



Florida Real Estate Appraisal Board Disciplinary Activity Report 2007

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Archer	RD 2749	2007-08371	Michael Presley Bobbitt	Michael Presley Bobbitt. License No. RZ 2749. Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 2-3, USPAP in violation of Section 475.624(14), Florida Statutes; failed to retain for at least five years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data, in violation of Section 475.629 and 475.624(4), Florida Statutes. Penalty: \$2000 fine plus costs, attendance at one 2-day FREAB general meeting, 1 year probation. Effective: 10/24/07
Bay Harbor Island	RD 0002499	2007-06471	Susana L. Totaro	Susana L. Totaro, state-certified residential real estate appraiser (RD 0002499); violated Standards Rule 1-1 of the USPAP (2003); guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated Standards Rule 1-1 of the USPAP (2003); guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$500 plus costs; 6 months probation; attend (1) two-day FREAB general meeting; Effective: 08/7/07
Boca Raton	RD 1182	2007-04199	Rafael Fuentes	Rafael Fuentes, State Certified Residential Real Estate Appraiser License No. RD 0001182; Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(b), 2-1(a) and 2-3, or other provision of the USPAP; guilty of failure to sign an appraisal report; guilty of failing to properly register a registered trainee appraiser under his supervision; fined \$500 plus costs, 6-mos. probation; attend one (1) two-day meeting. Effective 05/24/07.
Bryceville	RI 4536	2007-00051	Donna J. Todd	Donna J. Todd, License No. RI 0010647. Penalty: revoked effective 1/03/07; voluntarily surrendered license for permanent revocation.
Boynton Beach	RD 4663	2007-00071	Carol Aharonovic	Carol Aharonovic, License No. RD 0004663. Violation: violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1 (a), (b), and (c) and 1-4 (a) and (b), or other provision of the Uniform Standards of or other provision of the USPAP; 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. Penalty: fined \$1,500.00 plus costs, 2 years probation, attend one 2-day FREAB meeting; continuing education course in GLA calculation and in General appraisal practice. Effective 1-03-07.
Boynton Beach	RI 12925	2007-00074	Robert T. Jacobs	Robert T. Jacobs, License No. RI 0012925. Violation: obtained a license by means of fraud, misrepresentation, or concealment in violation of Section 475.624(12), Florida Statutes; failed to comply with the requirements of Rule 61J1-3.001, FAC. Penalty: fined \$500.00 plus costs, 1 year probation, attend one 2-day FREAB meeting. Effective 1-03-07.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Bristol	RD 1759	2007-06470	Jack Harold Summers, Jr	Jack Harold Summers, Jr. state-certified residential appraiser real estate license N0. RD 1759. Violation: misrepresentation in a business transaction in violation of Section 475.624(2); being found guilty of misconduct a second time in violation of Section 475.624(10), Florida Statutes; violation of USPAP Standard 1-1(a), (b), and (c) and Section 475.624(14), Florida Statutes; violation of USPAP Standard 2-1(a) and (c), Florida Statutes; failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; failure to retain records for at least five years in violation of Sections 475.629 and 475.624(4), Florida Statutes. Penalty: fined \$2,500 plus costs, 30 days suspension; no trainees for 90 days; 6 months probation, attendance at one two-day FREAB general meeting. Effective: 08/17/07
Brandon	RD5122	2007-04201	Aaron Hansen	Aaron Hansen, State Certified Residential Real Estate Appraiser License No. RD 0005122; Violation: guilty of practicing appraisal services without a license; 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; guilty of failure to possess sufficient experience required for a Certified residential Appraisal license; guilty of failing to keep and maintain his experience log and failure to include all of the required information on his appraisal experience log as a Registered Trainee Real Estate; guilty of failure to include all of the required information on his appraisal experience log as a Certified Residential Appraiser; fined \$1,000 plus costs, 6-mos. probation; attend one (1) two-day meeting. Effective 05/24/07.
Brooksville	RD 2023	2007-06456	Charles Beilejeski	Charles Beilejeski, state certified residential real estate appraiser, RD 2023. Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b) (c), or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report; Penalty: fine \$2,000 plus costs; 1 yr probation; attend (2) two-day FREAB meeting. Effective: 08/17/07
Cape Coral	RD 0698	2007-05065	Odalys Ortega	Odalys Ortega, state-certified residential real estate appraiser (RD 0005698); Violation: while a registered trainee, failed to exercise reasonable diligence in developing and communicating an appraisal report, in violation of Section 475.624(15), Florida Statutes; Penalty: fined \$500 plus costs; 1 yr. probation; attend (1) two-day FREAB general meeting. Effective: 06/27/07
Casselberry	RD 1413	2007-07181	James M. Studeman	James M. Studeman, Certified Residential Appraiser, RD 1413. Violation: failing to provide direct supervision to a registered trainee appraiser; 475.6222, Fla. Stat.; misrepresentation, 475.624(2), Fla. Stat.; failure to exercise reasonable diligence in developing an appraisal report, 475.624(15), Fla. Stat.; failure to keep and maintain records, 475.629, Fla. Stat.; failure to conduct physical inspections with trainee appraiser for initial period of supervision, Rule 61J1-4.010(2)(c), F.A.C.; failure to supervise trainee appraiser in the same or in a contiguous county, 61J1-4.010(5), F.A.C.; failure to sign trainee's experience log, 61J1-4.010(7), F.A.C.; violation of the USPAP Ethics Rule, Rule 1-1(c), Rule 1-4(b)(ii) and (iii), Rule 2-1(a), and Rule 2-3, USPAP. Penalty: permanent revocation of license. Pay fine of \$10,000.00. EFFECTIVE: 9/13/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Chipley	RD 3640	2007-06457	Jennifer Carter	Jennifer Carter, state certified residential real estate appraiser, RD 3640. Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), 2-1(a) and (b) or other provision of the USPAP; Penalty: fine \$1,000 plus costs; 1 yr probation; attend (1) two-day FREAB meeting. Effective: 08/17/07
Clearwater	RD 3340	2007-04200	Terry Gauthier	Terry Gauthier, state certified residential real estate appraiser license No. RD 0003340; Violation: guilty of violating a Final Order of the Florida Real Estate Appraisal Board; Penalty: investigative costs of \$320.10; 6mos. probation; attend (1) two-day FREAB meeting. Effective 05/24/07.
Clearwater	RD 3330	2007-03324	Larry Holzer	Larry Holzer, License No. RD 0003330. Voluntary Surrender of license for permanent revocation, effective April 2, 2007.
Clearwater	RI 9208	2007-00302	Carol Lynn Watts	Carol Lynn Watts, License No. RI 0009208. Violation: guilty of violating Rules 1-1 and 2-1(a) of the USPAP; guilty of receiving compensation from someone other than the primary supervisory appraiser, in violation of 475.6221(2), Florida Statutes. Penalty: fined \$750 plus costs, 1 year probation; attend two 2-day FREAB meetings. Effective 1-10-07.
Clermont	RD 570	2007-03325	Joseph Johnson	Joseph Johnson, License No. RD 570. 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 ss. 475.629 and 475.624(4), Fla. Stat.; 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 (2005) and s. 475.624(4), Fla. Stat. Penalty: fined \$1,000 plus investigative costs of \$1,089; attend on 2-day FREAB general meeting, 6 mos. probation. Effective 4/25/07.
Davie	RI 12904	2007-04614	Michael Pi	Michael Pi, Registered Trainee Appraiser License No. RI 0012904; Violation: guilty of misrepresentation; guilty of failing to use proper appraiser designation; guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated the Confidentiality and Conduct sections of the Ethics Rule, or other provision of the USPAP; violated a standard for the development of communication of a real estate appraisal, specifically Standard Rules 1-1(c), 1-4(a), 2-3, or other provision of the USPAP; Penalty: Revoked effective June 15, 2007; costs \$1,320.00. Effective 06/15/07.
Defiance	RI 13561	2007-00049	Teresa Richardson	Teresa Richardson, License No. RI 0013561. Penalty: revoked effective 1/03/07.
Delray Beach	RI 4154	2007-07182	Serge Wainer	Serge Wainer, Registered Trainee Appraiser, RI 4154. Violation: Failure to perform appraisal services under the direct supervision of his supervisor, 475.6221(1), Fla. Stat.; receiving payment for appraisal services from someone other than his supervisor; 475.6221(2), Fla. Stat.; misrepresentation, 475.623(2), Fla. Stat.; filing a fraudulent report; 475.624(11), Fla. Stat.; violation of the Conduct Section of the Ethics Rule; Record Keeping Section of the Ethics Rule; Competency Rule; Rule 1-1(b); and the Definition of Signature, USPAP; failure to keep and maintain records; 475.624(15), Fla. Stat. Penalty: permanent revocation of license. EFFECTIVE: 9/13/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Deltona	RI 10926	2007-07176	Michael J. Anderson	Michael J. Anderson. State Certified Trainee Real Estate Appraiser (RI 10926); fined \$1,500; 1 year of probation; attend 1 full 2-day FREAB meeting; costs \$841.50; guilty of culpable negligence in any business transaction by violating Section 474.624(2), Fla. Stat., and guilty of violating a standard for the development of communication of a real estate appraisal in violation of 475.624(14), Fla. Stat. EFFECTIVE: 9/13/07
Deltona	RZ 1168	2007-03340	Richard A. Byrd	Richard A. Byrd, License No. RZ 0001168; Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated the definition of Signature under the Definition Section, or other provision of the USPAP. Voluntary Surrender of license effective January 29, 2007.
Dunedin	RD 4154	2007-05055	Natalie M. Castaneda	Natalie M. Castaneda, state-certified residential real estate appraiser License No. RD 4157. Violation: violation of USPAP Standards 1-1(a), (b), and (c) and violation of USPAP Standards 2-1(a), (b), and (c); Respondent shall not supervise any trainees. Penalty: fined \$2,000.00 plus investigative costs, 60-day suspension; 6-mos. probation; attend one two-day FREAB general meeting. Effective: 06/27/07
Ft. Lauderdale	RI 10580	200-703320	David L. Evans	David L. Evans, registered trainee appraiser (RI10580); voluntary surrender of license for permanent revocation effective 2/6/07
Ft. Myers	RD 3181	2007-01717	Mark Anthony Gizzi	Mark Anthony Gizzi, state-certified residential real estate appraisal (RD0003181); fined \$2,000 plus costs; 1 yr. probation; attend (1) two-day FREAB general meeting; neither admits nor denies violating a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1; 1-5(b) and 2-2, or other provision of the Uniform Standards of Professional Appraisal Practice; neither admits nor denies failing to exercise reasonable diligence in developing an appraisal report. Effective 3/2/07.
Ft. Myers	RI 14336	2007-05059	Matthew Douglas Grubbs	Matthew Douglas Grubbs, registered trainee real estate appraiser (RI0014336); violation; failure to include all required information on the appraisal experience log in violation of F. A. C. 61J1-44.010(6). Penalty: fined \$500 plus costs; 1 yr. probation; attend (1) two-day FREAB general meeting. Effective: 6/27/07
Ft. Myers	RD 5451	2007-08382	Ashley Lynn Seibert	Ashley Lynn Seibert, certified-residential real estate appraiser (RD0005451); Violation: Guilty of misrepresentation, in violation of Section 475.624(2), Florida Statutes. Guilty of failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary or secondary appraiser. Guilty of receiving compensation for appraisal services from someone other than the primary supervisory appraiser. Guilty of accepting appraisal assignments from someone other than his or her primary or secondary supervisory appraiser. Guilty of violating a standard for the development or communication of a real estate appraisal, specifically the Conduct Section of the USPAP Ethics Rule and the definition of Signature in the Definition Section of the USPAP. Guilty of failing to include all of the required information on her trainee appraisal experience log. Penalty: Permanent revocation of license. Pay costs of investigation. EFFECTIVE: 10/24/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Ft. Walton Beach	RD 5458	2007-05056	Vernon F. Combs	Vernon F. Combs, State-Certified Residential real estate appraiser (RD0005458); fined \$1,000 plus costs, 6-mos probation, attend one (2-day) FREAB general meeting; failure to have 24 months appraisal experience when applying for state certified residential real estate license, in violation of Section 475.617(2), Florida Statutes; Rule 61J1-6.001(1) and (2), Florida Administrative Code, in violation of Section 475.624(4), Florida Statutes; obtained or attempted to obtain registration, license or certification 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 Section 475.624(12), Florida Statutes. Effective: 6/27/07
Freeport	RZ 516	2007-04203	David Jasin	David Jasin, state certified general real estate appraiser license No. RZ 0000516; Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal, guilty of having violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(a), (b) and (c), and 1-2(d), (e), (f), (g), and (h), and 1-4(a), (b), (e), (f), (h)(i), (ii) and (iii), and 1-6(a), and (b), and 2-1(a), (b) and (c), and 2-2, or other provision of the USPAP; 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; Penalty: Revocation effective May 25, 2007.
Georgia	RD 4151	2007-06463	Barry Wayne Pickard	Barry Wayne Pickard, state certified residential real estate appraiser, RD 4151. Violation: Voluntary Surrender of License Effective August 17, 2007. Effective: 08/17/07
Greenacres	RH 228	2007-00072	James W. Delaplante	James W. Delaplante, License No. RH 0000228. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Ethics Rule, USPAP (2003). Penalty: fined \$3,500.00 plus costs, 2 years probation, no supervision of trainees while on probation; attend (2) two-day FREAB meetings. Effective 1-03-07.
Green Cove Springs	RI12819	2007-02391	Jack Weeks	Jack Weeks, State-Registered Trainee Real Estate Appraiser (RI12819); guilty of violating Rule 61J1-4.010(6), Fla. Admin. Code and s. 475.624(4), Fla. Stat. by failing to keep and maintain his experience log; guilty of violating ss. 475.624(4) and 475.6221, Fla. Stat., by failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary supervisory appraiser. Effective 3/22/07.
Jacksonville	RD0003224	2007-06455	Linda W. Beckworth	Linda W. Beckworth, state-certified residential real estate appraiser, (RD0003224); fined \$250 plus costs; attend one (1) two-day FREAB meeting; failed to exercise reasonable diligence in developing and communicating an appraisal report, in violation of Section 475.624(15), Fla. Stat. EFFECTIVE: 8/17/07
Jacksonville	RZ 2709	2007-01712	Glenn Parker Carver	Glenn Parker Carver, state-certified general real estate appraiser (RZ0002709); fined \$1,000 plus costs; 1 yr. probation; 7 hr. USPAP education course; attend (1) two-day FREAB general meeting; violated several standards for the development or communication of a real estate appraisal contained in the USPAP (2004); guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 3/2/07.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Jacksonville	RI 10295	2007-01713	Jack Cave	Jack Cave, state registerd trainee real estate appraiser (RI 10295); assessed costs if \$250; 90 day suspension; failed to exercise reasonable diligence in developing and communicating an appraisal reoport. Effective 3/2/07.
Jacksonville	RD 5503	2007-01714	Katrina Sharice Crooks	Katrina Sharice Crooks, state-certified residential real estate appraiser (RD0005503); fined \$1,000 plus costs; 6 mos. probation; attend (2) two-day FREAB general meeting; guilty of violating Florida Administrative Code Rule 61J1-3.001(6)(a), by failing to disclose cirminal history on application for licensure; obtained a registration, license, or certification by means of knowingly making a false statement, submitting false information, refusing to provide complete information in response to an application question, or engaging in fraud, misrepresentation, or concealment. Effective 03/02/07.
Jacksonville	RZ 688	2007-03342	Paul N. Deese	Paul N. Deese, License No. RZ 0000688. Violation: respondent neither admits nor denies violating a standard for the development or communication of a real estate appraisal, or other provision of USPAP. Penalty: fined \$250; 6 months probation, no supervision of trainees for probationary period. Effective 04/25/07.
Jacksonville	RD 2630	2007-03326	Anthony W. Megas	Anthony W. Megas, License No. RD 0002630. Violation: failure to exercise reasonable diligence in the development or communication of an appraisal, in violation of Section 475.624(15), Florida Statutes. Penalty: fined \$500 plus costs; attend (1) two-day FREAB general meeting. Effective 04/25/07.
Jacksonville	RD 2665	2007-06466	Patricia C. Reiter	Patricia C. Reiter, state certified residential appraiser, RD 0002665. Violation: Fail to display designation in violation of FAC Rule 61J1-7.001 and F. S. 624(4); having been found guilty for a second time of misconduct in violation of F. S. 475.624(10); fail to use reasonable diligence in violation of F. S. 475.624(15); violation of USPAP Standard Rule 1-1(a), (b), and (c) and F. S. 475.624(14); violation of USPAPA Standard Rule 1-4(a), (b) and (h) (i) and (ii) and F. S. 475.624(14); failed to maintain records in violation of 475.24 (4). Penalty: 30 day suspension; fined \$3,000 plus costs; no supervision of trainees for 90 days; attendance at one 2-day FREAB general meeting; attend one general education course; 1 yr probation. Effective: 08/17/07
Jacksonville	RD 3133	2007-02390	Hugh A. Tompkins	Hugh A. Tompkins, state certified residential real estate appraiser (RD 3133); Violation: violated a standard for the development or communication of a real estate appraisal, specifically 1-1, 1-4, 1-5, 2-1 and 2-2(b), or other provision of the USPAP (2000) in violation of s. 475.624(14), Fla. Stat.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), Fla. Stat.; 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 appraisal reports in violation of ss. 475.629 and 475.624(4), Fla. Stat., and failure to notify Petitioner, in writing, of any change in the business location from which he operates in violation of s. 475.624(18), Fla. Stat. Penalty: 1 year probation, 7-hr. of continuing education course including a non USPAP general appraisal education, fined \$500 plus costs \$2,000. Effective 3/22/07.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Jacksonville Beach	RD 996	2007-03323	Lynn Lee Hileman	Lynn Lee Hileman, state certified residential real estate appraiser (RD0000996); Violation: neither admits nor denies failing to exercise reasonable diligence in developing an appraisal report in violation of USPAP (2005) and s. 475.624(14), F. S.; neither admits nor denies violating Rule 61J1-4.010, of the F. A. C. Penalty: fined \$1,500 plus costs, 1 year probation, attend two 2-days FREAB meeting. Effective 4/25/07.
Kissimmee	RD 2331	2007-01726	Jerry Wiltse	Jerry Wiltse, state-certified residential real estate appraiser (RD0002331); fined \$1,000 plus costs; 30 day suspension; 1 yr. Probation; attend one (1) two-day FREAB meeting; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1, and the Supplemental Standards Rule, or other provision of the USPAP.
Kissimmee	RD 2331	2007-01726	Jerry Wiltse	Jerry Wiltse, state-certified residential real estate appraiser (RD0002331); fined \$500 plus costs; 30 day suspension; 1 yr. Probation; attend one (1) two-day FREAB meeting; guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failure to comply with the disclosure and display of designation requirements of the FAC. Effective 3/2/07.
Largo	RI 4859	2006-00713	Christopher Edwards	Christopher Edwards; Registered Trainee; fined \$2,000.00 plus costs: 1-yr. probation: 14-hrs. continuing education; neither admits nor denies violating a standard for the development of communication of a real estate appraisal, being guilty of having failed to exercise reasonable diligence in developing an appraisal report or violating a standard for the development or communication of a real estate appraisal, specifically Ethics and Competency rule, or other provision of the USPAP. Effective 2/3/06.
Lake Wales	RI 12751	2007-00077	Rashawn Bryon Powell	Rashawn Bryon Powell, License No. RI 0012751. Penalty: revoked effective 1/03/07.
Lauderdale Lakes	RD 3980	2006-00716	Abu Rahsaan Jannah	Abu Rahsaan Jannah; Certified Residential; fined \$3,000.00 plus costs; 1-yr. probation; 15-hrs. USPAP education; attend (1) two-day FREAB general meeting; 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; violated a standard for the development or communication of a real estate appraisal; specifically Standard 2-2(b)(xii) and 2-3, or other provision of the USPAP. Effective 2/3/06.
Lecanto	RD 4251	2007-05062	Judy Horton	Judy Horton, state-certified residential real estate appraiser (RD 0004251); Voluntary Surrender of license effective June 5, 2007. Effective: 06/05/07
Longwood	RD1518	2007-06461	Scott R. Hutchinson	Scott R. Hutchinson, certified residential real estate appraiser, (RD0001518); Violation: obstructed or hindered the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, in violation of Section 475.626(1)(f), Florida Statutes; Penalty: \$1,000 fine plus costs; attendance at one 2-day FREAB general meeting; 1 yr. probation. Effective: 08/17/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Marathon	RI 10972	2007-00300	Jan Carlton Childers	Jan Carlton Childers, License No. RI 0010972. Violation: obtained a license by means of knowingly submitting false information, or engaging in misrepresentation in violation of Section 475.624(12), Florida Statutes; failed to comply with the requirements of Rule 61J1-3.001, FAC. Penalty: fined \$500.00 costs, 1 year probation, attend one (2) two-day FREAB meeting; complete a continuing education course in report writing. Effective 1-10-07.
Marathon	RD 4570	2007-04192	James Damon Chaplin	James Damon Chapman, state certified residential real estate appraiser license No. RD 0004570; Violation: guilty of misrepresentation; violation of the conduct section of the Ethics Rule, and Rule 1-1(b)(c), of USPAP; guilty of failing to exercise reasonable diligence; Penalty: fined \$1,000 plus costs, 30-day suspension; 1-yr probation; 1 two-day FREAB general meeting.
Margate	RZ 825	2007-00075	Stephen Douglas Melei	Stephen Douglas Melei, License No. RZ 0000825. Violation: violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(a), (b), and (c) and 4-1(a) and (b), or other provision of the USPAP; 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; guilty of failing to provide direct supervision to a registered trainee appraiser. Penalty: fined \$2,000.00 plus costs, 1 year probation, attend two (2)-day FREAB meetings. Effective 1-03-07.
Miramar	RD 4524	2007-04194	Antonio Duval	Antonio Duval, State Certified Residential Real Estate Appraiser License No. RD 0004524; Violation: violated Rule 61J1-3.001(6)(c) of the Florida Administrative Code by failing to disclose that a registration, license, or certification to practice any regulated profession was revoked, suspended, disbarred or otherwise acted against by this or any other state; obtained a license by fraud; Penalty: Revocation , effective May 24, 2007.
Miramar	RD 2075	2007-01725	Peter F. Whittingham	Peter F. Whittingham, state-certified residential real estate appraiser (RD0002075); fined \$1,000 plus costs; 30 day suspension; 6 mo. Probation; attend one (1) two-day FREAB meeting; guilty of failure to exercise reasonable diligence in developing an appraisal report, in violation of 475.624(15), Florida Statutes. Effective 3/2/07.
Miami	RD 3426	2007-06730	Christopher L. Bourne	Christopher L. Bourne, certified-residential real estate appraiser, (RD0003426); 6 month suspension; 1 year probation; \$1,000 fine plus costs; attend one 2-day FREAB meeting; complete appraisal/business ethics course; failed to register with DBPR as supervisor of trainee; misrepresentation; filed false report; violated Conduct Section of the USPAP Ethics Rule. EFFECTIVE: 8/27/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miami	RD 2343	2007-02385	Elsa G. Cartaya	Elsa G. Cartaya, state certified residential real estate appraiser (RD 2343); Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Confidentiality section of the Ethics Rule, or other provision of the USPAP (2001) in violation of s. 475.624(14), Fla. Stat.; violated a standard for the development or communication of a real estate appraisals, specifically Standard Rule 1-4(a); 1-5(c), and 2-3, or other provision of the USPAP(2001) in violation of s. 475.624(14), Fla. Stat.; 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 ss. 475.629, Fla. Stat. and 475.624(4), Fla. Stat.; guilty of having ben found guilty, for a second time of a course of conduct or practice which shows that she is incompetent, negligent, dishonest, or untruthful to an extent that those with whom she may sustain a confidential relationship may not safely do so in violation of s. 475.624(1), Fla. Stat. Penalty: 1year suspension, 4 years probation, 45-hour continuing education which may be taken online and fined \$3.500 plus costs. Effective 3/22/07.
Miami	RD 3740	2007-04191	Daniel J. Castillo	Daniel J. Castillo, state certified residential real estate appraiser license No. RD 0003740; Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(a), (b), and (c), and 1-4(a) and 1-6(a) and (b) 2-1(a), and 2-1(a) and 2-2(b)(vii) and (viii), 2-3 or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failure to notify the petitioner's, in writing, of any change in the business location from which he operates; guilty of failing to supervise a registered trainee Appraiser; 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; fined \$1,000 plus costs; probation (1) year; attend (1) two-day FREAB meetings. Effective 05/24/07.
Miami	RI 7901	2006-00712	Martine Castrillon	Martine Castrillon; Registered Trainee; Revoked effective 2/3/06; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; failed to communicate an appraisal without good cause; guilty to notify the Petitioner, in writing of the current mailing address and any change in the current mailing address, within ten days after the change.
Miami	RI 6783	2006-00730	Frank Castro	Frank Castro, License No. RI 0006783. Violation: violated a standard of USPAP; and failed to exercise reasonable diligence. Penalty: fined \$3,000.00 plus costs, 1 year probation; course in report writing; attend three 2-day FREAB meetings. Effective 2/03/06.
Miami	RD 3323	2007-07478	Guillermo Escobar	Guillermo Escobar, registered trainee appraiser, RI 3323. Violation: obtained a license by means of knowingly making a false statement, submitting false information, or engaging in misrepresentation or concealment; and violating Rule 61J1-3.001(6)(a), F. A. C. and Section 475.624(4), Fla. Stat. Penalty: fined \$1,000 plus costs; 6-months suspension; 1-year probation; attend one 2-day FREAB general meeting. Effective 09-13-07
Miami	RI 12063	2007-06459	Randy Paul Garces	Randy Paul Garces, registered trainee appraiser, RI0012063; Voluntary Surrender of license for permanent revocation effective August 17 th , 2007. EFFECTIVE: 8/17/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miami	RD 4939	2007-04616	Robert Garcia	Robert Garcia, state-certified residential real estate appraiser license No. RD 0004939; Violation: violated a standard for the development or communication of the real estate appraisal, specifically Standard Rule 1-1(c), 1-4(a), or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report; Penalty: fined \$1,000 plus costs; 2 yr. probation; take a live residential report writing class; attend 2 two-day FREAB general meetings. Effective 06/15/07.
Miami	RD 5913	2007-01719	Douglas A. Jackson	Douglas A. Jackson, state-certified residential real estate appraisal (RD0005913); fined \$1,000 plus costs; 1 yr. probation; attend (1) two-day FREAB general meeting; complete a 7-hour USPAP course; violated Rule 1-1 and 1-5(b) of USPAP, and therefore Section 475.624(14), Florida Statutes. Effective 3/2/07.
Miami	RD 4772	2007-05063	Oscar Dario Jaramillo	Oscar Dario Jaramillo, State Certified Residential Real Estate Appraiser (RD0004772); Violation: failure to include all required information on the appraisal experience log in violation of Rule 61J1-4.010(6), F.A.C. and F. S. 475.624(4); failure to use proper designation on appraisal report in violation of Rule 61J1-7.001, F.A.C. and F.S. 475.624(4). Penalty: fined \$1,000 plus costs; 1-yr probation; attend one two-day FREAB general meeting. Effective: 06/27/07
Miami	RD 4668	2007-08376	Antonio Luis	Antonio Luis, certified-residential real estate appraiser RD0004668; Voluntary Surrender of license for permanent revocation effective October 24, 2007. EFFECTIVE: 10/24/07
Miami	RI 12376	2007-00076	David P. Pichardo	David P. Pichardo, License No. RI 0012376. Penalty: revoked effective 1/03/07; voluntarily surrendered license for permanent revocation.
Miami	RD 4998	2007-08380	David Ruz	David Ruz, state certified residential real estate appraiser license No. RD 0004998; Violation: violated USPAP Standards Rule 1-1(b) and (c) and 475.624(14), Florida Statutes. Penalty: fined \$500 plus costs; 1yr probation concurrent to that in case No. 2006051482, attend one (1) 2-day FREAB general meeting. Effective: 10/24/07
Miami	RD 4998	2007-08381	David Ruz	David Ruz, state certified residential real estate appraiser license No. RD 0004998; Violation: obstructed or hindered the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by a person acting under authority of Chapter 475, in violation of Section 475.626(1)(f), Florida Statutes. Penalty: fined \$1,000 plus costs; 1yr probation concurrent to that in case No. 20050049338, attendance at one (1) 2-day FREAB general meeting. Effective: 10/24/07
Miami	RD 2880	2007-00301	Bob Swiger	Bob Swiger, License No. RD 0002880. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of real estate appraisal or other provision of USPAP. Penalty: attend (1) two-day FREAB meeting. Effective 1-10-07.
Miami	RD 16341	2007-08377	Enrique Tawachi	Enrique Tawachi, State certified residential real estate appraiser RD 0016341; Voluntary Surrender effective November 24, 2007. Effective: 10/24/07
Miami	RD 4781	2007-08386	Owen Mahony Taylor	Owen Mahony Taylor; RD 0004781, state-certified residential real estate appraiser. Violation: failed to provide direct supervision to a registered trainee appraiser in violation of F.A.C. 61J1-4.010; violation of USPAP Standards Rule 1-1(c). Penalty: fined \$2,000 plus costs; 6 mos. Probation during which Respondent shall not supervise trainees; attend one 2-day FREAB meeting, Ethics course. Effective: 10/24/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Miami Lakes	RZ 2795	2007-06460	Mike Gomez	Mike Gomez, state-certified general real estate appraiser, License No. (RZ0002795); fined \$3,000 plus costs; 30 day suspension; 1yr. probation; attend one (1) two-day FREAB meeting; guilty of misconduct that warrants disciplinary action for a second time; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rules 1-3; 1-4; 2-2 of USPAP; failure to exercise reasonable diligence in developing and communicating an appraisal report; and failure to retain appraisal contracts, reports, and supporting data assembled and formulated in developing the appraisal report. EFFECTIVE: 8/17/07
Miami Springs	RD 6194	2007-08375	Thomas Kniggie	Thomas Kniggie, certified-residential real estate appraiser (RD0006194); Voluntary Surrender of license for permanent revocation effective October 24, 2007. EFFECTIVE: 10/24/07
Moreno Valley, CA	RD 3782	2007-01721	George A. Hernandez	George A. Hernandez, state-certified residential real estate appraisal (RD0003782); fined \$1,500 plus costs; 1 yr. probation; violated Rule 1-5(b), USPAP; failure to supervise trainee appraiser, in violation of Section 475.6222, Florida Statutes. Effective 3/02/07.
Naples	RD 3239	2007-05058	Timothy Jon Grossi	Timothy Jon Grossi, License Number RD 3239. Violation: violated USPAP Standard Rule 1-1(a), (b), (c) and Section 475.624(14), Florida Statutes; violated USPAP Standard Rule 1-6(a) and (b) and Section 475.624(14), Florida Statutes; failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(14), Florida Statutes; failed to maintain records in violation of Section 475.629, Florida Statutes. Penalty: fined \$1250 plus costs, attend one two-day FREAB meeting; 1 yr. probation. Effective: 06/27/07
Naples	RD 4376	2007-07627	Bryant L. Hyde	Bryant L. Hyde, state certified residential real estate appraiser RD 4376; suspended 30 days; fined \$5,000; 1 year probation; attend one (1) full 2-day FREAB meeting; costs \$1,105.50; guilty of violation Section 475.624(2) for misrepresentation of a business transaction; guilty of violation Section 475.624(14), Fla. Stat., for violating standards for developing or communicating a real estate appraisal; guilty of violating Section 475.624(15), Fla. Stat., for failure to exercise reasonable diligence; guilty of violating Section 475.624(17), Fla. Stat., for accepting an appraisal assignment when the employment itself was contingent upon appraiser reporting predetermined result; guilty of violating Rule 61J1-4.010, Fla. Admin. Code, and therefore, Sections 475.6222 and 475.624(4), Fla. Stat., for failing to provide direct supervision to a registered trainee appraiser. EFFECTIVE: 9/28/07
New Port Richey	RI 9733	2007-03337	Edwin D. Armbruster	Edwin D. Armbruster, License No. RI 0009733. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of real estate of a real estate appraisal, specifically Standard Rule 1-4(a), or other provision of the USPAP; violated a standard for the development or communication of the real estate appraisal, specifically the Competency Rule, or other provision of the USPAP; 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: Revocation of license effective March 30, 2007.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
New Port Richey	RD 1987	2007-06733	Linda A. Sessa	Linda A. Sessa, State-certified residential real estate appraiser, License No. RD-00001987, Violation: Respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a) and (b)(ii), USPAP, in violation of section 475.624(14), Florida Statutes. Penalty: fined \$250 plus cost, attend one (1) two-day FREAB general meeting within one year. Effective: 08/27/07
Niceville	RD 4929	2007-05066	Timothy Dale Plummer	Timothy Dale Plummer, RD 4929. Violation: failed to maintain records in violation of Section 475.629, Florida Statutes; violated USPAP Standard 1-1(a), (b), (c) and Section 475.624(14), Florida Statutes; violated USPAP Standard 1-5(b) and Section 475.624(14), Florida Statutes; failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. Penalty: fined \$500 plus costs, attend one two day FREAB meeting. Effective: 06/27/07
North Palm Beach	RD 2223	2007-06464	Richard W. Peterson	Richard W. Peterson, RD 2223. Violation: violated USPAP Standard 1-1 (c) and Section 475.624(14), Florida Statutes; failed to communicate an appraisal report without good cause in violation of Section 475.624(16), Florida Statutes. Penalty: fined \$1000 plus costs, attend one two day FREAB meeting, 1 year probation. Effective: 08/17/07
Ocala	RI 11193	2007-01718	Elizabeth A. Grover	Elizabeth A. Grover; registered trainee real estate appraiser, RI11193; fined \$1,000; 1 yr. probation; Site inspection continuing education course; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-2(b), 1-4(b), and 2-2(b)(ii) or other provision of the USPAP; guilty of failing to include all F.A.C. required information on appraiser's experience log. Effective 3/02/07.
Ocala	RD 2819	2007-00087	Robert P. McCalip	Robert P. McCalip, License No. RD 0002819. Violation: failed to supervise a state registered trainee appraiser in violation of Section 475.6222, Florida Statutes; violated USPAP Rules 1-2; 1-4; and 2-2. Penalty: fined \$1,000.00 plus costs, 1 year probation; attend one 2-day FREAB meeting. Effective 1-03-07.
Orlando	RI 13762	2007-01720	Peter W. Jacobs	Peter W. Jacobs, state registered trainee real estate appraiser (RI0013762); fined \$750 plus costs; 1 yr. probation; guilty of obtaining license by fraud, in violation of Section 475.624(12), Florida Statutes. Effective 3/2/07.
Orlando	RD 2402	2007-08383	David A. Shilling	David A. Shilling, state certified residential real estate appraiser license No. RD0002402; Violation: failed to exercise reasonable diligence in violation of Section 475.624(15), Florida Statutes. Penalty: fined \$1500 plus costs, 18 months probation attendance at two 2-day general FREAB meeting. Effective: 10/24/07
Orlando	RD 509	2007-03328	Clayton Melvin Taul	Clayton Melvin Taul, state certified residential real estate appraiser (RD0000509); Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(c), or other provision of the USPAP. Penalty: reprimanded, shall pay costs; attend one 2-day FREAB general meeting. Effective 4/25/07.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Orlando	RI 17125	2007-03327	Douglas Taylor	Douglas Taylor, Registered Trainee Appraiser (RI0017125); Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(c), or other provision of the USPAP. Penalty: reprimanded, shall pay costs; attend one 2-day FREAB general meeting. Effective 4/25/07.
Palatka	RZ 2247	2007-01723	Christine R. Kelley	Christine R. Kelley, state-certified general real estate appraiser (RZ0002247); fined \$500 plus costs; attend one (1) two-day FREAB meeting; guilty of failing to retain contracts engaging the appraiser's services, appraisal reports, or supporting data, in violation of Section 475.629, Florida Statutes; guilty of failing to list all required information on an appraisal experience log, in violation of Rules 61J1-4.010(6); and 61J1-6.001(5), F.A.C., and therefore, in violation of Section 475.624(4), Florida Statutes. Effective 3/2/07.
Palm Beach	RI 10926	2007-04208	Antoinette Rodriguez	Antoinette Rodriguez, Registered Trainee Appraiser License No. RI 0010926; Violation: guilty of misrepresentation; guilty of violating a standard of USPAP; specifically the Definition of Signature, and Rule 2-1a; guilty of failing to perform appraisal services under the direct supervision of a supervisor; guilty of receiving payment for an appraisal report from someone other than supervisor appraiser; Penalty: fined \$777.80, Revocation effective May 25, 2007.
Palmetto Bay	RD 4101	2007-04363	Lester Garcia	Lester Garcia, state certified residential real estate appraiser license No. RD 0004101; Violation: guilty of misrepresentation; guilty of violating the conduct section of the Ethics Rule; Rule 1-1(b) and (c); and Rule 1-5(b) of USPAP; guilty of failing to exercise reasonable diligence; Penalty: fined \$1,000 plus costs; 60-day suspension; 1-yr probation; attend (1) two-day FREAB meeting. Effective 05/31/07.
Panama City	RD 2301	2007-04209	Ryan D. Sandlin	Ryan D. Sandlin, State Certified Residential Real Estate Appraiser License No. RD 0002301; Violation: failed to exercise reasonable diligence in developing an appraisal report; guilty of failing to use proper designation; Penalty: 1 yr. probation; attend (2) two-day FREAB meetings. Effective 05/25/07.
Pembroke Pines	RD 1596	2007-00078	Doreen H. Campbell	Doreen H. Campbell, License No. RD 0001596. Violation: violated a standard for the development or communication of a real estate appraisal or other provision of USPAP; and guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$2,000.00 plus costs, 1 year probation, attend three 2-day FREAB meetings. Effective 1-03-07.
Pensacola	RD 4312	2007-03339	Joshuah Evan Bryant	Joshuah Evan Bryant, State Certified Residential Real Estate Appraiser License No. RD 0004312; Violation: violated Section 475.623, Florida Statutes, by failing to furnish, in writing, the department each business address from which he operates in the performance of appraisal services; guilty of failure to notify the Petitioner, in writing, of any changes in the business location from which he operates; guilty of failing to provide direct supervisor to a registered trainee appraiser; fined \$2,000 plus costs, attend one 2-day FREAB general meeting. Effective 4-25-07.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Plantation	RD 5504	2007-05064	Roland Andrew McBride	Roland Andrew McBride. License No. RD 5504. Violation: failed to perform appraisal services under the direct supervision of a licensed or certified appraiser in violation of Section 475.6222(1) and 475.6111(1)(n), Florida Statutes; received payment directly from the recipient of an appraisal report in violation of Section 475.6221(2) and 475.624(4), Florida Statutes; failed to provide in writing each business address from which he operates in the performance of appraisal services in violation of Section 475.624(1), Florida Statutes; and violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 1-1(a) and (c), USPAP, in violation of Section 475.624(14). Penalty: fined \$2,000 plus costs, attend one 2-day FREAB meeting as a condition of probation. Effective: 06/27/07
Pompano Beach	RI 1167	2007-04364	Jaime A. Montalvo	Jaime A. Montalvo, Registered Trainee Appraiser License No. RI 0011167; Violation: guilty of failing to notify the Department within ten days after a change of supervisory appraiser; guilty of failure to furnish in writing any change of address within 10 days of the change; Penalty: fined \$1,000.00, plus costs; attend (1) two-day FREAB meeting; 6 months probation. Effective 05/31/07.
Port Charlotte	RD 3860	2007-00089	Jeffrey M. Russell	Jeffrey M. Russell, License No. RD 0003860. Penalty: revoked effective 1/03/07; voluntarily surrendered license for permanent revocation.
Port Richey	RD 4615	2007-05061	Deborah M. Hall	Deborah M. Hall, State Certified Residential Real Estate Appraiser (RD0004615); Violation: violated a standard for the development or communication of an appraisal report, or other provision of an appraisal report, or other provision of USPAP, and therefore Section 475.624(14), Florida Statutes. Penalty: administrative costs \$550; 1-yr probation; complete a 3-hr course in business practice and ethics course.
Port St. Joe	RD 2909	2007-03338	W. Dale Borden	W. Dale Borden, License No. RD 2909. Violation: guilty of misrepresentation, concealment, culpable negligence, or breach of trust in any business transaction; violated a standard for the development or communication of a real estate appraisal or other provision of the USPAP; failure to exercise reasonable diligence in developing an appraisal report; guilty of failing to make records available to the Department for inspection and copying upon reasonable notice to the appraiser. Penalty: fined \$3,500 plus costs, 1 yr. probation, 15 hrs. of education related to the proper utilization of the cost approach and comparison analysis, attend one 2-day FREAB general meeting. Effective 4/25/07.
Port St. Joe	RI 5193	2007-07629	Karen Ann Borden	Karen Ann Borden, registered trainee real estate appraiser, RI 5193. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of 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 appraisal report; violated a standard for the development or communication of real estate appraisal, specifically Standard Rule 1-1(a)(b) and (c), 2-1(a) and (b), or other provision of the USPAP. Penalty: \$2,000 fine plus costs; 1 year probation; attend one (2) two-day FREAB meetings. Effective 09-28-07
Port St. Joe	RD 3197	2007-08378	Thomas G. Mays	Thomas G. Mays, state-certified residential appraiser real estate license NO. RD 3197. Voluntary Surrender of license as of October 24, 2007. Effective: 10/24/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Port St. Joe	RO 0670	2007-08385	Sandra Kaye Smock	Sandra Kaye Smock, registered trainee real estate appraiser license No. RI 0006070; Violation: Voluntary Surrender of license effective October 24, 2007. Effective: 10/24/07
Robertsdale, Alabama	RZ 2208	2007-05060	S. Denise Hal	S. Denise Hall, State Certified General Real Estate Appraiser (RZ0002208); Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction; Penalty: fined \$1,000 plus costs; attend one (1) two-day FREAB general meeting. Effective: 06/27/07
Royal Palm Beach	RD 5634	2007-01724	Alexanderos Pappas, Jr.	Alexanderos Pappas, Jr., state-certified residential real estate appraiser (RD0005634); revoked effective 5/1/07; voluntary surrender of license for permanent revocation.
Sarasota	RD 375	2007-05054	C. Dana Beckmann	C. Dana Beckmann, state certified residential appraiser license No. RD0000375. Violation: failure to include all required information on the appraisal experience log in violation of F. A. C. 61J1-010(6). Penalty: \$500 plus costs; attend one (2) two-day FREAB general meeting Effective: 06/27/07
Sarasota	RD 1455	2007-01722	Gerald O. Kabobel	Gerald O. Kabobel, Jr., state-certified residential real estate appraiser (RD0001455); revoked eff. 12/6/06; voluntary surrender of license for permanent revocation. Effective 12/6/06.
Sarasota	RD 4244	2007-00086	Michael Anthony Marcone	Michael Anthony Marcone, License No. RD 0004244. Violation: operated without a valid and current license in violation of Section 475.626(1)(a), Florida Statutes; failed to comply with the requirements of Rule 61J1-4.001, FAC; obtaining a license by fraud; failing to notify Petitioner of a change in business location. Penalty: revoked effective 1/3/07.
Spring Hill	RI 16522	2007-04207	Keb Phillip Ortega	Keb Phillip Ortega, registered trainee appraiser license No. RI 0016522; 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 license or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct; Respondent has violated the Conduct Section of the Ethics Rule, or other provision of the USPAP; Penalty: fined \$1,000 plus costs; 3-yrs probation; attend (2) two-day FREAB meetings. Effective 05/25/07.
St. Augustine	RZ 472	2007-00080	Frank Paul Giza	Frank Paul Giza, License No. RZ 0000472. Penalty: revoked effective 1/03/07; voluntarily surrendered license for permanent revocation.
St. Petersburg	RI 9786	2007-06458	Dominic K. Dema	Dominic K. Dema, registered trainee appraiser, (RI0009786); Voluntary Surrender of license for permanent revocation effective August 17 th , 2007. EFFECTIVE: 8/17/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
St. Petersburg	RD 3288	2007-04193	Thomas Dugan	Thomas Dugan, state certified residential real estate appraiser license No. RD 0003288; Violation: guilty of violating a Final Order of the Florida real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent; 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 certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct; 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; 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; Respondent is guilty of being confined in a state prison; Revocation effective May 24, 2007.
St. Petersburg	RI 694	2007-07628	Patricia A. Malik	Patricia A. Malik, state certified residential real estate appraiser (RI 694); fined \$500; one (1) year of probation; attend one (1) full 2-day FREAB meeting; guilty of violating Section 475.624(14), Fla. Stat., violated standards or development or communication of a real estate appraisal, specifically Standards 2-2 and the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (2003); violated Section 475.624(2), Fla. Stat., guilty of concealment, or breach of trust in any business transaction; and guilty of violation of Section 475.624(10), Fla. Stat., having been found guilty for a second time, of misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which shows that she is incompetent, negligent, dishonest, or untruthful to an extent that those with whom she may sustain a confidential relationship may not safely do so.EFFECTIVE: 9/28/07
St. Petersburg	RD 4514	2007-05068	Salvatore Anthony Romano	Salvatore Anthony Romano, state-certified residential real estate appraiser (RD0004514); Violation: failed to keep and maintain appraisal reports and records, in violation of Section 476.629, Florida Statutes. (2001). Penalty: fined \$250 plus costs, 1 Yr. probation; attend one (1) two-day FREAB general meeting; attend an appraisal ethics or general CE course. Effective: 06/27/07
St. Pete Beach	RD 5666	2007-01716	Christopher Blair Forrey	Christopher Blair Forrey: fined \$1,000 plus costs; attend (1) two-day FREAB general meeting; take AP CE Course in report writing; while a State Registered Trainee real estate appraiser, guilty of failing to retain contracts engaging the appraiser's services, appraisal reports, or supporting date, in violation of Section 475.629, Florida Statutes; violating Rule 1-1of USPAP, in violation of Section 475.624(14), Florida Statutes; and failing to exercise reasonable diligence regarding appraisal services, in violation of Section 475.624(15), Florida Statutes. Effective 3/02/07.
Starke	RI 9505	2007-00090	Thomas Keith Sineath	Thomas Keith Sineath, License No. RI 0009505. Violation: failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; failed to comply with the requirements of Rule 61J1-6.001(5), FAC. Penalty: fined \$750.00 plus costs, 1 year probation, attend one 2-day FREAB meeting. Effective 1-03-07.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Starke	RD 1233	2007-03321	Terry A. Gaines	Terry A. Gaines, License No. RD 0001233. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of failure to supervise a registered trainee appraiser. Penalty: fined \$2,000 plus costs; 1 year probation; attend (1) two-day FREAB general meeting. Effective 04/25/07.
Stuart	RD 4810	2007-06732	Shane P. McElroy	Shane P. McElroy, state-certified residential real estate appraiser, License No. (RD004810); license Revoked; convicted of a crime of moral turpitude or dishonest conduct, in violation of Section 475.624(5), Florida Statutes; guilty of failing to inform Board within 30 days of having pled guilty or nolo contest to a felony, in violation of Section 475.624(9), Florida Statutes; obtaining a license by fraud, in violation of Section 475.624(12), Florida Statutes; guilty of failing to disclose his criminal history on licensure application, in violation of Rule 61j1-3.001(6)(a), F.A.C.; guilty of misconduct that warrants disciplinary action for a second time, in violation of Section 475.624(10), Florida Statutes. Effective 8/27/07
Sunny Isles Beach	RD 1660	2007-00091	Clive Wellman	Clive Wellman, License No. RD-1660. Violation: violated Section 475.624(9) and 475.624(14), Florida Statutes. Penalty: fined \$1000 plus costs, 6-mos probation, attend one 2-day FREAB meeting. Effective 1-03-07.
Sunrise	RI 10647	2007-00084	June Lasagne	June Lasagne, License No. RI 0010647. Penalty: Revoked, effective 1/03/07; voluntarily surrendered license for permanent revocation.
Sunrise	RI 12786	2007-03341	Maurice E. Campbell	Sunrise: Maurice E. Campbell, License No. RI 0012786. Violation: violated a standard for the development or communication of real estate of a real estate appraisal, specifically Standard Rule 1-1(b) and (c), 2-1(a) and (c), or other provision of the USPAP; violated a standard for the development or communication of the real estate appraisal, specifically the Conduct section of the Ethics Rule, or other provision of the USPAP; and failed to exercise reasonable diligence in developing an appraisal report; guilty of misrepresentation and breach of trust in any business transaction; Penalty: Voluntary Surrender of license, effective March 7, 2007.
Tampa	RD 5720	2007-00081	Ben A. Goodson	Ben A. Goodson, License No. RD 0005720. Violation: failed to comply with the requirements of Rule 61J1-3.001(6), FAC. Penalty: fined \$1,000.00 plus costs, 1 year probation; attend one 2-day FREAB meeting; no supervision of trainees while on probation. Effective 1-03-07.
Tampa	RD 4683	2007-00082	Joshua David Hubbard	Joshua David Hubbard, License No. RD 0004683. Violation: misrepresentation in any business transaction in violation of Section 475.624(2), Florida Statutes; violated a standard for the development or communication of an appraisal report, specifically Rules 1-1; 1-2; 1-4; 2-1; 2-2; 2-3; Definitions of signature; Record keeping section of the Ethics Rule, USPAP (2003); failed to exercise reasonable diligence in developing and communicating an appraisal report; and failing to comply with Rule 61J1-4.010, F.A.C.; Penalty: fined \$2,750.00 plus costs, 1 year probation; attend one 2-day FREAB meeting. Effective 1-03-07.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Tampa	RD 4457	2007-04205	David Masse	David Masse, State Certified Residential Real Estate Appraiser License No. RD 0004457; Violation: guilty of failing to keep and maintain records; guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1, 1-3(a), and 1-4(h), or other provision of the USPAP; Penalty: fined \$500 plus costs, 6-mos. probation; attend one (1) two-day meeting. Effective 05/25/07.
Tampa	RD 818	2007-04206	Annie C. Myara	Annie C. Myara, State Certified Residential Real Estate Appraiser License No. RD 0000818; Violation: guilty of failing to keep and maintain records; failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1, 1-3(a), and 1-4(h), or other provision of the USPAP; guilty of culpable negligence in failing to adequately supervise a registered trainee appraiser; Penalty: fined \$500 plus costs; 6-mos. probation; attend one (1) two-day meeting. Effective 05/25/07.
Tampa	rd 5241	2007-08379	Ricardo Pride	Ricardo Pride, state certified residential real estate appraiser license No. RD 0005241; Violation: guilty of misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; 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; violated a standard fro the development or communication of a real estate appraisal, specifically Standards rule 1-1(a), (b) and (c), 1-4(a), (b) and (c), 1-5(a), 1-6(a) and (b), 2-1(a), 2-3, or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective: 10/24/07
Tampa	RD 2367	2007-05067	Brian C. A. Rice	Brian C. A. Rice, state-certified residential real estate appraiser (RD 0002367); Violation: violated Rule 1-1(b), (c) and Rule 2-2(b) of USPAP, and therefore Section 475.624(14), Florida Statutes; Penalty: fined \$500 plus costs; 1 yr. probation no supervision of trainees during probation; attend (1) two-day FREAB general meeting. Effective: 06/27/07
Tampa	RD 1346	2007-01728	Bruce E. Wright	Bruce E. Wright, License No. 1346. Violation; failure to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15); failure to retain records in violation of Section 475.624(4); violation of Section 475.624(14) and Standards Rule 1-1(a), and (c), USPAP (2004); violation of Section 475.624(14) and Standards Rule 2-1(1) USPAP (2004). Penalty: fined \$2,000 plus investigative costs, attend one two-day FREAB general meeting. Effective 3/2/07.
Tarpon Springs	RI 18146	2007-05057	David Leroy Davis	David Leroy Davis, registered trainee real estate appraiser (RI0016146); Violation: failed to use proper appraisal designation; failed to disclose in writing that he is a trainee; failed to include required information in experience log; violated Ethics Rule and Standards Rule 1-1, 1-4, 2-1, 2-2 of the USPAP (2005); guilty of having failed to exercise reasonable diligence in developing an appraisal report. Penalty: fined \$1,500 plus costs; 120 days license suspension; 12 months probation; attend (1) two-day FREAB general meeting; Effective: 06/27/07

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Tarpon Springs	RD 2883	2007-08384	David Jeffrey Smith	David Jeffrey Smith. State certified residential real estate appraiser RD 00002883. Violation: Failed to provide direct supervision to a registered trainee appraiser in violation of F.A. C. 61J1-4.010 and Sections 475.6222 and 475.624(4), Florida Statutes; failed to supervise a trainee appraiser in the county where the supervising appraiser's office is registered with the Department in violation of F.A. C. 61J1-44.010(5) and Section 475.624(4), Florida Statutes. Penalty: fined \$500 plus costs; 30 day suspension; 1 yr probation; attend (1) two-day FREAB general meeting; satisfactory completion of an Ethics Course. Effective: 10/24/07
The Villages	RI 11830	2007-04204	Richard Henry Lee	Richard Henry Lee, II, registered trainee appraiser license No. RI 0011830; Violation: guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to a crime; 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; guilty of being confined in federal prison; Penalty: investigative costs of \$363.00; revocation effective May 25, 2007.
Treasure Island	RD 4416	2007-00079	Linda Joan Cartegena	Linda Joan Cartagena, License No. RD 0004416. Violation: failed to keep exclusive and sole control over her electronic signature, in violation of USPAP definition of signature, and therefore, in violation of Section 475.624(14), Florida Statutes. Penalty: fined \$250 plus costs, 1 year probation. Effective 1-03-07.
Winter Park	RD 3610	2007-01715	Robert Austin Douglas	Robert Austin Douglas, state-certified residential real estate appraiser (RD0003610); fined \$2,000 plus costs; 30 day suspension; 1 yr. probation and attend (1) two-day FREAB meeting; violated Rule 1-1, USPAP, and thereby violated Section 475.624(14), Florida Statutes; guilty of failing to supervise trainee appraiser, in violation of Section 475.6222, Florida Statutes. Effective 3/02/07.
Winter Park	RD 4207	2007-06465	Jacqueline Louise Pierce	Jacqueline Louise Pierce, certified-residential real estate appraiser, (RD0004207); Voluntary Surrender of license for permanent revocation effective August 17 th , 2007. EFFECTIVE: 8/17/07
Winter Park	RD 4147	2007-02389	E. Reid Thurbon	E. Reid Thurbon, state certified residential real estate appraiser (RD 4147); Violation: guilty of violating s. 475.624(2), Fla. Stat. by misrepresenting a business transaction; guilty of violating Rule 2-2(b)(vii) and 2-3 of USPAP, and s. 475.624(14), Fla. Stat.; guilty of ss. 475.624(4) and 475.6221, Fla. Stat. by failing to act as a supervisory appraiser to trainee appraiser when not registered as trainee's supervisory appraiser. Penalty: 3 years suspension, follow by 1 year probation, attend two (2-day) FREAB meeting during probation and fined \$2,000 plus costs. Effective 3/22/07.
Zephyrhills	RI 2569	2007-00050	Penny Earl Ruble	Penny Earl Ruble, License No. RI 0012569. Violation: obtained a license by means of knowingly making a false statement, submitting false information, or engaging in misrepresentation or concealment in violation of Section 475.624(12), Florida Statutes; failed to comply with the requirements of Rule 61J1-3.001(6)(a). Penalty: fined \$500 plus costs, 6 mos. probation. Effective 1-03-07.