	Fined \$2,000; one-year probation and thirty hours of additional education; violated a standard provision of USPAP and failed to exercise reasonable diligence in developing an appraisal report in 1998.
Coral Gables	RD 0001595	2001-04815	Robert L. Ojeda	Fined \$750; 15-Hr. ABIV and 15-Hr. ABIIb courses; in an appraisal in 1996, relied upon seller's representation regarding a condominium parking space.
Miami	RD 0003223	2002-00052	Dale Smalley	6 mos. probation; attendance at one FREAB board meeting; violated a standard for the development or communication of a real estate appraisal.
Dania Beach	RD 0001022	2002-00053	Guy M. Brugger	Voluntarily surrendered his license for permanent revocation effective 2/7/02.
Hollywood	RI 0006077	2002-00054	Helen Tetelbaum	Fined \$1000; 6 mos. probation; attendance at two FREAB board meetings; violated a standard of USPAP and failed to exercise due diligence.
Miami	RD 0000488	2002-00055	Emilio Mario Lerma	Fined \$2500; 15 Hrs. of additional continuing education; attendance at one FREAB general meeting; violated a standard provision of USPAP and failed to exercise reasonable diligence in a 1995 appraisal report.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Winter Park	RD 0000219	2002-00056	Elbert C. Wright, III	Fined \$2,000; 15 Hrs. of additional continuing education; attendance at one FREAB general meeting; violated a standard of USPAP and failed to exercise reasonable diligence in preparing an appraisal report.



Florida Real Estate Appraisal Board
Disciplinary Activity Report
MARCH 1, 2002 TO MARCH 31, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Casselberry	RD 0002524	2002-00992	James J. Ward, III	Fined \$850 plus costs; 15 hrs. of additional continuing education; attendance at one FREAB general meeting; violated a standard provision of USPAP resulting in an error in developing an appraisal report; Ward did not admit the allegations of the Administrative Complaint in light of Ward's mitigation regarding an undiagnosed medical condition
Fountain Hills	RH 0000141	2002-00979	Carol J. Lucero	Fined \$1,000; 30 day suspension; 15 hrs. of additional continuing education; violated a standard provision of USPAP and failed to exercise reasonable diligence in developing an appraisal report.
Melrose	RI 0005680	2002-01019	Alva Gail Cichowski	Voluntarily surrendered her license for permanent revocation effective 2/5/02.
Paisley	RD 0003294	2002-00996	John Schmale	Fined \$500; attendance of one FREAB general meeting; violated a standard provision of USPAP.
Pembroke Pines	RI 0004162	2002-01013	Sonia Alvarez	Fined \$1,000, one year probation and 45-hr Certified Residential Appraisal ABII and ABIIB Board approved appraisal course; violated a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice, guilty of having failed to exercise reasonable diligence in developing an appraisal report.

RI: Registered Assistant RH: Licensed RD: Certified Residential RZ: Certified General
For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342.
March 1, 2002 to march 31, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Pembroke Pines	RD 0001596	2002-01016	Doreen H. Campbell	30 days suspension, fined \$2,000, 18 months probation and 45-hr Certified Residential Appraisal ABII and ABIIIB Board approved appraisal course; violated a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice, guilty of having failed to exercise reasonable diligence in developing an appraisal report and guilty of culpable negligence or breach of trust in a business transaction.
Pompano Beach	RD 0002378	2002-00986	Don Van	Fined \$1,000; 1 yr. probation; 15 hrs. of additional continuing education; attendance at one FREAB general meeting; violated a standard provision of USPAP.



Florida Real Estate Appraisal Board
Disciplinary Activity Report
APRIL 1, 2002 TO 30, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Hialeah	RI 0002811	2002-00985	Noda, Martha N.	Fined \$100, pay underlying \$300 citation, 8-months probation; guilty of having violated a lawful order of the Florida Real Estate Appraisal Board.
Fort Myers	RD 0001590	2002-01015	Ronald Stephen Benak	Revoked effective 4/20/02; guilty of having operated as a registered, licensed, or certified appraiser without being the holder of a valid and current registration, license or certification and having been found guilty for a second time of any misconduct that warrants disciplinary action.
Miami	RD 0001851	2002-01264	Charles E. Scott	Fined \$1500; one year probation; 15 hr. USPAP ABIV course; attendance at one FREAB meeting; violated a standard provision of USPAP.
Miami	RI 0007407	2002-01259	Vincent Perrupato	Fined \$1000; suspension; 1 yr probation; 4 hr. ethics course; attendance at one FREAB general meeting; pled to and found guilty of a crime involving moral turpitude and confined in a state prison.



Florida Real Estate Appraisal Board
Disciplinary Activity Report
MAY 1, 2002 TO MAY 31, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Carrabelle	RI 0003662	2002-01255	Molsbee, Brenda M.	Revoked effective 5/22/02; guilty of being convicted of found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which relates to the activities of a registered assistant appraiser, or involves moral turpitude or fraudulent or dishonest dealing and being confined in a federal prison.
Jacksonville	RD 0001769	2000-04097	Zappulla, Paul	Two years suspension and successful completion of education required to obtain a registered real estate assistant appraiser's license, including passing the State Examination; guilty of violating Uniform Standards of Professional Appraisal Practice, guilty of culpable negligence or breach of trust in a business transaction, guilty of having failed to exercise reasonable diligence in developing an appraisal report, guilty of aiding, assisting, procuring, employing or advising any unlicensed person to practice a profession contrary to Chapter 455 and/or 475 (Part II), Florida Statutes, or the rules of the Division of Real Estate and/or the Florida Real Estate Appraisal Board, 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 practices which shows that he is so incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miami	RD 0002791	2002-01262	Rutan, William	Fined \$1000; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice and failed to exercise reasonable diligence in developing an appraisal report.
Mount Dora	RI 0007083	2002-01250	Faraj, Hayan	Revoked effective 5/23/02; guilty of obtaining a license by means of fraud, misrepresentation or concealment and failure to disclose whether he had ever been convicted or found guilty, regardless of adjudication, of a crime in any jurisdiction which directly relates to the activities of an appraiser, or which involves moral turpitude or fraudulent or dishonest conduct.
Palm Coast	RI 0002285	2002-01305	Yancheck, Wayne G.	5 yr. suspension; 1 yr. probation and attend one FREAB board meeting and 15 hrs. of USPAP; guilty of operating as a state-registered assistant real estate appraiser without a supervisory appraiser, failing to exercise reasonable diligence in developing an appraisal report, violating the standard for the development or communication of a real estate appraisal report or other provision of the USPAP, and failing to exercise reasonable diligence in developing an appraisal report.

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May 1, 2002 to May 31, 2002



Florida Real Estate Appraisal Board
Disciplinary Activity Report
JUNE 1, 2002 TO JUNE 30, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Davie	RI 0001600	2002-01622	Pfaff, Regina	State-registered assistant real estate appraiser (RI0001600); 6 mos. probation, complete a written essay on the similarities and differences between the licensee's current employment and previous employment as a state-registered assistant real estate appraiser and attendance to one FREAB meeting; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice and failed to exercise reasonable diligence in developing an appraisal report.
Miami	RD 0000728	2002-01628	Gonzalez-Sarrain, Felipe J.	State certified residential real estate appraiser (RD0000728); fined \$1,500; 1 yr. probation, attendance at four (4) FREAB board meeting; violated a standard for the development or communication of a real estate appraisal; guilty of having failed to exercise reasonable diligence in developing an appraisal report; 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.



Florida Real Estate Appraisal Board
Disciplinary Activity Report
JULY 1, 2002 TO JULY 31, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
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NO ACTIVITY TO REPORT



Florida Real Estate Appraisal Board
Disciplinary Activity Report
AUGUST 1, 2002 TO 31, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Jacksonville	RZ 0000647	2002-02962	Harry A. Yeargin	Fined \$2,750 plus costs; 1 yr. probation; education in narrative report writing, or USPAP, or commercial property appraisal; violated a standard provision of USPAP and failed to exercise reasonable diligence in developing an appraisal report.
Orlando	RZ 0001451	2002-02958	Thomas A. Riddle	Fined \$1,000 plus costs; 15 hrs. of continuing education and attendance at one FREAB general meeting within 12 months of the effective date of the final order; in preparation of a use value report, the report did not summarize the highest and best use of the real estate.
Umatilla	RZ 0000315	2002-02960	Albert L. Stricklen	Fined \$2,000 plus costs; 15 hrs. of continuing education and attendance at three FREAB general meetings within 12 months of the effective date of the final order; in preparation of an update to a summary appraisal report, the update report did not summarize the appraiser's opinion of the highest and best use of the real estate as required by USPAP.
Winter Park	RZ 0000599	2002-02957	Larry Church	Fined \$5,000; 1 year probation; 8 hours of business ethics and ABII course; attendance at three FREAB general meeting; violated a standard provision of USPAP and failed to exercise reasonable diligence in developing an appraisal report.



Florida Real Estate Appraisal Board
Disciplinary Activity Report
SEPTEMBER 1, 2002 TO SEPTEMBER 30, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Holiday	RI 6729	2002-02969	Joseph Gerald Schneeweiss	Fined \$1,500 90 day suspension; 1 yr. probation; 7 hrs. of ethics; attendance to one FREAB general meeting; appearance at one pre-licensing course to explain the importance of filling out an application accurately; obtained license by means of fraud, misrepresentation, or concealment.
Jacksonville	RZ 634	2002-03425	Billie D. Walter	Fined \$1,500, attendance at two FREAB meetings; violated a provision of USPAP.
Lauderdale	RI 7207	2002-02961	Perry Robert Goldstein	Fined \$1,500; 90-day suspension; 1-yr. probation; 8 -hrs. business ethics; speak before a pre-licensure appraisal class; obtained a license by means of fraud, misrepresentation or concealment.
Lauderdale by the-Sea	RD 2087	2002-03151	Tony Maffei	Fined \$3,000; 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 and of having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of course of conduct or practice which shows that he is so incompetent, negligent, dishonest, or untruthful to the extent that those with whom he may sustain a confidential relationship may not safely do so.



Florida Real Estate Appraisal Board
Disciplinary Activity Report
OCTOBER 1, 2002 TO OCTOBER 31, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Bay Harbor	RI 5903	2002-03142	Luis Hernando Bueno	6 months probation and attend two FREAB general meetings; failure to comply with the continuing education requirements
Hollywood	RI 7267	2002-03153	Lorenzo Navarro	30 days suspension, fined \$1,500, ninety days probation, shall attend 1 FREAB meetings and shall appear at one pre-licensing course to explain the importance of filling out an application accurately; guilty of obtaining a license by means of fraud, misrepresentation or concealment and failing to comply with the requirements of Rule 61J1-3.001(6)(a) of the Florida Administrative Code.
Parkland	RD 112	2002-03145	Thomas Flynn	30 days suspension, fined \$1,500, six months probation and shall attend 2 FREAB meetings; guilty of fraud, misrepresentation, concealment, culpable negligence or breach of trust in a business transaction and violating a standard for the development or communication of a real estate appraisal or other provision of the USPAP.
Winter Park	RI 493	2002-02990	William H. Pruett	Upon reconsideration of a final order, the Board reinstated the licensure authority, substituting a suspension from the effective date of the 1997 final order to the date of hearing for the prior order of revocation; renewed license without having complete the required continuing education requirement
Winter Park	RD 852	2002-02992	Kenneth James Ward	Revoked effective 9/16/02; failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal or other provision of the USPAP and guilty of misrepresentation or culpable negligence in a business transaction

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October 1, 2002 to October 31, 2002



Florida Real Estate Appraisal Board
Disciplinary Activity Report
NOVEMBER 1, 2002 TO NOVEMBER 30, 2002

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
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NO ACTIVITY TO REPORT