



**FLORIDA REAL ESTATE APPRAISAL BOARD  
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2009**

CITY	LICENSE	FINAL ORDER # (DBPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
<b>Apollo Beach</b>	RZ 1788	2009-07025	Edward Peters	EDWARD A. PETERS, state certified general real estate appraiser (RZ0001788). Mr. Edwards in the reports misstated the acreage of the Subject property, failed to note that comparable sales 1, 3, 4 and 5 had pools, failed to note that comparable sale 1, 3 and 4 were waterfront views. Additionally, the workfile lacked documentation to support the age adjustments in the reports and the distance between the Subject property and comparables was understated and incorrect. Violated standard 1-1(a)(b)(c), USPAP (2005), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal, failing to not commit a substantial error of omission or commission that significantly affects an appraisal, and failing to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated standard 1-4(a), USPAP (2005), or other provision of USPAP (2005) in violation of s. 475.624(14), F.S., by failing to analyze such comparable sales data as are available to indicate a value conclusion when using the sales comparison approach; violated standard 2-1(a)(b)(c), USPAP (2005), or other provision of USPAP (2005) in violation of s. 275.624(15), F.S., by failing to clearly and accurately set forth an appraisal report in a manner that will not be misleading, ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report property and failing to clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. Penalty: fined \$1000, costs, 1 yr. probation, no trainees during probation, 15 hr. USPAP course, attend one (2-day) FREAB general meeting.
<b>Atlantis</b>	RZ 2766	2009-07303	Carolyn Bohling	Carolyn Bohling, License No. RZ 0002766. Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; 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 (2005) in violation of Section 475.624(14), Florida Statutes; violated standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(a), (b) and (c); 1-4(a); 2-1(a) and (b); 2-2(b)(viii); 2-3, or other provision of the USPAP(2005) in violation of Section 475.624(14), Florida Statutes; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, Florida Statutes in violation of Section 475.626(10)(f), Florida Statutes. Revoked effective 9/2/09.

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<b>Aventura</b>	RD 6661	2009-02141	Fernando Bastidas	<p>Fernando Bastidas, state-certified residential real estate License No. RD 0006661 Violation: 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 in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b) and (c); 1-2(e)(i) and (iii); 1-4 (a), (b),and (g); 1-5 (a) and (b); 1-6(a) and (b); 2-1(a) and (b); 2-2(b)(iii),(viii); 2-3 in violation of Section 475.624(14), Florida Statutes; 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624(4), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated Section 475.623, Florida Statutes, by failing to register a firm or business name the Petitioner, from which he operates in the performance of appraisal services and, therefore, is in violation of Section 475.624(1), Florida Statutes; guilty of failing to display proper designation in violation of Rule 61J1-7.001, Florida Administrative Code and Section 475.622, Florida Statutes and , therefore, in violation of Section 475.624(4), Florida Statutes. Penalty: fine \$2,000 plus cost; 30day suspension; 1 year probation; one 2-day Florida Real Estate Appraisal Board Meeting; 30-hrs of continuing education; Respondent shall not supervise any trainee appraisers for period of at least one year.</p>
<b>Boca Raton</b>	RI 8030	2009-09035	William Balmant Heiderick	<p>WILLIAM BALMANT HEIDERICK, state registered trainee appraiser (RI 8030). Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s.475.624(15), F.S.; 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 (2006) in violation of s.475.624(14), F.S.; violated a standard for the development or communication of real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s.475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a) and (c), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal and by failing to ensure to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a) and (b), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing</p>

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				<p>to analyze such comparable sales data as are available to indicate a value conclusion, when using the sales comparison approach for credible assignment results and when using a cost approach for credible assignment results failing to develop an opinion of site value by an appropriate appraisal method or technique, analyze such comparable cost data as are available to estimate the cost new of the improvements (if any) and analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (Accrued depreciation); violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-6(a), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to reconcile the quality and quantity of data available and analyzed within the approaches used; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provisions of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2006) in violation of s.475.24(14), F.S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyzes, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained; guilty of failure to retain records for at least five years of any contract engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s.475.629, F. S., and, therefore, in violation of s.475.624(4), F.S. Penalty: fined \$1500, costs, 18 month probation, 30 hrs of continuing education courses, attend one (2-day) FREAB general meeting.</p>
<b>Boca Raton</b>	RI 8030	2009-09035	William Balmant Heiderick	<p>WILLIAM BALMANT HEIDERICK, state registered trainee appraiser (RI 8030). Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s.475.624(15), F.S.; 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 (2006) in violation of s.475.624(14), F.S.; violated a standard for the development or communication of real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s.475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a) and (c), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal and by failing to ensure to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although</p>

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				<p>individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a) and (b), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to analyze such comparable sales data as are available to indicate a value conclusion, when using the sales comparison approach for credible assignment results and when using a cost approach for credible assignment results failing to develop an opinion of site value by an appropriate appraisal method or technique, analyze such comparable cost data as are available to estimate the cost new of the improvements (if any) and analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (Accrued depreciation); violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-6(a), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to reconcile the quality and quantity of data available and analyzed within the approaches used; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provisions of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2006) in violation of s.475.24(14), F.S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyzes, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained; guilty of failure to retain records for at least five years of any contract engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s.475.629, F. S., and, therefore, in violation of s.475.624(4), F.S. Penalty: fined \$1000, costs, 18 month probation, 30 hrs of continuing education courses, attend one (2-day) FREAB general meeting.</p>
<b>Boca Raton</b>	RD 7135	2009-07018	Agustin Perret-Gentil	<p>Agustin Perret-Gentil, License No. RD 7135; Violation: Mr. Perret-Gentil developed and communicated an appraisal report on an office condominium in Ft. Lauderdale, Florida. The complaint alleged Respondent committed errors in developing the Report, relied upon Comparable Sales not sufficiently similar, failed to identify characteristics of the property relevant to the type and definition of value, and failed to exercise reasonable diligence. Respondent was disciplined for violation of USPAP Standards Rules 1-1(b), (c); 1-2 (e); 1-4(a), and (c); 2-1(a), in violation of Section 475.624(14), Florida Statutes, and failed to exercise reasonable diligence in violation of Section 475.624(15), Florida Statutes. Penalty: \$1500 fine plus costs, reimburse Petitioner for expert witness fees incurred, 1 year probation with</p>

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				attendance at one (1) 2-day FREAB general meeting and 15 hours of education.
<b>Brandon</b>	RD 4053	2010-01141	Beverly Jean Ryals	Beverly Jean Ryals, License No. RD 4053. Ms. Ryals developed and communicated an appraisal in which she failed to utilize comparables that were more similar to the Subject Property in site size, age and location. Violation: guilty of failing to analyze such comparable sale data as are available to indicate a value conclusion in violation of Standard Rule 1-4(a), USPAP (2006) in violation of Section 475.624(14), Florida Statutes; guilty of failing to be aware of, understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal in violation of Standards Rule 1-1(a), USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: \$610.50 in costs, 15 hour USPAP course, six (6) month probation with early termination.
<b>Cantonment</b>	RD 3059	2009-03711	Cathy Pfeiffer	CATHY PFIEFFER, state certified residential real estate appraiser (RD0003059); Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-3, or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., by failing to include a correct signed certification in the written real property appraisal report. Penalty: fined \$1000; two (2) year probation; complete the fifteen (15) hr. USPAP course.

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<b>Cape Coral</b>	RD 3345	2009-01551	Debbie F Grinberg	Debbie F. Grinberg, License No. RZ 3345. <b>Violation:</b> guilty of failure to prepare a work file for each appraisal, which must include:... true copies of any written reports, documented on any type of media;...all other data, information and documentation necessary to support the appraiser's opinions and conclusions and to show compliance with this Rule and all other applicable Standards, or references to the locations of such other documentation, in violation of the Record Keeping Section of the Ethics Rule of USPAP (2008) and therefore in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially 2008 USPAP Standards Rule 1-1(a)(an appraiser must be aware of, understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal), 1-1(b)(not commit a substantial error of omission or commission that significantly affects an appraisal) and 1-1(c)(not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results), in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially 2008 USPAP Standards Rule 1-4(a) (when sales comparison approach is necessary for credible assignment results, an appraiser must analyze such comparable sale data as are available to indicate a value conclusion) in violation of Section 475.624(14), Florida Statutes; and violated a standard for the development and communication of a real estate appraisal, specifically 2008 USPAP Standards Rule 2-2(b)(viii) (describe the information analyzed, the appraisal methods and techniques employed and the reasoning that supports the analyses, opinions and conclusions; exclusion of the sales comparison approach, cost approach or income approach must be explained) in violation of Section 475.624(14), Florida Statutes. <b>Penalty:</b> Fined \$1,500.00 plus costs, attend two (2) two-day FREAB general meetings and complete twenty (20) hours of appraisal education courses, one (1) year probation and thirty (30) day suspension. Effective 03/05/09.
<b>Cape Coral</b>	RI 14276	2009-09020	Kirtis Edward Jackman	Kirtis Edward Jackman, State Real Estate Appraiser License No. RI 14276. <b>Violation:</b> 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; violated Rule 61J1-3.001(6)(a) of the Fla. Admin. Code and, therefore, is in violation of Section 475.624(4), Florida Statutes. <b>Penalty:</b> Fined \$250.00 plus cost; attend one (two-day) FREAB general meeting.

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<b>Cape Coral</b>	RD 6320	2009-03587	Monte L. Mallo	Monte Mallo, License No. RD 6320; Violation: Mr. Mallo developed and communicated an appraisal report on a condominium conversion in a gated community in Tampa, Florida, relying upon sales staff who provided erroneous information on the subject Property and Comparable Sales; Respondent was disciplined for violation of USPAP Standards Rules 1-1(a), (b), (c) 2-1(a); and 2-2(b)(viii), in violation of Section 475.624(14), Florida Statutes and failure to exercise reasonable diligence in violation of Section 475.624(15), Florida Statutes. Penalty: \$1,000 fine plus costs, 1 year probation with attendance at one (1) 2-day FREAB general meeting, education 7-hr condominium appraisal course, 7-hr condominium, co-ops, PUDS, 30-hrs residential sales comparison and income course, Respondent shall have no trainees for 12 months.
<b>Cape Coral</b>	RD 3416	2009-07317	Michael Olsen	Michael Olsen, License No. RD 0003416. Voluntary Surrender of license effective September 3, 2009.
<b>Cape Coral</b>	RI 14698	2009-07324	Michael Papp	<b>Cape Coral:</b> Michael Papp, License No. RI 0014698. Voluntary Surrender of license effective September 3, 2009.
<b>Cape Coral</b>	RD 6823	2009-07296	Carl J. Russell	Carl J. Russell. License No. 6823. revoked effective 9/2/09; voluntarily surrendered his license for permanent revocation.
<b>Cape Coral</b>	RD 3494	2009-07007	David Wittig	David Wittig. License No. RD 3494. Violation: Respondent neither admits nor denies, but consents to the Board's imposition of discipline for failure to exercise reasonable diligence in violation of Section 475.624(14), Florida Statutes; violation of Sections 475.629 and 475.624(4) and the Record Keeping Section of the USPAP Ethics Rule in violation of Section 475.624(14), Florida Statutes; violation of USPAP Standards Rules 1-1(a), (b), and (c), 1-4(a) and (b), 1-5(a), 1-6(b), 2-1(a) and (b), and 2-2(b)(viii) and (ix) in violation of Section 475.624(14), Florida Statutes, relating to 5 appraisals of Subject Properties in Lehigh Acres, Florida in February 2006 and May 2006, involving to the purchase by out-of-state investors of vacant land and home construction contracts thereon. Penalty: \$2500 fine plus \$2300 in costs, reimbursement of \$1700 expert witness expense incurred by the Department, five (5) months license suspension, followed by 1 year probation, with satisfactory completion of another AB II course from a different provider than previously, and attendance at one 2-day FREAB general meeting.
<b>Carrollton, Georgia</b>	RI 20484	2009-01656	David Cole Seaton	David Cole Seaton, License No. RI 20484. <b>Violation:</b> Guilty of failure to furnish in writing to the Department each firm or business name and address from which the registered appraiser operates in the performance of appraisal services in violation of Rule 61J1-7.004(1), F.A.C. and s.475.623, F.S., and therefore, in violation of s.475.624 (4), F.S. <b>Penalty:</b> Fined \$500.00 plus costs, complete a fifteen (15) hours of appraisal education courses and one (1) year probation. Effective 3/9/09.
<b>Casselberry</b>	RD 6193	2009-09053	David K. Nakoa	David K. Nakoa, License No. RD 0006193. Violation: Voluntary Surrender of License effective October 30, 2009.
<b>Chiefland</b>	RD 807	2009-09032	Donald King	Donald King. RD807. Revoked effective 10/30/09; voluntarily surrendered his license for permanent revocation

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<p><b>Clearwater</b></p>	<p>RD 6522</p>	<p>2009-03704</p>	<p>Timothy Michael Johnson</p>	<p>Timothy Michael Johnson, State Real Estate Appraiser License No. RD 6522. Violation: guilty of failing to disclose and display the appropriate designation in writing in all appraisal reports in violation of Rule 61J1-7.001(1) and (2)(a), FL. Admin. Code and Section 475.622, Florida Statutes and, therefore, in violation of Section 475.624(4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b) (viii)(state the appraisal methods and techniques employed, state the value opinions and conclusions reached, and reference the workfile; exclusion of the sales comparison approach, cost approach, or income approach must be explained), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially Standards Rule 1-2(e) (identify the characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal) and Rule 1-2(g) (identify any hypothetical conditions necessary in the assignment), or other provisions of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially the Scope of Work Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: fine \$1,500.00 plus costs, attend two (2) two-day FREAB general meetings and complete twenty-five (25) hours of appraisal education courses in report writing, red flags and other applicable courses within one year.</p>
<p><b>Clearwater</b></p>	<p>RD 1335</p>	<p>2009-07301</p>	<p>Terry Kaye</p>	<p>TERRY KAYE, state certified residential real estate appraiser (RD0001335); fined \$2000 plus costs; one (1) year probation; forty-five (45) hours of education to include satisfactory completion of the 15 hr USPAP course, attend two (2-day) FREAB general meetings; 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624(4), Florida Statutes; violated Standards Rule 1-1(a), (b) and (c), USPAP (2005), by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 1-4(b) and (h)(i), (ii) and (iii), or other provision of the USPAP (2005), by failing to develop an opinion of site value by an appropriate appraisal method or technique, failing to analyze such comparable cost data as are available to estimate the cost new of the improvements and failing to analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements when a cost approach is applicable and by failing to examine and</p>



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				<p>have available for future examination plans, specifications, or other documentation sufficient to identify the scope and character of the proposed improvements, evidence indicating the probable time of completion of the proposed improvements and reasonably clear and appropriate evidence supporting development costs, anticipated earnings, occupancy projections, and the anticipated competition at the time of completion when appraising proposed improvements; violated Standards Rule 1-5(a) and (b), or other provisions of the USPAP (2005), by failing to analyze all agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal and analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal in developing a real property appraisal, when the value opinion to be developed is market value; violated Standards Rule 2-1 (a)(b) and (c), or other provisions of the USPAP (2005), by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading, contain sufficient information to enable the intended users of the appraisal to understand the report properly, and clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment</p>
<b>Coconut Creek</b>	RI 16422	2009-03716	Nigel Anthony Bettencourt	<p>Nigel Anthony Bettencourt, state registered trainee appraiser (RI 16422); Violation: guilty of practicing or offering to practice beyond the scope permitted by law or accepting and performing professional responsibilities the licensee knows, or has reason to know, the licensee is not competent to perform in violation of s. 455.227(1)(o), F.S.; guilty of failing to perform appraisal services under the direct supervision of a licensed or certified appraiser who is designated as the primary supervisory appraiser in violation of s. 475.6221(1), F.S. and, therefore, in violation of s. 475.624(4), F.S.; guilty of receiving payment directly from the recipient of an appraisal report in violation of s. 475.6221(2), F.S. and, therefore, in violation of s. 475.624(4), F.S.; guilty of misrepresentation, false promises, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S.; guilty of having obstructed or hindered in any manner the enforcement of s. 475, F.S. or the performance of any lawful duty by any person acting under the authority of c. 475, F.S. in violation of s. 475.626(1)(f), F.S.; guilty of failing to communicate an appraisal without good cause in violation of s. 475.624(16), F.S.; 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 s. 475.629, F.S., and therefore, in violation of s. 475.624(4), F.S.; guilty of having violated a standard for the development or communication of real estate appraisal, specifically the Competency Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. Penalty: revoked effective 5/18/09, costs.</p>

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Coral Springs	RD 5497	2009-09029	Herly G. Costa	<p>Herly G. Costa, state certified residential real estate appraiser (RD5497); fined \$3000 plus costs; eighteen (18) months probation, probation may not be terminated early; thirty (30) hours of continuing education appraisal courses and attend one (2-day) FREAB general meeting; Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624 (15), Florida Statutes, respondent has 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 Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes, violated a standard for the development of communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes, respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1 (a) and (c), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes, Rule 1-1(a) respondent must be aware of, understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal, Rule 1-1 (c) respondent must not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a) and (b), or other of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes. Rule 1-4 (a) when a sales comparison approach is necessary for credible assignment results, an appraiser must analyze such comparable sales data as are available to indicate a value conclusion; Rule 1-4 (b) must develop an opinion of site value by an appropriate appraisal method or technique, analyze such comparable cost data as are available to estimate the cost new of the improvements (if any); and analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation). Respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5 (a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes. Rule 1-5 (a) analyze all agreements of sale; options, and listings of the subject property current as of the effective date of the appraisal; respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-6 (a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475-624 (14), Florida Statutes. Rule 1-6 (a) reconcile the quality and quantity of data available and analyzed within the approaches used; respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice 92006) in violation of Section 475-</p>
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				624 (14), Florida Statutes. Rule 2-1 (a) clearly and accurately set forth the appraisal in a manner that will not be misleading, Rule 2-1 (b) contain sufficient information to enable the intended users of the appraisal to understand the report properly; respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2 (b) (viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes. 2-2 (b) the content of a summary appraisal report must be consisted with the intended use of the appraisal and, at a minimum; 2-2 (viii) state the appraisal methods and techniques employed, state the value opinion (s) and conclusions (s) reached, and reference the workfile; exclusion of the sales comparison approach, cost approach, or income approach must be explained; respondent is 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624 (4), Florida Statutes.
<b>Coral Springs</b>	RD 5497	2009-09031	Herly G. Costa	HERLY G. COSTA, state certified residential real estate appraiser (RD 5497). Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s.475.624(15), F.S.; 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 (2006) in violation of s.475.624(14), F.S.; violated a standard for the development or communication of real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s.475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a) and (c), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal and by failing to ensure to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a) and (b), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to analyze such comparable sales data as are available to indicate a value conclusion, when using the sales comparison approach for credible assignment results and when using a cost approach for credible assignment results failing to develop an opinion of site value by an appropriate appraisal method or technique, analyze such comparable cost data as are available to estimate the cost new of the improvements (if any) and analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (Accrued depreciation); violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the

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				<p>appraisal; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-6(a), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to reconcile the quality and quantity of data available and analyzed within the approaches used; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provisions of the USPAP (2006) in violation of s.475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2006) in violation of s.475.24(14), F.S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyzes, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained; guilty of failure to retain records for at least five years of any contract engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of s.475.629, F. S., and, therefore, in violation of s.475.624(4), F.S. Penalty: fined \$2000, costs, 30 day suspension, 18 month probation, no trainees during probation, 30 hrs of continuing education courses.</p>
<b>Coral Springs</b>	RD 5724	2010-02845	Jason A. Robertson	Jason A. Robertson, License No. RD 5724; Voluntary Surrender of his appraisal license effective April 15, 2010.
<b>Crystal River</b>	RD 4694	2009-00929	Lawrence Edward Washington	Lawrence Edward Washington, License Number RD 4694; Violation: failure to exercise reasonable diligence in violation of Florida Statutes 475.624(15), violation of USPAP Standards Rule 1-1(a), (b), and (c); 1-5(a), 1-6(a) and (b), 2-1(a), (b), 2-2(b)(viii), and 2-3 and Section 475.624 (14) Florida Statutes. Penalty: investigative costs of \$1,699.50, 1 year probation; 15 hours appraisal course such as the Appraisal Institute Advanced Residential Applications and Case Studies/ Part 1 or similar course with successful completion; attendance at Two 2-day FREAB general meeting.
<b>Cumming, Georgia</b>	RD 5429	2009-02140	Michael Ryan Moore	Michael Ryan Moore, State Real Estate Appraiser License No. RD 5429. Violation: Guilty of failure to furnish in writing to the Department each firm or business name and address from which the registered appraiser operates in the performance of appraisal services in violation of Rule 61J1-7.004(1), Florida Administrative Code and Section 475.623, Florida Statutes, and therefore, in violation of Section 475.624(4), Florida Statutes; guilty of failing to supervise a trainee real estate appraiser in the county where the supervising appraiser's office is registered with the Department, and in any county contiguous to the county where the supervising appraiser's office is registered with the Department in violation of Florida Admin. Code Rule 61J1-4.010(5) and, therefore, in violation of Section 475.624(4), Florida Statutes. Penalty: fine \$1000.00 plus costs; attend two (2) two-day FREAB general meetings and complete twenty (20) hours of appraisal education courses, and one (1) year probation.

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<b>Cutler Bay</b>	RD 4439	2009-01118	Miguel Febles	Miguel Febles, state certified residential appraiser (RD4439). Violation: respondent violated a standard for the development or communication of a real estate appraisal, specifically the record keeping Section of the Ethics Rule, or other provision of the uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes; respondent 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 Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624, Florida Statutes; respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4 (4) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475-624(14), Florida Statutes; respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2 (b) (viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; respondent violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-3, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624 (15), Florida Statutes. . Penalty: fine \$2,000.00 and costs; respondent license is suspended for a period of 60 days followed by a period of probation for 12 months which probation may not be terminated early.
<b>Cutler Bay</b>	RD 4439	2009-01137	Miguel Febles	Miguel Febles, state certified residential appraiser (RD4439). Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624 (15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the scope of Work Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for a development or communication of a real estate appraisal, specifically Standards Rule 1-1 (a), (b), and (c), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624

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				(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14) Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 2-1 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2 (b) (viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; guilty if failing to use proper designation in violation of Rule 61J1-7.001 (1) and (2)(c) , Florida Administrative Code and Section 475.622, Florida Statutes and, therefore, in violation of Section 475.624 (4), Florida Statutes. Penalty: Respondent must pay \$561.00 in costs; respondent is suspended for one (1) year.
<b>Davie</b>	RD 6063	2009-07323	Eduardo A. Pi	Eduardo A. Pi. License No. RD 6063. Violation: violated standard 1-1(a)(b) and (c), USPAP (2006), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes, by failing to be aware of , understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal, committing a substantial error of omission or commission that significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. Penalty: fined \$1,000, plus costs, 1 yr. probation; 30 hrs of continuing education; attendance at (2) two-day FREAB general meeting.
<b>Davie</b>	RD 6385	2009-01558	Rosie Sonia Stevenson	Rosie Sonia Stevenson, License No. RD 6385; Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Competency Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., violated a standard for the development or communication of real estate appraisal specifically Standards Rule 1-1(a), (b), and (c), or other provision of the USPAP (2006) in violation of s.475.624(14), F.S., violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 1-2(e)(i), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., violated a standard for the development or communication or a real estate appraisal specifically Standards Rule 2-1(a), (b), and (c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. Penalty: fined \$1000 plus costs, attend two (2) two-day FREAB general meetings and complete forty-five (45) hours of appraisal education courses.
<b>Delray Beach</b>	RI 16749	2009-07016	Jesús A. Mota	Jesus A. Mota, License No. RI 6401; Voluntary Surrender of License effective 8/26/09.

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<b>Delray Beach</b>	RZ 967	2009-07021	Gerald W. Rowley	Gerald W. Rowley, License No. RZ 967; Violation: Failure to retain records for 5 years in violation of Sections 475.629 and 475.624(4), Florida Statutes relating to two appraisal reports in 2005 on a Subject Property in Wellington, Florida; violation of USPAP Standards Rule 1-1(a), (b), and (c) and Section 475.624(14), Florida Statutes, relating to an incorrect sales history of the Subject Property, discrepancies between data sources on Comparable Sales, and support for adjustments; violation of USPAP Standards Rule 1-4(a) and Section 475.624(14), relating to selection of Comparable Sales for said appraisal reports; violation of USPAP Standards Rule 2-1(a) and (b) and Section 475.624(14) relating to said appraisal reports; and violation of USPAP Standards Rule 2-2(b)(viii) and Section 475.624(14), Florida Statutes relating to said appraisal reports. Penalty: \$1000 fine plus costs, 6 months license suspension, no trainees during the one year probation, attendance at one 2-day FREAB meeting and completion of 45 hours of education in addition to that required for licensure.
<b>Destin</b>	RD 6357	2009-09021	Anna Fish	ANNA FISH, state certified residential real estate appraiser (RD0006357); It is alleged that Ms. Fish had incorrect data regarding the bathroom count and neighborhood boundaries of the Subject Property. She failed to note the geothermal heating properties of the Subject Property. She also failed to note that comparable sale 1 had an elevator and make the appropriate adjustment. She misstated the garage size for comparable sale 2 and failed to note that comparable sale 3 had a boat lift. Throughout the report she failed to make adjustments or explain why adjustments were not necessary for differences between the Subject Property and comparable sales. Additionally, her workfile lacked documentation to support the adjustments and conclusions in the reports. Violations alleged: the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S.; Standards Rule 2-1(a)(b), USPAP (2008), in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; Standards Rule 2-2(b)(viii), USPAP (2008), in violation of s. 475.624(14), F.S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions exclusion of the sales comparison approach, cost approach, or income approach; and violated; and the Competency Rule, USPAP (2008), by prior to accepting an assignment or entering into an agreement to perform any assignment, properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently, or alternatively: disclose the lack of knowledge and/or experience to the client before accepting the assignment; take all steps necessary or appropriate to complete the assignment competently; and describe the lack of knowledge and/or experience and the steps taken to complete the assignment competently in the report. Penalty: fined \$1000, costs, 12 mth. probation, no trainees during probation, 45 hrs. continuing education to include 15 hr. USPAP course, attend two (2-day) FREAB general meetings.

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<b>Englewood</b>	RD 5125	2009-02138	Ronald William Ortiz	Ronald William Ortiz, state-certified residential real estate License No. RD 0005125 Violation: violating a Final Order of the Florida Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent in violation of Section 475.626(1)(b), Florida Statutes. Penalty: \$198.00 in cost.
<b>Ft. Lauderdale</b>	RD 3980	2009-07002	Abu Rahsaan Jannah	Abu Rahsaan Jannah, state-certified residential appraiser License No. RD 0003980; Revocation effective 3/21/08.
<b>Ft. Myers</b>	RD 6820	2009-09025	Mark J. Allison	Mark J. Allison, License No. RD 6820; Violation: failed to exercise reasonable diligence in violation of Section 475.624(15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically Standards Rules 1-1(a), and (b);1-4(a), 1-5(a); 1-5(a); 2-1(a) and (b), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; Penalty: \$1,200 fine plus costs, 1 year probation and attendance at one 2-day FREAB general meeting; 30-hours of continuing education.
<b>Ft. Myers</b>	RI 13357	2010-00130	Donald L. Brandfass	Donald L. Brandfass, License No. RI 013357. Penalty: Voluntary Surrender his license effective January 14, 2010
<b>Ft. Myers</b>	RZ 2371	2009-07316	R.D. Ondrias	R. D. Ondrias, State Real Estate Appraiser License No. RZ 2371. Violation: Failing to communicate an appraisal without good cause in violation of Section 475.624(16), Florida Statutes; guilty of frau, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, Florida Statutes in violation of Section 475.626(1)(f), Florida Statutes. Penalty: Pay cost; suspended until such time as he refunds the \$300 that was paid for the appraisal on 2627 SW 41 <sup>st</sup> Street, Cape Coral.
<b>Ft. Myers</b>	RI 5533	2009-09043	Leneva Jo Waldon	Leneva Jo Waldon, License No. RI 5533. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Recordkeeping Section of the Ethics Rule, or other provision of the USPAP; Respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(c); 1-4(a)and(b); 1-6(a); 2-1(a) and (b); 2-2 (b) (viii) or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: fine \$500 plus costs; 1 year probation; attend (2) two-day FREAB meetings; 30 hours of continuing education.
<b>Ft. Walton Beach</b>	RD 6336	2009-09038	Timothy Allaire	TIMOTHY ALLAIRE, state certified residential real estate appraiser (RD0006336); Respondent, in the report listed the incorrect gross living area for the Subject Property. He listed the incorrect site size for comparable sale 2 as well as incorrect data in the sales Comparison Approach section regarding comparables currently offered and comparables in the subject neighborhood. Respondent failed to make adjustments for site size differences of the comparable sales. Respondent also made an incorrect calculation for the depreciation dollar amount in the Cost Approach section. Additionally, his workfile lacked documentation to support the adjustments and conclusions in the reports. Violations: guilty of



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				having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; failed to retain, for at least 5 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 s. 475.629, F.S.; violated Standards Rule 1-1(a), (b) and (c), USPAP (2008), in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; and by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 1-4(a), (b) and (c), USPAP (2008), by failing, when a sales comparison approach is applicable, to analyze such comparable sales data as are available to indicate a value conclusion; by failing, when a cost approach is necessary for credible assignment results, to develop an opinion of site value by an appropriate appraisal method or technique; analyze such comparable cost data as are available to estimate the cost new of the improvements (if any); and analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation); by failing, when an income approach is necessary to analyze such comparable rental data as are available and/or the potential earnings capacity of the property to estimate the gross income potential of the property; by failing to analyze such comparable operating expense data as are available to estimate the operating expense of the property; by failing to analyze such comparable data as are available to estimate rates of capitalization and/or rates of discount; and by failing to base projections of future rent and/or income potential and expenses on reasonably clear and appropriate evidence. Penalty: fined \$1000, costs, 18 mth. probation, with early termination when all terms and conditions are successfully completed, 30 hrs. continuing education to include 15 hr. USPAP course, attend two (2-day) FREAB general meetings.
<b>Ft. Walton Beach</b>	RZ 2645	2009-07298	Thomas A. Marr	Thomas A. Marr, License No. RZ 2645. Violation: violated a standard for the development of communication of a real estate appraisal, specially standards Rule 1-1(a), (b), and (c), or other provision of USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development of communication of a real estate appraisal, specially standards Rule 1-4(a) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., violated a standard for the development of communication of a real estate appraisal, specially standards Rule 1-5(a) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S. Penalty: fined \$1500.00 plus costs, attend two (2) two-day FREAB general meetings and complete thirty (30) hours of appraisal education courses, ninety (90) days of suspension and one (1) year of probation.
<b>Ft. Walton Beach</b>	RD 6948	2009-03722	Daniel J. Miller	Daniel J. Miller, State Real Estate Appraiser License No. RD 6948. Violation: guilty of violating a standard for the development and communication of a real estate appraisal, specifically Standard Rule 1-1 (not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the

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				aggregate affects the credibility of those results), in violation of Section 475.624(14), Florida Statutes. Penalty: fine \$500.00 plus costs, attend one (1) two-day FREAB general meeting and complete ten (10) hours of appraisal education courses in report writing, six (6)months probation.
<b>Fountain Hills, AZ</b>	RH 141	2009-09018	Carol J. Lucero	Carol J. Lucero, State Real Estate Appraiser License No. RH 141. Violation: Guilty of violating a Final Order of the Florida Real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent in violation of Section 475.626(1)(b), Florida Statutes. Penalty: License Revoked.
<b>Gulf Port</b>	RD 2903	2009-07001	Steven R. Sides	Steven R. Sides, License No. RD 2903, Voluntary Surrender effective 8/25/09
<b>Hialeah</b>	RZ 2793	2010-01117	Rafael Greigo	Rafael Greigo, state registered certified general real estate appraiser (RZ0002793); Respondent failed to discuss/reconcile the prior sale of the Subject property in February 2007 for \$210,000 and the current contract price of \$300,000 in August 2007. The report contained the incorrect bathroom count for the subject property and well as the incorrect age for comparable sale 3. Respondent failed to verify the correct room count for comparable sale 1 and comparable sale 3. The workfile for the report lacked documentation to support the adjustments and conclusions for the Sales Comparison Approach and Cost Approach sections of the report. Additionally, Respondent failed to utilize the appropriate appraiser designation on the report. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to describe the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusion; guilty of failing to utilize and display the appropriate appraiser designation in the Report in violation of Rule 61J1-7.001(2)(c), FAC and s. 475.624(1), F. S. and therefore, in violation of s. 475.24(4), F. S. Penalty: fined \$1,500, costs, 18 mth probation, 30 hrs of continuing education, to include successful completion of the 15 hr USPAP course, and attend two (2-day) FREAB general meetings.

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<b>Hilliard</b>	RZ 567	2009-03718	William Philip Davis, Jr.	William Philip Davis, Jr., state certified general real estate appraiser (RZ0000567); Violation: guilty of violating a Final Order of the Florida Real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent in violation of s. 475.626(1)(b), F.S. Penalty: revoked effective 5/18/09.
<b>Hollywood</b>	RI 21303	2010-01133	Arken Arshidinov	Arken Arshidinov, state certified residential real estate appraiser (RI0021303); Respondent failed to note a prior sale of the subject property in the appraisal. Respondent failed to provide an explanation or discussion of the prior sale of the subject property for \$241,000 in February 2007 and the opinion of market value, 4 days later in the report, for \$288,000. Respondent also failed to make adjustments or explain why such adjustments were not necessary for differences of the comparable sales noted in the Sales Comparison Approach section of the report. Additionally, Respondent's workfile failed to contained sufficient documentation to support the adjustments made in the Sales Comparison Approach and Cost Approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated Standards Rule 1-1(a) and (c), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal; and by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 1-5(b), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal; violated Standards Rule 1-6(a), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to reconcile the quality and quantity of data available and analyzed within the approaches used in the development of the appraisal; violated Standards Rule 2-1(a) and (b), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated Standards Rule 2-2(b) (viii), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions exclusion of the sales comparison approach, cost approach, or income approach. Penalty: fined \$1500, costs, 1 yr. probation, 30 hrs. education to include the 15 hr. USPAP course, attend two (2-day) FREAB general meetings.
<b>Hollywood</b>	RD 4946	2010-01128	Santiago Cruz	Santiago Cruz, License No. RD 735; Violation: In June 2007, licensee developed an appraisal report on a Ft. Lauderdale Subject Property, failing to analyze in the report the listing history versus the appraised valuation, in violation of USPAP Standards Rules 1-1(a), (b), (c) and 1-5(a), and therefore Section 475.624(14), Florida Statutes. Penalty: \$500 fine plus \$404.25 costs, 1 year probation and attendance at one two-day FREAB general meeting.

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<b>Hollywood</b>	RD 3953	2009-09033	Victor Mirea	Victor Mirea, state certified residential real estate appraiser (RD0003953). Respondent's workfile lacked documentation to support the adjustments made in the Sales Comparison Approach and Cost Approach Sections of the report. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2008) in violation of S. 475.624 (14), F.S. Penalty: fined \$500, costs, 12 months probation, subject to early termination, satisfactory completion of the 15hr. USPAP course, attend one (2-day) FREAB general meetings.
<b>Hollywood</b>	RD 4968	2010-03025	Alexander Yashin	ALEXANDER YASHIN, state certified residential real estate appraiser (RD0004968); Respondent failed to note a prior sale of the subject property in the appraisal. Respondent failed to provide an explanation or discussion of the prior sale of the subject property for \$241,000 in February 2007 and the opinion of market value, 4 days later in the report, for \$288,000. Respondent also failed to make adjustments or explain why such adjustments were not necessary for differences of the comparable sales noted in the Sales Comparison Approach section of the report. Additionally, Respondent's workfile failed to contained sufficient documentation to support the adjustments made in the Sales Comparison Approach and Cost Approach sections of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated Standards Rule 1-1(a) and (c), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal; and by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 1-5(b), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal; violated Standards Rule 1-6(a), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to reconcile the quality and quantity of data available and analyzed within the approaches used in the development of the appraisal; violated Standards Rule 2-1(a) and (b), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated Standards Rule 2-2(b) (viii), USPAP (2006), in violation of s. 475.624(14), F.S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions exclusion of the sales comparison approach, cost approach, or income approach. Penalty: fined \$1500, costs, 30 day suspension, 1 yr. probation, no trainees during probation, 30 hrs. education to include the 15 hr. USPAP course, attend two (2-day) FREAB general

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				meetings.
<b>Homestead</b>	RI 18667	2009-07695	Diana P. Castillo	License No. RI 18667; Violation: In Case No. 2008035535, relating to a 2008 appraisal of a Miami, Florida condominium, Respondent relied on improper comparable sales, failed to recite the listing history of the Subject Property, misstated growth, property value, demand/supply and marketing time trends, misstated the owner of record of the Subject Property, omitted a prior sale of a comparable sale, misstated the borrower's name, made improper adjustments to the comparable sales, and failed to keep supporting documentation. In Case No. 2008044278, relating to a 2007 appraisal of a single family residence in Homestead, Florida, Respondent failed to maintain documentation in the work file, failed to disclose a seller concession, and failed to adjust for differing bedroom/bathroom counts. Respondent's actions were in violation of the USPAP Competency Rule and Record Keeping Section of the Ethics Rule, USPAP Standards Rules 1-1(a), (b), (c), 1-4(a), and 2-1(a), (b), in violation of Section 475.624(14), Florida Statutes, and Section 475.624(15), Florida Statutes. Penalty: \$1500 fine plus costs, 1 year probation, plus attend one 2-day FREAB general meeting.
<b>Homestead</b>	RD 5003	2009-07305	Edwin Castillo	License No. RD 0005003; Violation In Case No. 2008-035542 relating to a 2008 appraisal of a Miami Florida condominium, respondent relied on improper comparable sales, failed to relied to recite the listing history of the Subject Property, misstated growth, property value, demand/supply and marketing time trends, misstated the owner of record of the Subject property, omitted a prior sale pf a comparable sale, misstated the borrower's name, made improper adjustments to the comparable sales, and failed to keep supporting documentation. In Case No. 2008-044277, relating to a 2007 appraisal of a single family residence in Homestead, Florida, Respondent failed to maintain documentation in the work file, failed to disclose a seller concession, and failed to adjust for differing bedroom/bathroom count. In Case No. 2008-039274, relating to a 2007 appraisal of a condominium in Miami Beach, Florida, Respondent failed to maintain documentation to support adjustments, failed to disclose the listing history of the Subject property, failed to disclose a seller concession, relied upon improper comparables, and omitted a prior sale pf the Subject Property. Respondent's actions were in violation of the Competency Rule and Record Keeping Section of the Ethics Rule, USPAP Standards Rules 1-1(a), (b), (c); 1-4(a) and 2-1(a), (b) in violation of Section 475.624(14), Florida Statutes, and Section 475.624(15), Florida Statutes. Penalty: \$4500 fine plus costs, 1 year probation with no trainees, plus attend (3) two-day FREAB general meetings; 30 day suspension.

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<b>Homestead</b>	RD 5573	2009-07008	Geoffrey Alexander Galindo	<p>ALEXANDER GALINDO. License No. RD 5573. Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Scope of the Work Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate review appraisal, specifically Standards Rule 3-1(c), (d), (e), (f) and (g), , or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to determine the scope of work necessary to produce credible assignment results in accordance with the Scope of Work Rule; failing to develop an opinion as to the completeness of the material under review, given the reviewer's scope of work; failing to develop an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data, given the reviewer's scope of work; failing to develop an opinion as to the appropriateness of the appraisal methods and techniques used given the reviewer's scope of work, and develop the reasons for any disagreement; and failing to develop an opinion as to whether the analyses, opinions, and conclusions are appropriate and reasonable, given the reviewer's scope of work, and develop the reasons for any disagreement; violated a standard for the development or communication of a real estate review appraisal, specifically Standards Rule 3-2(d) and (e), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to state the opinions, reasons, and conclusions required in Standards Rule 3-1(d-g), given the reviewer's scope of work and failing to include all known pertinent information. Penalty: \$2000 fine, costs, 1 yr probation, no trainees during probation, attend two (2-day) FREAB general meetings, and complete seventy-five (75) hrs. of continuing education appraisal courses in the subject areas to include review and condominium appraisals.</p>
<b>Homestead</b>	RD 5573	2009-07008	Geoffrey Alexander Galindo	<p>GEOFFREY ALEXANDER GALINDO. License No. RD 5573. Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S.; 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 (2008) in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping of the Ethics Rule, or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication or a real estate appraisal, specifically the Competency Rule, or other provision of the USPAP (2008) in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically the Scope of the Work Rule, or other provision of</p>

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				<p>the USPAP (2008) in violation of s. 475.624(14), F.S.; 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 (2008) in violation of s. 475.624(14), F. S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal; by committing a substantial error of omission or commission that significantly affects an appraisal and by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-3(b), or other provision of the USPAP (2008) in violation of s. 475.624(14), F. S., by failing to develop an opinion of the highest and best use of the real estate; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the USPAP (2008) in violation of s. 475.624(14), F. S., by failing to analyze comparable sales data as are available to indicate a value conclusion when a sales comparison approach is necessary for credible assignment results; violated a standard for the development or communication of a real estate appraisal, specifically Standard Rule 2-1(a) and (b), or other provision of the USPAP (2008) in violation of s. 475.624(14), F. S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and by failing to clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment. Penalty: \$2000 fine, costs, 1 yr probation, no trainees during probation, attend two (2-day) FREAB general meetings, and complete seventy-five (75) hrs. of continuing education appraisal courses in the subject areas to include review and condominium appraisals, inclusive of DBPR Case No. 2008056747).</p>
<b>Irwin, PA</b>	RD 5593	2009-03708	Jason Jacob Sheraw	<p>Jason Jacob Sheraw, state certified residential real estate appraiser (RD5593); Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.624(6), F.S. Penalty: fined \$250, costs, 6 mth probation.</p>
<b>Jacksonville</b>	RZ 2709	2009-07602	Glenn Parker Carver	<p>Glenn Parker Carver, State Real Estate Appraiser License No. RZ 2709. 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624(4), Florida Statutes; 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 (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real</p>

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				estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: Fine \$1,000.00 plus costs; attend two (2) two-day FREAB general meeting and complete one hundred (100) classroom hours of appraisal education courses, and thirty (30) days suspension.
<b>Jacksonville</b>	RZ 742	2009-07314	Bruce Humphrey	Bruce Humphrey. License No. RZ 742. Violation: Respondent stipulated to pay costs of investigation of \$500, to reimburse the department \$5000 for expert witness services, and to produce proof of having completed fifteen (15) hours of education in report writing relating to general appraising as condition to Nolle Pros the Amended Administrative Complaint.
<b>Jacksonville</b>	RI 14696	2009-07319	Andrew C. Johnson	Andrew Johnson. License No. RI 14696. Violation: Respondent stipulated to costs of investigation of \$500 payable within one year as condition to Nol Pros of the Amended Administrative Complaint.
<b>Jacksonville</b>	RD 3556	2009-09054	William H. King	WILLIAM H. KING, state certified residential real estate appraiser (RD3556); Respondent listed inconsistent effective dates in the appraisal report as well as inconsistent remaining economic life determination for the Subject Property. Respondent had the incorrect census number for the Subject property in the Report. Respondent also failed to make an adjustment or provide an explanation for no adjustment for comparable sale 3's site size difference and rental comparable 1's carport. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated Standards Rule 1-1(a) and (c), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; and by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standard Rule 2-1(a) and (b), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; Penalty: costs, 18 months probation, to run concurrent with DBPR Case No. 2008034032.



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<p><b>Kissimmee</b></p>	<p>RD 5828</p>	<p>2010-01131</p>	<p>Gregory A. Cross</p>	<p>Gregory A. Cross. Certified Residential Appraiser. (RD5828). Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624 (15), Florida Statutes; guilty of failing to Utilize and display the appropriate appraiser designation in the Report in violation of Rule 61J1-7.001 (2)(c), Florida Administrative Code and Section 475.622 (1), Florida Statutes and, therefore, in violation of Section 475.624 (4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for a development or communication of a real estate appraisal, specifically Standards Rule 1-1 (c), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4 (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5 (a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14) Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-6 (a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 2-1 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2 (b) (viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes. Penalty: fine \$3,000.00 and costs; respondent must attend two complete two day Florida Real Estate Appraisal Board meetings; respondent is placed under probation for a period of 18 months.</p>
<p><b>Kissimmee</b></p>	<p>RI 18287</p>	<p>2010-01116</p>	<p>Helen S. Cross</p>	<p>Helen S. Cross, registered trainee appraiser. (RI18287). Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624 (15), Florida Statutes; guilty of failing to Utilize and display the appropriate appraiser designation in the Report in violation of Rule 61J1-7.001 (2)(a), Florida Administrative Code and Section 475.622 (1), Florida Statutes and, therefore, in violation of Section 475.624 (4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for a development or communication of a real estate appraisal, specifically Standards Rule 1-1 (c), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal,</p>

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				specifically Standards Rule 1-4 (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5 (a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14) Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-6 (a), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically Standards Rule 2-1 (a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2 (b) (viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624 (14), Florida Statutes. Penalty: fine \$1,000.00 and costs; respondent must attend one complete two day Florida Real Estate Appraisal Board meetings.
<b>Land O Lakes</b>	RD 4736	2009-02794	Stephen A. Bobick	Stephen A. Bobick, state certified residential real estate appraiser (RD0004736); Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; 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 (2006) in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal when the value opinion to be developed is market value; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to clearly and accurately setting forth the appraisal in a manner that will not be misleading; by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly. Penalty: fined \$2000, costs, 7 day suspension, 1 yr. probation, thirty (30) hours of continuing education in the subject area of the sales comparison approach, attend one (2-day) FREAB general meeting.

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<b>Land O Lakes</b>	RD 7094	2009-01560	Noel G. Lewis	Noel G. Lewis, License No. RD 7094. <b>Violation:</b> Failing to utilize and Display the appropriate appraiser designation in the report in violation of Rule 61J1-7.001(2) (a), F.A.C. and s. 475.622(1), F.S. and, therefore, in violation of s. 475.624(4), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(b), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) (In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment result. When a cost approach is necessary for credible assignment results, an appraiser must: develop an opinion of site value by an appropriate appraisal method or technique; analyze such comparable data as are available to estimate the difference between the improvements (accrued depreciation) in violation of s. 475.624(14), F.S. <b>Penalty:</b> Fined \$500.00 plus costs, attend one (1) two-day FREAB general meeting and complete a twenty (20) hours of appraisal education general knowledge, cost approach and sales comparison courses, and one (1) year probation. Effective 3/5/09.
<b>Maitland</b>	RD 1862	2010-01129	David O. Battle, Jr.	David O. Battle, Jr., RD 1862; Violation: 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 Uniform Standards of professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes, violated a standard for the development or communication of real estate appraisal specifically Standards Rule 1-1(a)and (b), 1-4(a) and (b)(i) and (ii),1-5(a)and (b),1-6(a), 2-1(a)and (b), 2-2(b)(viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes, guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. Guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of chapter 475, Florida Statutes in violation of Section 475.626 (1)(f), Florida Statutes, guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes, guilty of accepting an appraisal assignment when the employment itself is contingent upon the appraiser reporting a predetermined result, analysis, or opinion in violation of Section 475.624(17), Florida Statutes. Penalty: Revocation of Appraisal License effective January 22, 2010.
<b>Merritt Island</b>	RD 1891	2009-07297	Lee A. Rosenthal	Lee A. Rosenthal. License No. 1891. Revoked effective 9/2/09; voluntarily surrendered his license for permanent revocation.
<b>Miami</b>	RZ 3182	2010-02848	Charles E. Badell	Charles E. Badell, RZ 3182; Violation failure to exercise reasonable diligence in developing an appraisal report by failing to reconcile in the report conflicting information on the number of units for Comparable Sales and use of incorrect neighborhood boundaries, in violation of Section 475.624(15)U, Florida Statutes. Penalty; \$500 plus costs, one year probation, attendance at one (1) FREAB general meeting.
<b>Miami</b>	RD 2111	2009-07304	Juan J. Badell	Juan J. Badell, License No. RD 2111; Violation: Respondent developed and

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				communicated an appraisal report on a subject property in Miami, Florida using a gross living area (resulting from the conversion of a garage); used inappropriate comparable sales; misstated the address of a comparable sales, failed to note the existence of a pool at another comparable sale, and made excessive adjustments to a third comparable sale, in violation of USPAP Standards Rules 1-1(a), (b), and (c), 2-1(a), and (b), and Section 475.624(14), Florida Statutes; and Section 475.624(15), Florida Statutes. Penalty: \$750 fine plus costs, one year probation, attendance at 1 two-day general FREAB meeting.
<b>Miami</b>	RD 4701	2010-01119	Paul Arnold Canals	Paul Arnold Canals, License No. RD 4701. Mr. Canals developed and communicated a residential appraisal in which he did not reconcile the value conclusion with the listing history. While Mr. Canals valued the Subject Property at \$414,000 on 4/10/07, the Subject Property had an expired listing on 2/28/07 for \$329,000. Although Mr. Canals does note the listing history in the appraisal, he fails to reconcile this history with the value conclusion he reached which was \$85,000 higher. Mr. Canals' workfile also lacked sufficient documentation supporting the cost approach's site improvements or land/site value. Violation: violated a standards for the development or communication of a real estate appraisal, specifically Standards Rule 1-6(reconciliation), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii)(reconciliation), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standards for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: fine \$3,000.00 plus costs, attend two (2) two-day FREAB general meetings, forty-five (45) hours of appraisal education classes, 18 months probation.
<b>Miami</b>	RI 16724	2009-07006	J. Arturo Castillo	J. Arturo Castillo, License No. RI 0016724. Voluntary Surrender of license effective 8/25/09.
<b>Miami</b>	RI 20015	2009-09034	Leonardo Codias	Leonardo Codias. RI20015. Revoked effective 10/30/09; voluntarily surrendered his license for permanent revocation.
<b>Miami</b>	RD5179	2009-07005	Suyin DeCastro	Suyin DeCastro. RD5179. Revoked effective 8/25/2009 voluntarily surrendered his license for permanent revocation.
<b>Miami</b>	RD 4620	2009-09024	Alejandro De Llanos	Alejandro De Llanos, License No. RD 4620. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; Respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b); 1-2(e)(i); 1-4(a); 1-5(a); 2-1(a) and (b); 2-2 (b) (iii)and (viii) or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the recordkeeping Section of the Ethics Rule, or other provision of the USPAP; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, Florida Statutes in violation of Section 475.626(1)(f), Florida Statutes; guilty of having had a

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				registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of Section 475.624(6), Florida Statutes. Penalty: Revocation Effective October 30, 2009.
<b>Miami</b>	RD 2181	2009-01441	Daniel Duval	Daniel Duval, License No. RD 2181; Voluntary surrender or license for permanent revocation. Effective 2/10/09.
<b>Miami</b>	RI 21869	2009-09047	Juan Antonio Fernandez	Juan Antonio Fernandez, License No. RD 0021869. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of failure to retain records for at least five years of any contracts engaging the appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes, and therefore, in violation of Section 475.624(4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Conduct Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal, specifically Recordkeeping Section of the Ethics Rule, or other provision of the USPAP; Respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b) and (c); 1-4(b); 1-5(a) and (b); 2-1(a) and (b); 2-2 (b) (viii) or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: 412.50 in costs; 18 months probation; Attend (1) two-day FREAB meeting; 15 hours of continuing education.
<b>Miami</b>	RI 21869	2009-09047	Juan Antonio Fernandez	Juan Antonio Fernandez, License No. RD 0021869. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of failure to retain records for at least five years of any contracts engaging the appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes, and therefore, in violation of Section 475.624(4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Conduct Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal, specifically Recordkeeping Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal, specifically Scope of Work Rule, or other provision of the USPAP; Respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b) and (c); 1-4(b); 1-5(a) and (b); 2-1(a) and (b); 2-2 (b) (viii) or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: 452.10 in costs; 1 year probation; 15 hours of continuing education.

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<b>Miami</b>	RI 21869	2009-09047	Juan Antonio Fernandez	Juan Antonio Fernandez, License No. RD 0021869. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of failure to retain records for at least five years of any contracts engaging the appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes, and therefore, in violation of Section 475.624(4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Conduct Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal, specifically Recordkeeping Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal, specifically Scope of Work Rule, or other provision of the USPAP; Respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b)and (c); 1-4(b); 1-5(a)and (b); 2-1(a) and (b); 2-2 (b) (viii) or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: 452.10 in costs; 1 year probation; 15 hours of continuing education.
<b>Miami</b>	RI 21869	2009-09045	Juan Antonio Fernandez	Juan Antonio Fernandez, License No. RD 0021869. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of failure to retain records for at least five years of any contracts engaging the appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section 475.629, Florida Statutes, and therefore, in violation of Section 475.624(4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Conduct Section of the Ethics Rule, or other provision of the USPAP; violated a standard for the development or communication of a real estate appraisal, specifically Recordkeeping Section of the Ethics Rule, or other provision of the USPAP; Respondent has violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b)and (c); 1-4(b); 1-5(a)and (b); 2-1(a) and (b); 2-2 (b) (viii) or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: cost \$471.50; 1 year probation; 15 hours of continuing education.
<b>Miami</b>	RI 21869	2010-01143	Juan Antonio Fernandez	Juan Antonio Fernandez. RI21869. Voluntarily surrendered his license for permanent revocation.
<b>Miami</b>	RD 4652	2009-09051	John Carlos Fraga	John Carlos Fraga, License No. RD 4652. Violation: Respondent is 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 of Section 475.624(9), Florida Statutes. Penalty: Revocation effective October 30, 2009.

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<b>Miami</b>	RI 18958	2009-09058	Neil A. Gottfried	Neil A. Gottfried: state registered trainee appraiser (RI18958). Mr. Gottfried, in the reports he developed and communicated, relied on inappropriate comparable sales, used an incorrect address for the client, indicated that MLS was used as a data source when the property was not MLS listed, stated that all three approaches to value were considered when neither the cost nor income approach was developed, and incorrectly listed unit numbers of comparables. Violation: 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 (2006) in violation of s. 475.624(14), F.S.; violated standard 1-1(a), (b), and (c), USPAP (2006) or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by making a substantial error of omission or a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated standards 1-4(a), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to consider other suitable Comparable Sales properties that were proximate, similar to and with lower selling prices than the Subject Property; violation standards 2-1(a) and (b) USPAP (2006) in violation of s. 475.624(14), F.S. by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contained sufficient information to enable the intended users of the appraisal to understand the report properly; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: fined \$500, costs, 1 year probation, 30 hours education (including a 15 hour USPAP course), 2 FREAB meetings.
<b>Miami</b>	RD 7103	2010-02847	Eleonora Gutierrez	Eleonora Gutierrez, RD 7103; Violation; violated a standard for the development or communication of real estate appraisal specifically Standards Rule 1-1(a), (b), and (c); 1-4(a); 1-5(b); 2-1(a) and (b); 2-2(b)(iii) and (viii), or other provision of the USAPA (2005) in violation of Section 475.624(14), Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. Penalty; \$3,500 plus costs; 1 year suspension; 1-year probation; 60-hrs of continuing education; attendance to (2) two-day FREAB general meeting.
<b>Miami</b>	RD 5105	2009-03586	Gabriel Gregorio Hernandez, Jr	Gabriel Gregorio Hernandez, Jr., License No. RD 5105. Voluntary Surrender of license effective 5/12/09.
<b>Miami</b>	RD 6643	2009-07003	Odalys A. Hernandez	Odalys A. Hernandez, License No. RD 6643; 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 Section 475.629, Florida Statutes, and therefore, in violation of Section 475.624(4), Florida Statutes; 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 (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii),

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				or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: fine \$2,500.00 plus costs; attend three (3) two-day FREAB general meetings and complete thirty (30) hours of appraisal education courses, one (1) year probation with no trainees; four (4) months suspension.
<b>Miami</b>	RD 6905	2010-03028	Omar Hernandez	OMAR D. HERNADEZ, state certified residential real estate appraiser (RD0006905). Mr. Hernandez misstated the zoning classification of the Subject Property. Respondent failed to explain the use of inconsistent GLA adjustments in the Sales Comparison Approach section of the report. Additionally, Respondent failed to make adjustments or explain why adjustments were not necessary in the Sales Comparison Approach section of the report for differences between the Subject Property and the comparable sales. The Respondent's workfile lacked documentation to support the adjustments and conclusions made in the Sales Comparison Approach and Cost Approach sections of the report. Respondent also failed to utilize the appropriate appraiser designation in the report. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(b), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to develop an opinion of site value by an appropriate appraisal method or technique, analyze such comparable cost data as are available to estimate the cost new of the improvements and analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation) when a cost approach is necessary for credible assignment results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2008) in violation of s.475.624(14), F. S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained; guilty of failing to utilize and display the appropriate appraiser designation in the Report in violation of Rule 61J1-7.001(2)(c), FAC and s. 475.622(1), F.S. and, therefore, in violation of s. 475.624(4), F. S. Penalty: fined \$1000, costs, 18 month probation, 30 hrs of continuing education to include 15 hr USPAP course, and attend two (2-day) FREAB general meetings
<b>Miami</b>	RD 3882	2009-02134	Gerardo Iglesias	Gerardo Iglesias, State Real Estate Appraiser License No. RD 3882. Violation: Mr. Iglesias developed and communicated a residential appraisal which utilized commercial building as comparable sales and failed to reconcile square footage and bedroom/bathroom counts when there was a conflict among reported data sources; Guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; guilty of failure to retain records for at least five years of any contracts engaging the appraiser's service, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports in violation of Section



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				475.624(4), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a) and (c), or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(b), or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes. Penalty: Fined \$1500.00, plus costs; one (1) year probation; attend two (2) 2-day FREAB general meetings; 30 hours of continuing education appraisal courses in sales comparison approach.
<b>Miami</b>	RI 21406	2009-09042	Jacqueline Lopez	Jacqueline Lopez, License No. RI 0021406. Violation: Respondent trainee appraiser developed an appraisal report on Miami Condominium in June 2007 and listed her designation improperly. Penalty: fined \$561 in costs, one year of probation and attendance at one 2-day FREAB general meeting.
<b>Miami</b>	RD 5946	2009-09022	Jorge A. Martinez, Jr.	Jorge A. Martinez, Jr., State Real Estate Appraiser License No. RD 5946. Penalty: Voluntary Surrender of License effective October 30, 2009.
<b>Miami</b>	RD 4946	2010-01138	Miguel A. Murciano	Miguel A. Murciano, License No. RD 4946; Violation: In January 2006, Respondent appraised as a single family residence a Subject Property that had been illegally subdivided into multiple dwelling units. The Subject Property was tagged by Dade County Code Enforcement for numerous violations. Respondent included misleading photographs, and an inaccurate drawing of the Subject Property in the appraisal report. The Comparable Sales used were clearly superior to the Subject Property. The photographs of the Comparable Sales displayed in the Report were not those of the actual comparables used in the Report. Respondent committed numerous other errors in the Report and failed to maintain documentation as required by statute. Respondent was charged with violation of various USPAP Standards, statutory record keeping violations and failure to exercise reasonable diligence. Penalty: Revocation effective 2/22/2010.
<b>Miami</b>	RD 3577	2008-23108	Beatrice Palomino	Beatrice Palomino. License No. 3577. revoked effective 2/10/09; voluntarily surrendered her license for permanent revocation.
<b>Miami</b>	RD 0627	2010-02846	Anthony Pena	Anthony Pena, License No. RD 0627; Violation: Respondent has been guilty of fraud, misrepresentation, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; 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 (2006) in violation of Section 473.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or Other provision of the USPAP(2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically Standard Rule 1-1(b)and (c); 1-5(a) and (b); 1-6(a); 2-1(a) and (b); 2-2(b) (ix), or other provision of the USPAP(2006) in violation of

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				Section 475.624(14), Florida Statutes; guilty of having had a certification or registration suspend, revoked, or otherwise acted against in any jurisdiction in violation of Section 475.624(60), Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. Penalty: Revocation effective April 16, 2010.
<b>Miami</b>	RD 6956	2009-03588	Jesus Portal	Jesus Portal, License No. RD 6956; Violation: guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; 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 in violation of Section 475.624.(14), Florida Statutes; violated a standard for the development of communication of the real estate appraisal specifically Standards Rule 1-1(a), (b) and (c); 1-4(a); 1-5(b); 2-1(a) and (b); 2-2(b)(viii); 2-3, or other provision of the USPAP in violation of Section 475.624(140), Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. Penalty: \$554.40 in costs; Revocation effective 5/12/09.
<b>Miami</b>	RD 2822	2010-01139	Ramon Quintero Jr.	Ramon Quintero Jr. RD2822. Voluntary surrendered his license for permanent revocation.
<b>Miami</b>	RD 4120	2009-07395	Jessalyn Rodriguez	Jessalyn Rodriguez. License No. 4120. revoked effective 9/3/09; voluntarily surrendered her license for permanent revocation.
<b>Miami</b>	RI 13942	2009-07022	Yoel Rodriguez	Yoel Rodriguez. License No. RI 13942. Violation: Respondent failed to exercise reasonable diligence in developing an appraisal report on a Subject Property in Miami, by failing to reconcile in the report discrepancies with public records, or by stating incorrect neighborhood boundaries in violation of Section 475.624(15), Florida Statutes. Penalty: \$500 fine plus costs, one year probation with attendance at one 2-day FREAB general meeting.
<b>Miami</b>	RI 13526	2010-01130	David C. Sanner	David C. Sanner, registered trainee appraiser (RI13526). Violation: respondent violated Section 475.623, Florida Statutes, by failing to furnish, in writing, within then days, the department each business address from which he operates in the performance of appraisal services and, therefore, is in violation of Section 475.624 91), Florida Statutes; guilty of failure to notify the petitioner, in writing, of any change in the business location, or failed to fully disclose all business locations from which he or she operates as a registered trainee real estate appraiser in violation of Section 475.624 (18), Florida Statutes; guilty of failure to notify the Petitioner, in writing, of the current mailing address and any change in the current mailing address, within then days after the change, in violation of Rule 61J1-7.008 (8) of the Florida Administrative Code and, therefore, in violation of Section 475.624 (4), Florida Statutes; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, Florida Statutes or the performance of any lawful duty by any person acting under the authority of Chapter 475, Florida Statutes in violation of Section 475.626 (1) (f), Florida Statutes. Penalty: respondents license is revoked.

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<b>Miami</b>	RI 16617	2009-01439	Alexis Soris	Alexis Soris, License No RI 16617; Voluntary surrender or license for permanent revocation. Effective 2/10/09.
<b>Miami</b>	RD 4727	2009-09037	Fernando Soto	Fernando Soto, License No. RD 4727. Violation: Voluntary Surrender of license effective October 30, 2009.
<b>Miami</b>	RD 5368	2009-01559	William Wood	William Wood, License No. RD 5368. Violation: standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), and (c) ("In developing an appraisal, an appraiser must: (a) be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal; (b) not commit a substantial error of omission or commission that significantly affects an appraisal; and (c) not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results") or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of s. 475.624(14), F.S.. Penalty: Fined \$1500.00 plus costs, attend one (1) two-day FREAB general meeting and one (1) year probation. Effective 2/10/09
<b>Miami Lakes</b>	RD 5777	2009-09036	Rick Ditas	RICK DITAS, state certified residential real estate appraiser (RD0005777); Respondent noted the incorrect age for the Subject Property in the report as well as failed to note that comparable sale 1 and comparable sale 2 had private docks and comparable sale 3 had a canal view. Respondent failed to analyze the contract price of \$355,000 and the opinion of market value in the report of \$450,000. Additionally, Respondent listed the incorrect age and room counts for Listing #1 and Listing #2 in the report. Respondent also failed to provide support for the Cost Approach section data in the reports. Respondent's workfile lacked documentation to the support the adjustments and conclusions in the reports. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S.; violated Standards Rule 1-1(a), (b) and(c), USPAP (2008), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated Standards Rule 1-4(b), USPAP (2008), by failing, when a cost approach is necessary for credible assignment results, to develop an opinion of site value by an appropriate appraisal method or technique; analyze such comparable cost data as are available to estimate the cost new of the improvements (if any); and analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation); violated Standards Rule 1-5(a), USPAP (2008), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to analyze all agreements of

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				sale, options, and listing of the subject property current as of the effective date of the appraisal when the value opinion to be developed is market value; and violated Standards Rule 2-2(b)(viii), USPAP (2008), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions exclusion of the sales comparison approach, cost approach, or income approach. Penalty: fined \$1250, costs, 12 months probation, no trainees during the probationary period, 45 hrs. continuing education to include 15 hr. USPAP course, attend two (2-day) FREAB general meetings.
<b>Miami Lakes</b>	RD 5034	2010-01135	Jorge Fortich Jr	Jorge Fortich Jr: certified residential appraiser (RD5034). Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes. Penalty: fined \$1,000, costs, 15 hours of USPAP course, no trainees, 1 FREAB meeting.
<b>Miami Lakes</b>	RD 5487	2009-09044	Matthew Mora	MATTHEW MORA, state certified residential real estate appraiser (RD0005487). Mr. Mora developed and communicated an appraisal review that failed to note the effective date of the new market value of the Subject Property, the intended users of the report or the intended use of the report. Mr. Mora also failed to make any assumptions regarding the Subject Property listed in the appraisal under review. Furthermore, Respondent failed to note the errors and missing information in the report under review as well as maintain the requisite documentation in his workfile for the review appraisal report; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-1(a), or other provisions of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to identify the reviewer's client and intended users, the intended use of the reviewer's opinions and conclusions, and the purpose of the assignment when developing an appraisal review; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-1(b)(ii), (iv) and (v), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to identify the effective date of the review, the date of the work under review and the effective date of the opinion or conclusion in the work under review, and the appraiser(s) who completed the work under review, unless the identity was withheld; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-1(c), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to determine the scope of work necessary to produce credible assignment results in accordance with the Scope of Work Rule; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-1(f), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to develop an opinion as to the appropriateness of the appraisal methods and techniques used, given the reviewer's scope of work, and develop the reasons for any disagreement; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-1(g), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to develop an opinion

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				<p>as to whether the analyses, opinions, and conclusions are appropriate and reasonable, given the reviewer's scope of work, and develop the reasons for any disagreement; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-2(b), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to state the information that must be identified in accordance with Standards Rule 3-1(b); violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-2(c), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to state the scope of work used to develop the appraisal review; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-2(d), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to state the opinions, reasons, and conclusions required in Standards Rule 3-1(d-g), given the reviewer's scope of work; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 3-2(e), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to include all known pertinent information; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S. Penalty: fined \$1,500, costs, 12 months probation, and 45 hrs of continuing education (which shall include 15 hr USPAP course and 17 hr Appraisal Review Under USPAP Course).</p>
<b>Miami Lakes</b>	RD 6387	2009-09048	Robert Pena	<p>Robert Pena, State Real Estate Appraiser License No. RD 6387. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624(4), Florida Statutes; 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 Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Scope of Work Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes; 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 Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or</p>

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				communication of a real estate appraisal, specifically Standards Rule 1-4(b), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2008) in violation of Section 475.624(14), Florida Statutes. Penalty: License Revoked.
<b>Miami Lakes</b>	RD 6375	2009-06999	Daniel Trincado	DANIEL TRINCADO, state certified residential real estate appraiser (RD0006375); fined \$2000 plus costs; eighteen (18) months probation; forty-five(45) hours of education to include satisfactory completion of the 15 hr USPAP course, a site valuation/cost approach course, a residential sales comparison approach course and attend three(2-day) FREAB general meetings; Respondent failed to note or adjust for the boat ramps located on the comparable sales. Respondent failed to verify correct room counts and gross living area on comparable sales when discrepancies existed between workfile documents. Respondent's workfile failed to contain the requisite documentation to support his analyses, adjustments and conclusions noted in the appraisal report. Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a Standard Rule 1-4(a) and (b), or other provision of the USPAP (2006), and, therefore, in violation of Section 475.624(14), Florida Statutes by failing to analyze such comparable sales data as are available to indicate a value conclusion when a sales comparison approach is necessary for credible assignment results and failing to develop an opinion of site value by an appropriate appraisal method or technique, analyzing such comparable cost data as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation) when a cost approach is necessary for credible assignment results; violated a Standard Rule 2-1(a) and (b), or other provision of the USPAP (2006), and, therefore, in violation of Section 475.624(14), Florida Statutes, by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated a Standard Rule 2-2(b)(viii), or other provision of the USPAP (2006), and, therefore, in violation of Section 475.624(14), Florida Statutes, by failing to ensure that the content of a Summary Appraisal Report must be consistent with the intended use of the appraisal and failing to summarize information sufficient to identify the real estate involved in the appraisal, including the physical and

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				economic property characteristics relevant to the assignment.
<b>Naples</b>	RD 3239	2009-02792	Timothy Grossi	Timothy Grossi, state certified residential real estate appraiser (RD0003239); Violation: guilty of failing to notify the Department of the termination of the relationship with the supervisory appraiser in violation of s. 475.6221(1), F.S. and, therefore, in violation of s. 475.624(4), F.S.; guilty of having obstructed or hindered in any manner the enforcement of Chapter 475, F.S. or the performance of any lawful duty by any person acting under the authority of Chapter 475, F.S. in violation of s. 475.626(1)(f), F.S.; guilty of failure to furnish in writing each business or firm name and address from which the registered appraiser operates in the performance of appraisal services in violation of Rule 61J1-7.004, F.A.C. and, therefore in violation of s. 475.624(4), F.S.; guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of s. 475.624(6), F.S. Penalty: revoked effective 4/17/09.
<b>Naples</b>	RD 4376	2009-07320	Bryant Lamont Hyde	Bryant Lamont Hyde, License No. RD 0004376. Violation: guilty of violating a Final Order of the Florida Real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent in violation of Section 475.626(1)(b), Florida Statutes. Revoked effective September 3, 2009.
<b>Naples</b>	RD 3233	2009-03717	Frank LaPlatte	FRANK LAPLATTE, state certified residential real estate appraiser (RD0003233); Violation: violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-3, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to include a correct signed certification in the written real property appraisal report. Penalty: fined \$2,500, 6 mth suspension, 3 yr. probation, a USPAP course.
<b>Naples</b>	RD 3979	2009-03724	Jason Paul Myers	Jason Paul Myers, state-certified residential real estate License No. RD 0003979; Violation: violated a standards for the development or communication of a real estate appraisal, specifically the Conduct Section of the Ethics Rule, or other provision of the USPAP in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a); USPAP Standards Rule 1-2(e)(i) and (h); USPAP Standards Rule 1-3(a) and (b); USPAP Standards Rule 1-4(b)(i); USPAP Standards Rule 1-6(a) and (b); USPAP Standards Rule 2-1(a) and (b); USPAP Standards Rule 2-2(b)(iii),(viii); USPAP Standards Rule 2-3 in violation of Section 475.624(14), Florida Statutes. Penalty: costs of \$818.40.
<b>Naples</b>	RD 3979	2009-09040	Jason Paul Myers	JASON PAUL MYERS, state certified residential real estate appraiser under suspension (RD0003979). 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 s. 475.629, F.S., and therefore, in violation of s. 475.624(4), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the definition of signature, or other provision of the USPAP (2005) in

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				<p>violation of s. 475.624(14), F.S.; violated standard 1-1(a)(b)(c), USPAP (2005), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal, failing to not commit a substantial error of omission or commission that significantly affects an appraisal, and failing to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated standard 1-4(a)(e)(f), and (h), USPAP (2005), or other provision of USPAP (2005) in violation of s. 475.624(14), F.S., by failing to analyze such comparable sales data as are available to indicate a value conclusion when using the sales comparison approach and failing to develop an opinion of site value by an appropriate appraisal method or technique, analyze such comparable cost data as are available to estimate the cost new of the improvements, analyze such comparable data as are available to estimate the difference between the cost new and the present worth of time improvements when a cost approach is applicable; violated standard 1-6(b), USPAP (2005), or other provision of USPAP (2005) in violation of s. 475.624(15), F.S., by failing to reconcile the applicability or suitability of the approaches used to arrive at the value conclusions; violated standard 2-1(a) and (b), USPAP (2005) in violation of s. 475.624(14), F.S., or other provision of USPAP (2005) in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failed to contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated standard 2-2(b)(viii), USPAP (2005) in violation of s. 475.624(14), F.S., or other provision of 475.624(14), F.S., by failing to summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-3, USPAP (2005) in violation of s. 475.624(14), F.S. or other provision of the 475.624(14), F.S., by failing to contain a signed certification in the appraisal report.; guilty of fraud, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of s. 475.624(2), F.S.; guilty of failing to accept responsibility for the direct supervision of a trainee appraiser and failure to review trainee reports in violation of F.A.C 61J1-4.010(2)(a) and (b), and, therefore, in violation of s. 475.624(4), F.S. Penalty: \$231.00 in Costs.</p>
<b>Naples</b>	RD 7163	2009-03720	Timothy Ryan O'Neill	<p>Timothy Ryan O'Neill, State Real Estate Appraiser License No. RD 7163. Violation: neither admit nor deny: a standard for the development and communication of a real estate appraisal, specifically the Record Keeping Section of Florida Statute 475.629, of Section 475.624(4), Florida Statutes; a standard for the development or communication of a real estate appraisal, specifically Standard Rule 2-1(b) (contain sufficient information to enable the intended users of the appraisal to understand the report properly) of the USPAP (2006) of Section 475.624(14), Florida Statutes; a standard for the development or communication of a real estate appraisal, specially Standards Rule 1-1(c) (not render appraisal services in a careless or negligent manner, such as by making a series of errors</p>



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				that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results) of the USPAP (2006) of Section 475.624(14), Florida Statutes. Penalty: fine \$1200.00 plus costs, attend one (1) two-day FREAB general meetings and complete twenty (20) hours of appraisal education courses (fifteen (15) hour USPAP course and other applicable courses), one (1) year probation.
<b>Naples</b>	RD 6963	2009-03710	Rhonda R. Prosser	Rhonda R. Prosser, state certified residential real estate appraiser (RD6963); Violation: guilty of having obstructed or hindered in any manner the enforcement of c. 475, F.S. or the performance of any lawful duty by any person acting under the authority of c. 475, F. S. in violation of s. 475.626(1)(f), F.S.; guilty of failure to produce appraisal reports to support the experience claimed in violation of r. 61J1-6.001(6), F.A.C. and, therefore, in violation of s. 475.624(4), F.S. Penalty: revoked effective 5/18/09.
<b>Naples</b>	RD 5794	2010-01134	Scott L. Striebel	Scott L. Striebel. Certified Residential Appraiser. (RD5794). Violation: guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction in violation of Section 475.624 (6), Florida Statutes. Penalty: respondents license is revoked.
<b>New Port Richey</b>	RD 4615	2009-09027	Deborah M. Hall	Deborah M. Hall, State Real Estate Appraiser License No. RD 4615. Violation: Guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624(4), Florida Statutes; 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 (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; 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 (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-2(d), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(vi) and (viii), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: Fined \$1000.00, plus cost; probation for one (1) year, attend 2 (two-day) FREAB general

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				meeting; complete 30 hours of continuing education appraisal courses.
<b>Nokomis</b>	RD 2772	2009-03723	Lee P. Hatin	Lee P. Hatin, State Real Estate Appraiser License No. RD 2772. Violation: Violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(b), or other provision of the USPAP (2008) in violation of Section 475.624(14), Florida Statutes; guilty of failing to supervise or train real estate appraisers in the county where the supervising appraiser's primary business address is registered with the Department, and in any county contiguous to the county where the supervising appraiser's primary business office is registered with the Department in violation of Florida Admin. Code Rule 61J1-4.010(5) and, therefore, in violation of Section 475.624(4), Florida Statutes; guilty of supervising more than three trainee appraisers at one time in violation of Florida Admin. Code Rule 61J14.010(5) and, therefore, in violation of Section 475.624(4), Florida Statutes; guilty of failing to have the same business address as the trainee appraiser in violation of Section 475.6221, Florida Statutes and, therefore, in violation of Section 475.624(4).Penalty: Fined \$2,500.00 plus costs; attend two (2) two-day FREAB general meetings and complete twenty-five (25) hours of appraisal education courses in supervision of trainees, one (1) year probation, 3 days suspension.
<b>North Miami Beach</b>	RI 14640	2009-02131	Yohanne Seyoum	Yohanne Seyoum, state-registered real estate License No. RI 0014640 Violation: violating a Final Order of the Florida Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent in violation of Section 475.626(1)(b), Florida Statutes. Penalty: Revocation effective March 27, 2009.
<b>Oldsmar</b>	RI 694	2009-09041	Patricia A. Malik	Patricia A. Malik, License No. RI 0000694. Violation: Voluntary Surrender of License effective October 30, 2009
<b>Orlando</b>	RI 16598	2009-03710	Jason Vander May	Jason Vander May, state registered trainee appraiser (RI16598); revoked effective 5/18/09, voluntarily surrendered his license for permanent revocation.
<b>Palm Harbor</b>	RZ 2841	2010-01132	Steven Porcaro	Steven Porcaro, state certified general real estate appraiser (RZ0002841). Mr. Porcaro failed to note on his application for licensure a pending civil matter. Additionally, Mr. Porcaro appraisal license was disciplined in the state of Massachusetts. Respondent neither admits nor denies the following violations: Rule 61J1-3.001(6)(b), F.A.C., in violation of s. 475.624(4), F.S., by failing to disclose any civil proceeding pending against him on an application for licensure; and s. 475.624(6), F.S., by being guilty of having had a registration suspended, revoked, or otherwise acted against in any jurisdiction. Penalty: fined \$3000, costs, 1 yr. probation, 7 hours of education in coursework dealing with fraud or ethics and attend two (2-day) FREAB general meetings.
<b>Palmetto Bay</b>	RD 4177	2009-09023	Jill Elizabeth Feick	Jill Elizabeth Feick, License No. RD 4177; Violation: Respondent is guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; Respondent is guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; 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 Uniform Standards of

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				Professional Appraisal Practice (2005) in violation of Section 475.624(14), Florida Statutes; violated a standard specifically Standards Rule 1-1(a), (b), and (c); 1-4(a); 1-5(b); 1-6(a); 2-1(a) and (b); 2-3, or other provision of the Uniform Standards of Professional Practice (2008) in violation of Section 475.624(14), Florida Statutes. Penalty: Revocation effective October 30, 2009.
<b>Palmetto Bay</b>	RD 4719	2009-09052	Javier Ferrer	Javier Ferrer, License No. RD 4719; Violation: Respondent developed and communicated two appraisal reports on Subject Property condominiums in Miami, Florida in December 2006 and June 2007 using inappropriate comparable sales, in violation of Section 475.624(14), Florida Statutes and USPAP Standards Rules 1-1(a), (b), (c); 1-4(a), 2-1(a),(b);failed to exercise reasonable diligence in violation of Section 475.624(15), Florida Statutes; and used an improper designation on the signature page in violation of Section 475.624(4) and Rule 61J1-7.001, Florida Administrative Code. Penalty: \$2500 fine plus costs, 1 week license suspension, 1 year probation and attendance at one 2-day FREAB general meeting.
<b>Panama City Beach</b>	RD56	2010-01585	Robert L. Pohlman	Robert L. Pohlman, state certified residential real estate appraiser under suspension (RD00056). Violation: violated a standards 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 (2006) in violation of s. 475.624(14), F.S.; violated a standard for development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standards for development and communication of a real estate appraisal, specifically Standards Rule 2-2(b)(viii), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; guilty of having failed to exercise reasonable diligence inn developing an appraisal report in violation of s. 475.624(15), F.S> Penalty: fined \$2000, costs, 75 day suspension, 1 yr. probation, 60 hrs. of continuing education in the classroom with a passing grade on examination, no trainees during probation, attend two (2-day) FREAB general meetings.
<b>Panama City Beach</b>	RD 3500	2009-07023	John D. Ridley	John D. Ridley, state-certified residential appraiser License No. RD 0003500; Voluntary Surrender effective 08/26/09.
<b>Pembroke Pines</b>	RD 7095	2009-09030	Luis E. Cuervo	Luis E. Cuervo, License No. RD 7095, Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated a standard for development or communication of a real estate appraisal, specifically Standards Rule 1-1(a),(b) and (c); 1-2(e)(i); 1-4(a); 1-5(a); 2-1(a)and (b); 2-2(b)(iii) and (viii) or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; Penalty: fined \$700, plus costs, 18 months probation; 30 hrs of continuing education; attendance at (2) two-day FREAB general meeting.
<b>Pembroke Pines</b>	RD 5150	2009-07004	Franklin Ferguson	FRANKLIN FERGUSON, state certified residential real estate appraiser (RD0005150); Mr. Ferguson, failed to discuss the listing history of the Subject Property in the reports as well as noted an incorrect contract price of the Subject property in the report. He made adjustments for comparable sales for pools, when

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				<p>the comparables did not have pools located on the property. He used outdated Marshall and Swift data in the cost approach section of the reports. Additionally, his workfile lacked documentation to support the adjustments and conclusions in the reports. The documentation also was not contemporaneous to the effective dates of the reports. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated standard 1-1(c), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated standard 1-5(a), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to analyze all agreements of sale, options, and listing of the subject property current as of the effective date of the appraisal when the value opinion to be developed is market value; violated standard 2-1(a)(b), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated standard 2-2(b)(vi) and (viii), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to state the effective date of the appraisal and the date of the report in the content of a Summary Appraisal Report and failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions exclusion of the sales comparison approach, cost approach, or income approach. Penalty: fined \$1500, costs, 90 day suspension, 18 mth. probation, no trainees during probation, 90 hrs. continuing education to include 15 hr. USPAP course, attend three (2-day) FREAB general meetings.</p>
<b>Pembroke Pines</b>	RD 5363	2010-03027	William J. Lieber	<p>WILLIAM J. LIEBER, state certified residential real estate appraiser (RD0005363); the workfile for the report lacked documentation to support the adjustments made for the comparable sale differences in the Sales Comparison Approach. Additionally, the workfile, lacked documentation to support the dwelling square footage adjustments, opinion of site value and as-is improvements in the Cost Approach section of the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(b), or other provision of the USPAP (2008) in violation of s. 475.624(14), F. S., by failing to develop an opinion of site value by an appropriate appraisal method or technique, failing to analyze comparable cost data as are available to estimate the cost new of the improvement (if any) and failing to analyze comparable date as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation) when a cost approach is necessary for</p>

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				credible assignment results. Penalty: fined \$500, costs, 18 mth probation, 15 hr USPAP course.
<b>Pembroke Pines</b>	RD 6319	2009-02793	Leonardo Javier Ospina	Leonardo Javier Ospina, License No. RD 6319; 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 s. 475.629, F.S., and therefore, in violation of s. 475.624(4), F.S., 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 Appraiser in violation of F.A.C. Rule 61J1-4.010(6) and, therefore, in violation of s. 475.624(4), F.S., guilty of failing to obtain the supervisor's signature on appraisal experience log in violation of F.A.C. Rule 61J1-4.010(7) and, therefore, in violation of s. 475.624(4), F.S. Penalty: fined \$500 plus costs, sixty (60) days suspension, attend one (1) two-day FREAB general meeting and complete basic appraisal principles of appraisal education courses, and one (1) year probation.
<b>Pembroke Pines</b>	RD 1660	2009-07000	Lee Ann Smith	Lee Ann Smith, License No. RD 1660; Respondent neither admits nor denies a violation of a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a) and (b), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; or a violation of a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: \$2000.00 fine and \$561.00 in costs; attend one (1) two-day FREAB general meetings, and complete thirty hours of continuing appraisal education.
<b>Pinellas Park</b>	RD 5424	2009-07302	Denise Burkart	Denise Burkart, License No. RD 5424; Voluntary Surrender of License effective 09/03/09.
<b>Plant City</b>	RD 4404	2010-01126	Sylvia Dee Gomez	Sylvia Dee Gomez, License No. RD 4404; Violation: Case number 2008001758, violated a standard for the development or communication of real estate appraisal, specifically Standards Rule 1-1(a), (b) and (c), 2-1(a) and (b); 1-2 (e)(i); 1-4 (a); 1-5(a); 2-2 (b) (iii), (vii) and (viii) or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624.(14), Florida Statutes, guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. violated a standard for the development or communication of real estate appraisal, specifically the record keeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2206) in violation of Section 475.624(14), Florida Statutes. Penalty: \$2,000 fine plus \$597.30 cost of investigation, 12 months probation and attendance at one 2-day FREAB meeting, (1) week suspension.
<b>Plantation</b>	RD 3559	2005-30191	James Walter O'Neill	James Walter O'Neill, License No. RD 3559; Violation: violation of the Standard(s) Rule 2-1(a) Uniform Standards of Professional Appraisal Practice in violation of Section 475.624(14), Florida Statutes; Penalty: \$750.00 fine plus costs, attendance of two (2-day) FREAB meetings
<b>Plantation</b>	RI 8581	2009-09016	Alexander Rivera	Alexander Rivera, License No. RI 8581. Violation: Respondent has violated a standard for the development or communication of a real estate appraisal,

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				specifically Standards Rule 1-1(a), (b) and (c); 1-5(a) and (b); 2-1(a) and (b), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes. Penalty: fined \$1,250, plus costs, 6 months probation; 30 hrs of continuing education; attendance at (1) two-day FREAB general meeting
<b>Ponte Vedra Beach</b>	RD 4649	2009-03705	David S. Brock	David S. Brock, License No. RD 4649. Violation: Guilty of failure to prepare a workfile for each appraisal, which must include:... true copies of any written reports, documented on any type of media;...all other data, information and documentation necessary to support the appraiser's opinions and conclusions and to show compliance with this Rule and all other applicable Standards, or references to the locations of such other documentation, in violation of the Record Keeping Section of the Ethics Rule of USPAP (2008) and therefore in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially 2008 USPAP Standards Rule 1-1(a)(an appraiser must be aware of, understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal), 1-1(b)(not commit a substantial error of omission or commission that significantly affects an appraisal) and 1-1(c)(not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results), in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially 2008 USPAP Standards Rule 2-1(a)(clearly and accurately set forth the appraisal in a manner that will not be misleading) and (b)(contain sufficient information to enable the intended users of the appraisal to understand the report properly) in violation of Section 475.624(14), Florida Statutes. Penalty: Suspension five (5) months; fine \$1,000.00 plus costs, complete thirty (30) hours of appraisal education courses, attend one (1) FREAB meeting, and one (1) year probation with no supervision of trainees.
<b>Port Charlotte</b>	RI 3341	2009-06998	Karen L. White	Karen L. White, License No. RI 3341; Voluntary Surrender of License effective 08/25/09.
<b>St. Augustine</b>	RI 17330	2010-01066	Christine T. Childers	Christine T. Childers, state registered trainee real estate appraiser (RI017330); Respondent failed to note the predominate housing style in the Subject Property neighborhood as mobile homes. Respondent made a misstatement as to the inspection date of the comparable sales. Failed to adjust for comparable sale 4 having a shed outfitted with electricity and a deck. Failed to verify if the Subject Property was previously offered for sale. The workfile for the report lacked documentation to support the adjustments and conclusions for the Sales Comparison Approach and Cost Approach sections of the report. Additionally, Respondent failed to maintain the appropriate and requisite trainee logs. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a

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				<p>real estate appraisal, specifically Standards Rule 1-1(a) and (c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal and failing to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(vi) and (viii), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to state the effective date of the appraisal and the date of the report and failing to describe the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusion; exclusion of the sales comparison approach, cost approach, or income approach must be explained; guilty of failing to keep and maintain trainee experience log and failure to include all of the required information on the appraisal experience log as a Registered Trainee Real Estate Appraiser in violation of FAC Rule 61J1-4.010(6) and, therefore, in violation of s. 475.624(4), F. S. Penalty: fined \$1000, costs, 18 mth probation, 15 hr USPAP course, and attend two (2-day) FREAB general meetings.</p>
<b>St. Augustine</b>	RD 1699	2009-09049	James Andre Lee	<p>James Andre Lee, License No. RD 001699. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b), and (c); 1-4(a) and (b); 2-1(a) and (b); 2-2(b)(viii) or other provision of the Uniform Standards of Professional Appraisal Practice (2006); violated a standard for the development or communication of a real estate appraisal, specifically the Scope of Work Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: Revocation Effective October 30, 2009.</p>

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<p><b>St. Augustine</b></p>	<p>RD 2792</p>	<p>2010-01136</p>	<p>Steven L. Sculley</p>	<p>Steven L. Sculley, state certified residential real estate appraiser (RD002792); Respondent failed to note the predominate housing style in the Subject Property neighborhood as mobile homes. Respondent made a misstatement as to the inspection date of the comparable sales. Failed to adjust for comparable sale 4 having a shed outfitted with electricity and a deck. Failed to verify if the Subject Property was previously offered for sale. The workfile for the report lacked documentation to support the adjustments and conclusions for the Sales Comparison Approach and Cost Approach sections of the report. Additionally, Respondent failed to maintain the appropriate and requisite trainee logs for his trainee. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a) and (c), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal and failing to not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b)(vi) and (viii), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to state the effective date of the appraisal and the date of the report and failing to describe the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusion; exclusion of the sales comparison approach, cost approach, or income approach must be explained; guilty of failing to keep and maintain trainee experience log and failure to include all of the required information on the appraisal experience log as a Registered Trainee Real Estate Appraiser in violation of FAC Rule 61J1-4.010(6) and, therefore, in violation of s. 475.624(4), F. S. Penalty: fined \$3000, costs, 18 mth probation, no trainees during the probationary period, 45 hrs of continuing education to include 15 hr USPAP course, and attend two (2-day) FREAB general meetings.</p>
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<b>St. Augustine</b>	RI 14462	2009-09036	William Dewitt Smith	William Dewitt Smith, License No. RI 0014462. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1(a), (b), and (c); 1-4(a) and (b); 2-1(a) and (b); 2-2(b)(viii) or other provision of the Uniform Standards of Professional Appraisal Practice (2006); violated a standard for the development or communication of a real estate appraisal, specifically the Scope of Work Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2206) in violation of Section 475.624(14), Florida Statutes. Penalty: \$1,336.00 costs, one year probation, attendance at one 2-day FREAB meeting and completion of 30 hours of education in addition to that required for licensure.
<b>St. Cloud</b>	RI 15421	2009-07322	Christine L. Sheirburn	Christine L. Sheirburn, licensed appraiser, RI 15421; Violation: 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 (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1,(a),(b) and (c), 1-5(a), 2-1 (a) and (b), 2-3; guilty of fraud in violation of Section 475.624(2)Florida Statutes; guilty of fraud, misrepresentation, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes. Penalty: Revocation effective 09/03/09.
<b>St. Cloud</b>	RD 5387	2009-07020	Mary C. Sheirburn	Mary C. Sheirburn, state certified residential real estate appraiser, RD 5387; Violation: 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 (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-1,(a),(b) and (c), 1-4(a), 1-5(a)and (b), 2-1 (a) and (b), 2-3; guilty of fraud in violation of Section 475.624(2)Florida Statutes; guilty of accepting an appraisal assignment when the employment itself is contingent upon the appraiser reporting a predetermined results, analysis, or opinion in violation of Section 475.624(17)m Florida Statutes. Penalty: Revocation effective 8/26/09.

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<b>St. Petersburg</b>	RZ 1600	2010-01127	James M. Davis	James M. Davis, RZ 1600; Violation: Respondent developed and communicated an appraisal report in March 2007 on a residential property in Tampa, Florida, failing to report the listing history for the Subject Property or reconciling that listing history with the appraised value, in violation of Section 475.624(14), Florida Statutes and USPAP Standards Rule 1-5(a). Penalty: \$2000 plus costs, one year probation, attendance at one (1) two-day FREAB general meetings, 15 hours of professional education, no trainees for 30 days.
<b>Sarasota</b>	RI 15844	2009-03706	Gail C. Aker	Gail C. Aker, License No. RI 15844. 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624(4), Florida Statutes. Penalty: Attend one (1) two-day FREAB general meeting.
<b>Sarasota</b>	RD 543	2008-09729	Glenn Richard Greber	Glenn R. Greber, License Number RD 543; Violation: violation of USPAP Standards Rule 1-1(a), (b), and (c); 2-1(a), (b) in violation of Florida Statutes 475.624(14) Florida Statutes; failure to exercise reasonable diligence in violation of Section 47.624(15), Florida Statutes. Penalty: \$3,000.00 plus costs, 1 year probation; ; 40 hours of sales comparison or cost approach analysis; attendance at two 2-day FREAB general meeting.
<b>Sarasota</b>	RD 3178	2009-04010	Heather Kabobel	HEATHER KABOBEL, state certified residential real estate appraiser (RD0003178); fined \$1250 plus costs; one (1) year probation; and complete a fifteen (15) hour USPAP course and an additional seven (7) hours of education. Respondent neither admits nor denies the following allegations: Section 475.624(15), F.S., failure to exercise reasonable diligence in developing an appraisal report; Section 475.629, F.S., and, Section 475.624(4), F.S., 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.; Standards Rule 1-1(a), (b) and (c), USPAP (2005), failure to be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible report; by committing a substantial error of omission or commission that significantly affects an appraisal; and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal in the aggregate affects the credibility of those results; Standards Rule 1-4(a) and (b), USPAP (2005) failure to analyze a sales comparison sales data as is available to indicate a value conclusion when a sales comparison approach is necessary and by failing to develop an opinion of site value b an appropriate appraisal method or technique; failing to analyze such comparable cost data as are available to estimate the cost new of the improvement; and failing to analyze such comparable data as are available to estimate the differences between the cost new and the present worth of the improvements (accrued depreciation) when using a cost approach; Standards rule 2-1(a), (b) and (c), USPAP (2005), failure to clearly and accurately setting forth the appraisal in a manner that will not be misleading; failure to have the appraisal report contain sufficient information to enable the intended users of

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				the appraisal to understand the report properly; and failure to clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.
<b>Sarasota</b>	RZ 2253	2009-03725	Thomas D. Mullins	Thomas D. Mullins, State Real Estate Appraiser License No. RZ 2253. <b>Violation:</b> 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 Section 475.624(4), Florida Statutes. <b>Penalty:</b> fine \$1,500.00 plus costs; attend two (2) two-day FREAB general meetings and complete twenty (20) hours of appraisal education courses in sales comparables, one (1) year probation.
<b>Sarasota</b>	RH 227	2009-09017	Romy I. Steinberg	Romy I. Steinberg, License No. RH 227. Violation: Voluntary Surrender of license effective October 30, 2009.
<b>Seminole</b>	RD 2852	2009-09449	Jason Edwards	JASON EDWARDS, state certified residential real estate appraiser (RD0002852). Respondent failed to discuss the listing history of the Subject property in the appraisal report. The report listed the incorrect roof surface for the Subject Property and referenced the wrong county location for the Subject Property. This error was corrected on a second report. Neither report's workfile contained sufficient documentation to support the adjustments made in the Sales Comparison Approach and Cost Approach sections of the reports. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S.; violated Standards Rule 1-1(c), USPAP (2008), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; and violated Standards Rule 1-5(a), USPAP (2008), or other provision of the USPAP (2008) in violation of s. 475.624(14), F.S., by failing to analyze all agreements of sale, options, and listing of the subject property current as of the effective date of the appraisal when the value opinion to be developed is market value. Penalty: fined \$1000, costs, 30 hrs. continuing education to include 15 hr. USPAP course, attend two (2-day) FREAB general meetings..
<b>Springfield, MO</b>	RD 3908	2009-07024	Robert Gregory Powell	Robert Gregory Powell, state-certified residential appraiser License No. RD 0003908; Voluntary Surrender effective 8/26/09.
<b>Sorrento</b>	RD 5147	2009-03709	Philip Rawls	PHILIP RAWLS, state certified residential real estate appraiser (RD0005147); fined \$1000 plus costs; one (1) year probation; complete 30 hours of additional education to include the fifteen (15) hour USPAP course; attend two (2-day) FREAB general meetings; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section

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				of the Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2005) in violation of s. 475.624(14), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(b)(i), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., by failing to develop an opinion of site value by an appropriate appraisal method or technique when a cost approach is necessary for credible assignment results; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-5(a), or other provision of the USPAP (2005) in violation of s. 475.624(14), F.S., by failing to analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal when the value opinion to be developed is market value.
<b>Southport</b>	RI 13077	2009-03715	Marcia Lynn Croom	Marcia Lynn Croom, state registered trainee appraiser (RI13077); Violation: 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 (2006) in violation of s. 475.624(14), F.S.; violated a standard for development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated a standard for the development and communication of a real estate appraisal, specifically Standards Rule 2-(b)(viii), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: \$2000 fine, costs, attend two (2-day) FREAB general meetings, thirty (30) hours of appraisal education course, and one (1) year probation
<b>Southwest Ranches</b>	RD 7140	2009-09046	Everton Spaulding	Everton Spaulding, state certified residential real estate appraiser (RD0007140); Mr. Spaulding, in his reports he developed and communicated failed to discuss the Subject property's listing history, made incorrect adjustments for pools and site size, and referenced outdated Marshall and Swift data in the Cost Approach section. Additionally, his workfile was not contemporaneous to the effective date of the reports and lacked documentation to support the adjustments and conclusions in the report. Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated standard 1-1(c), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated standard 1-5(a), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to analyze all agreements of sale, options, and listing of the subject property current as of the effective date of the appraisal when the value opinion to be developed is market value; violated standard 2-1(a)(b), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to clearly and

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				accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated standard 2-2(b)(vi) and (viii), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to state the effective date of the appraisal and the date of the report in the content of a Summary Appraisal Report and failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions exclusion of the sales comparison approach, cost approach, or income approach. Penalty: fined \$1000, costs, 30 day suspension, 1 yr. probation, no trainees during probation, 15 hr. USPAP course, attend two (2-day) FREAB general meetings.
<b>Tamarac</b>	RD 5027	2009-02137	Raul Pimentel	Raul Pimentel, State Real Estate Appraiser License No. RD 5027. <b>Violation:</b> Mr. Pimentel developed and communicated a residential appraisal which failed to report and reconcile the listing history for the subject property; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; 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 Section 475.629, Florida Statutes, and, therefore, in violation of Section 475.624(4), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; 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 (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 1-4(a), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-1(a) and (b), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. <b>Penalty:</b> Fined \$2000.00, plus costs; thirty (30) days suspension; one (1) year probation; attend two (2) 2-day FREAB general meetings; 25 hours of continuing education appraisal courses.
<b>Tamarac</b>	RD 5027	2010-01142	Raul Pimentel	Raul Pimentel: state certified residential real estate appraiser (RD5027). Mr. Pimentel, in the report he developed and communicated, failed to report, analyze or reconcile the listing history for the Subject Property, failed to report a prior sale of the Subject Property, and failed to list his license location with the Department of Business and Professional Regulation. Violation: violated standards 15(a) and (b), USPAP (2006) in violation of s. 475.624(14), F.S., by failing to analyze listings of the Subject Property and all sales of the Subject Property that occurred within the three years prior to the appraisal; violated standard 2-2(b)(viii), USPAP (2006) in violation of s. 475.624(14), F.S., by failing to summarize the results of analysis of the sale, options and listing s of the Subject Property; violated 2-1(a) and (b),

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				USPAP (2006) in violation of s. 475.624(14), by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading, and by failing to contain sufficient information to enable the intended users of the appraisal to understand the report properly; violated s. 475.623, F.S. , by failing to furnish the Department each business address from which he operates. Penalty: fined \$1000, costs, 2 FREAB meetings, 30 hours of education, 1-yr. probation.
<b>Tampa</b>	RD 4398	2009-03712	Edward C. Lowery	Edward C. Lowery, state certified residential real estate appraiser (RD04398); Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: \$500 in costs, attend one (2-day) FREAB general meeting and complete thirty (30) hours of appraisal education courses, one (1) year probation.
<b>Tampa</b>	RD 4398	2009-03712	Edward C. Lowery	Edward C. Lowery, state certified residential real estate appraiser (RD04398); Violation: guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of s. 475.624(15), F.S. Penalty: \$500 in costs, attend one (2-day) FREAB general meeting, one (1) year probation.
<b>Tampa</b>	RD 4648	2009-03721	Glenn Anthony Minardi, Jr	Glenn Anthony Minardi, Jr., State Real Estate Appraiser License No. RD 4648. Violation: violated a standard for the development or communication of a real estate appraisal, specifically the Record Keeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically Standards Rule 2-2(b) (viii) (state the appraisal methods and techniques employed, state the value opinions and conclusion reached, and reference the workfile; exclusion of the sales comparison approach, cost approach, or income approach must be explained), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially Standard Rule 1-2(e) (identify any hypothetical conditions necessary in the assignment), or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specially the Scope of Work Rule, or other provision of the USPAP (2006) in violation of Section 475.624(14), Florida Statutes. Penalty: fine \$2,000.00 plus costs, attend three (3) two-day FREAB general meetings and complete thirty (30) hours of appraisal education courses in report writing, red flags, supervision/ trainee and other applicable courses, one (1) year probation.
<b>Tampa</b>	RI 11671	2008-23899	Michael Mock	MICHAEL MOCK, state registered trainee appraiser (RI11671). Mr. Mock, as a trainee appraiser misstated the inspection date and effective date of the appraisal report, used dissimilar comparable sales with respect to the Subject property and failed to analyze the highest and best use of the Subject property. Additionally, the workfile submitted was not contemporaneous to the appraisal report and lacked documentation to support the adjustments and conclusions in the report. Violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S.; violated standard 1-1(a) and (c), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F. S., by failing to be aware of, understand, and correctly employ

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				those recognized methods and techniques that are necessary to produce a credible appraisal and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated standard 1-2(b) and (d), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to identify the intended use of the appraiser's opinions and conclusions and failing to identify the effective date of the appraiser's opinions and conclusions; violated standard 2-1 (a) and (b), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly. Penalty: fined \$1250, costs, 1 yr. probation, 15 hr. USPAP course, attend two (2-day) FREAB general meetings.
<b>Tampa</b>	RD 3894	2009-07019	Valentina Ohanjannians	VALENTINA OHANJANNIANS, state certified residential real estate appraiser (RD3894). Ms. Ohanjannians, as a supervisory appraiser misstated the inspection date and effective date of the appraisal report, used dissimilar comparable sales with respect to the Subject property and failed to analyze the highest and best use of the Subject property. Additionally, the workfile submitted was not contemporaneous to the appraisal report and lacked documentation to support the adjustments and conclusions in the report. Violated a standard for the development or communication of a real estate appraisal, specifically the Recordkeeping Section of the Ethics Rule, or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S.; violated standard 1-1 (a) and (c), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to be aware or, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal and rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results; violated standard 1-2(b) and (d), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to identify the intended use of the appraiser's opinions and conclusions and failing to identify the effective date of the appraiser's opinions and conclusions; violated standard 2-1(a) and (b), USPAP (2006), or other provision of the USPAP (2006) in violation of s. 475.624(14), F.S., by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading and failing to ensure the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly. Penalty: fined \$2000, costs, 1 yr. probation, no trainees during probation, 30 hrs of continuing education to include 15 hr. USPAP course, attend two (2-day) FREAB general meetings.
<b>Tampa</b>	RD 3902	2009-07321	Keith Rados	Keith Rados. License No. 3902. revoked effective 9/3/09; voluntarily surrendered his license for permanent revocation.

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<b>Tampa</b>	RD 5968	2010-01122	Dario Ruiz	Dario Ruiz, License No. RD 5968; Violation: Case number 2008001758, Culpable negligence in violation of Section 475.624(2), Florida Statutes: Respondent employed a trainee whom Respondent suspected of unethical or fraudulent conduct, but did not fire the trainee until after an egregious appraisal done on or about March 2, 2007 came to light involving an uninhabitable residence in Tampa, Florida. Respondent maintains the trainee, without authorization, obtained access to and affixed Respondent's signature to the appraisal report. Case number 2008063509, failure to exercise reasonable diligence in developing an appraisal or preparing an appraisal report in violation of Section 475.624(15), Florida Statutes: Respondent, on or about February 29, 2008 developed and communicated an appraisal on a Tampa, Florida residence. Respondent maintained work file documentation only on the Subject Property and one comparable sale, combined the gross living area of the Subject Property's main dwelling unit with an accessory unit, then used superior comparable sales based on the larger gross living area, bedroom and bathroom count. Penalty: \$1,000 fine plus \$2000 cost of investigation, 18 months probation and attendance at one 2-day FREAB meeting, 60 of appraisal education to include coverage of Cost Approach and Land Adjustments.
<b>Tampa</b>	RD 5968	2010-03026	Dario Ruiz	Dario Ruiz, License No. RD 5968; Violation: Respondent on or about August 24, 2007 developed and communicated an appraisal report on a Subject Property residence in Sarasota, Florida, erring in the disclosure of neighborhood one-unit housing trends, failing to adjust a comparable sale for its location on a busy highway, failing to disclose an attached one car garage and carport on another comparable sale, and inconsistently calculating the effective age and economic life of the Subject Property, in violation of Section 475.624(15), Florida Statutes (failure to exercise reasonable diligence in developing an appraisal report), and Section 475.624(14), Florida Statutes and Standards Rules 1-1(a), (b), and 2-1(a), (b), USPAP 2006. Penalty: \$ 874.50 cost of investigation, 18 months probation concurrent to that in Case numbers 2008001758 and 2008063509, proof of completion of a minimum 20 hour continuing education course in sales comparison analysis with end of course examination, in addition to any education required to maintain licensure.
<b>Tampa</b>	RD 5410	2009-03589	Joshua S. Shapiro	Joshua S. Shapiro, License No. RD 5410; Violation: violation of USPAP Standards Rule 1-1(a), and (b) in violation of Section 475.624(14), Florida Statutes. Penalty: \$500 fine plus costs, 1 year probations, attendance at two (2) 2-day FREAB general meetings, no supervision of trainees during the probationary period.
<b>Wellington</b>	RD 4468	2009-09019	Leon Craig Mobley	Leon Craig Mobley, State Real Estate Appraiser License No. RD 4468. Violation: Guilty of violating a Final Order of the Florida Real Estate Appraisal Board concerning Respondent's case and which is binding upon Respondent in violation of Section 475.626(1)(b), Florida Statutes. Penalty: Fined \$1250.00, plus cost; suspended for 60 days; probation for eighteen (18) months, attend 2 (two-day) FREAB general meeting; complete 30 hours of continuing education appraisal classroom courses.



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<b>Wesley Chapel</b>	RD 4944	2009-00923	Tony Lee Collings	Tony Lee Collings, License No. RD 0004944. Violation: violated a standard for the development or communication of real estate appraisal, specifically the definition of Signature, or other provision of the USPAP (2005) in violation of Section 475.624(14), Florida Statutes; violated standard for the development or communication of real estate appraisal, specifically Rule 2-3, or other provision of the USPAP(2005) in violation of Section 475.624(14), Florida Statutes; guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction in violation of Section 475.624(2), Florida Statutes; guilty of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624 (15), Florida Statutes. Penalty: cost \$1,287; 1 year probation; attend two two-day FREAB general meeting
<b>West Palm Beach</b>	RI 20980	2009-09050	Luis R. Garcia	Luis R. Garcia, License No. RI 0020980. Violation: guilt of having failed to exercise reasonable diligence in developing an appraisal report in violation of Section 475.624(15), Florida Statutes; violated a standard for the development or communication of a real estate appraisal, specifically standards Rule 1-1(a) and (b); 1-4(a); 2-1(a) and (b); 2-2(b) (viii), or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), Florida Statutes; guilty of failing to use proper designation in violation of Rule 61J1-7.001(1), Florida Administrative Code and Section 475.622, Florida Statutes and therefore, in violation of Section 475.624(4), Florida Statutes. Penalty: \$808.50 in costs; 1 year probation; Attend (1) two-day FREAB meeting.
<b>West Palm Beach</b>	RD 3819	2009-03707	Christopher Staniszewski	Christopher Staniszewski, state certified residential real estate appraiser (RD0003819); 60 day license suspension, to run concurrent with probationary term; fined \$1500 plus costs; one (1) year probation; thirty (30) hours of education in the area of USPAP and highest and best use; attendance at (2) FREAB meetings; violated s. 475.624(15), F.S. failing to exercise reasonable diligence in developing the appraisal report; violated the Record Keeping section of the Ethics Rule, USPAP (2005), by failing to prepare a workfile for each appraisal that must include the name of the client, and the identity, by name or type, of any of the intended users; true copies of any written reports, documented on any type of media; summaries of any oral reports or testimony, or a transcript of testimony, including the appraiser's signed and dated certification; and all other data, information, and documentation necessary to support the appraiser's opinions, and conclusions and to show compliance with this Rule and all other applicable Standards, or references to the location(s) of such other documentation; violated Standards Rule 1-3(b), USPAP (2005), by failing to develop an opinion of highest and best use of the real estate; violated Standards Rule 1-4(a) and (b), USPAP (2005), by failing, when a sales comparison approach is necessary for credible results, to analyze such comparable sales data as are available to indicate a value conclusion; and by failing, when a cost approach is necessary for credible assignment results, to develop an opinion of site value by an appropriate appraisal method or technique; analyze such comparable cost data as are available to estimate the cost new of the improvements (if any); and analyze such comparable

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				data as are available to estimate the difference between the cost new and the present worth of the improvements (accrued depreciation); violated Standards Rule 2-1(a), (b) and (c), USPAP (2005), by clearly and accurately setting forth the appraisal in a manner that will not be misleading; and by failing to have the appraisal report contain sufficient information to enable the intended users of the appraisal to understand the report properly; and violated Standards Rule 2-2(b)(ix), (x), USPAP (2005), by failing to summarize the information analyzed the appraisal procedures followed, and the reasoning that supports the analyses, opinions and conclusions; and failure to state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal; and, when reporting an opinion of market value, summarize the support and rationale for the appraiser's opinion of the highest and best use of the real estate.
<b>Weston</b>	RD 4464	2009-01442	George Holbrook	George Holbrook. License No. RD 4464. Revoked effective 2/6/09; voluntarily surrendered his license for permanent revocation.
<b>Winter Park</b>	RD 4806	2009-03714	Mandy Jeannette Huston	MANDY JEANNETTE HUSTON, state-certified residential real estate appraiser (RD0004806). Penalty: fined \$2,000 plus costs; 1 yr. probation; attend (2) two-day FREAB general meeting; complete (30) hours of education pertaining to supervisor-trainee issues and no trainees during the probationary period. Violation: guilty of failing to keep and maintain her experience log and failure to include all of the required information on her appraisal experience log as a Registered Trainee Real Estate Appraiser in violation of Florida Admin. Code Rule 61J1-4.010(6) and, therefore, in violation of Section 475.624(4), F.S.; violated a standard for the development or communication of a real estate appraisal, specifically the Definition of Signature; obtained control of and affixed digital signature of another, or other provision of the Uniform Standards of Professional Appraisal Practice (2006) in violation of Section 475.624(14), F.S.; guilty of failing to notify the Department of the termination of the relationship with the supervisory appraiser in violation of Section 475.6221(1), F.S. and, therefore, in violation of Section 475.624(4), F.S.

