

**FLORIDA REAL ESTATE APPRAISAL BOARD  
DISCIPLINARY ACTIVITY REPORT  
2020**

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
Armfield, Peter D.	2019-050603	RZ 524	<b>Vero Bch, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, by violating Rule 61J1-9.001, Florida Administrative Code, by violating one or more the following USPAP provisions: Record Keeping Rule; Standards Rules 1-1(b) and (c); 2-1(a) and (c); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: Count 2 dismissed; administrative fine of \$2,000.00; investigative costs of \$2,000.00; education: The Appraisal Foundation corrective courses entitled: "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections"; attend 1 FREAB meeting; probation for 12 months (with early termination). Effective: 08/31/2020.
Azua, Esley R.	2019-060684	RD 7017	<b>Coral Gables, FL:</b> Respondent violated Section 475.624(4), Florida Statutes, by violating Rule 61J1-9.001, Florida Administrative Code, by violating one or more the following USPAP provisions: Competency Rule; Standards Rules 1-1(a), (b) and (c); 1-4(a) and (b); 2-1(a); Section 475.624(4), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue representations in or related to the practice of a profession; Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: Revocation. Effective: 09/08/2020.
Clark, Claud III	2019-006924	RZ 3089	<b>Magnolia Springs, AL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(6), Florida Statutes, when Respondent voluntarily surrendered his Alabama Real Estate Appraiser License via a Voluntary Revocation Consent Order, which the Alabama Real Estate Appraisers Board approved and accepted. By stipulation, as agreed upon by the Respondent, the Final Order filed on February 27, 2020, revoking Respondent's license shall be vacated; administrative fine of \$1,000.00; investigative costs of \$825.00; Respondent's license with the Department shall be placed in and remain in a suspended status until such time as the Alabama Real Estate Appraisers Board reinstates Respondent's Alabama appraisal license G00024; upon reinstatement of Respondent's Alabama license, Respondent's Florida license shall be reinstated within 30 days from the date that Respondent provides the Division of Real Estate with documentation that his Alabama license has been reinstated. Should Respondent not apply for reinstatement of his Alabama license, Respondent may apply for reinstatement of his Florida license on or after May 16, 2021. Effective: 11/23/2020.
Deweese, Jeanne Ann	2019-058249	RD 3997	<b>Lake Placid, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through a violation of Rule 61J1-4.010, Florida Administrative Code, by failing to properly designate her role as supervisory appraiser; Section 475.624(4), Florida Statutes, by violating Rule 61J1-9.001, Florida Administrative Code, by violating one or more the following USPAP provisions: Record Keeping Rule, Ethics Rule; Standards Rules 1-2(c); 1-4(a); 2-1(a); 2-3; Section 475.624(4), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue representations in or related to the practice of a profession; Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed to the following penalty: administrative fine of \$3,000.00; investigation costs of \$1,369.50; education courses: 15-hr. National USPAP course and The Appraisal Foundation's corrective course entitled "Report Writing vs. Form Filling"; attend 1 FREAB meeting. Effective: 08/17/2020.
Gross, John A.	2020-008265	RZ 4061	<b>Bradenton, FL:</b> Respondent neither admits nor denies that Respondent violated 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Ethics Rule, Standards Rules 1-1(b); 1-4; and 2-2(c). By stipulation, the Respondent agreed to the following penalty: Count 2 dismissed; administrative fine of \$1,500.00; investigative costs of \$1,493.25; education: complete The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections". Effective 01/25/2021.
Marren, Heidi B.	2019-051115 2019-050854 2019-051094 2019-051112	RD 6632	<b>Gulf Hammock, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, by violating Rule 61J1-9.001, Florida Administrative Code, by violating the work file provisions of USPAP and various other Standards; Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or by failing to follow the engagement letter's requirement for the number of comparable properties used and reporting the Subject Property's neighborhood incorrectly in preparing an appraisal report. By stipulation, respondent agreed to the following penalty: Count 2 dismissed; administrative fine of \$6,000.00; investigation costs of \$4,000.00; education: The Appraisal Foundation's corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping" and "Report Certifications: What Am I Signing and Why". Effective: 08/17/2020.
Martinez, Armando Xavier	2019-035708	RD 7268	<b>Orlando, FL:</b> Respondent violated Section 475.624(6), Florida Statutes, by having his Texas appraiser license revoked. Penalty: Revocation; investigative costs of \$526.35. Effective: 02/27/2020.

Moore, Jerry Wayne	2020-003189	RD 6786	<p><b>Tavares, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed upon the following penalty: Counts 1 and 2 dismissed; administrative fine of \$1,000.00; investigative costs of \$2,887.50; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections". Effective: 11/24/2020.</p>
Penney, Thomas E.	2020-011419	RD 5273	<p><b>Apopka, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, Respondent agreed to the following penalty: Counts 1 and 2 dismissed; administrative fine of \$1,500.00; investigative costs of \$2,136.75; education: complete The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections". Effective 01/25/2021.</p>
Shaw, David	2020-005108	RD 7810	<p><b>Seminole, FL:</b> Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Standards Rules 1-1(c); 1-6; 2-1(a) and (b); and 2-2(a)(viii); Section 475.624(4), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue representations in or related to the practice of a profession; Section 475.624(4), Florida Statutes, through Section 475.679, Florida Statutes, by failing to prepare and retain a work file for each appraisal and failing to ensure that the work file contains original or true copies of supporting data assembled and formulated by the appraiser in preparing appraisal reports.</p> <p>Penalty: administrative fine of \$2,000.00; investigative costs of \$4,182.75; education: 7-hour CE course relating to income approach; probation for 12 months (with early termination); attend 1 FREAB meeting. Effective: 09/08/2020.</p>
Spears, April Marie	2020-002107	RZ 3280	<p><b>Port St. Lucie, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.622(1), Florida Statutes, by failing to use the proper state certification designation; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Scope of Work Rule, Ethics Rule, Standards Rules 2-1 and 2-3; Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed to the following penalty: Count 2 dismissed; suspension for 30 days; administrative fine of \$2,500.00; investigative costs of \$1,500.00; education: The Appraisal Foundation corrective courses entitled: "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections"; probation for 12 months (with early termination). Effective: 08/31/2020.</p>
Stillman, Patricia Moyer	2020-014548	RD 3851	<p><b>Spring Hill, FL:</b> Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Scope of Work Rule, Standards Rules 1-1(b) and (c); 1-3(b); 1-6; 2-1(b) and (c); 2-2(x)(1) and (5); 2-2(xii); Section 475.624(4), Florida Statutes, through a violation of Section 455.227(1)(m), Florida Statutes, by making untrue representations in or related to the practice of a profession; Section 475.624(4), Florida Statutes, through Section 475.679, Florida Statutes, by failing to prepare and retain a work file for each appraisal and failing to ensure that the work file contains original or true copies of supporting data assembled and formulated by the appraiser in preparing appraisal reports; Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>Penalty: administrative fine of \$2,500.00; investigative costs of \$2,574.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections"; probation for 12 months (with early termination). Effective: 11/24/2020.</p>
Thomas, Murdock	2019-017134	RD 7903	<p><b>Palm Bch. Gardens, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through a violation of Section 475.611(1)(1), Florida Statutes, by developing and communicating an appraisal report for non-residential property in excess of 4 units; Section 475.624(4), Florida Statutes, through a violation of Rule 61J1-9.001, Florida Administrative Code, by violating one or more of the following USPAP provisions: Ethics Rule, Competency Rule, Scope of Work Rule; Standards Rules 1-1(a), (b) and (c); 1-2(f) and (g); 1-4(a) and (c); 2-1(a), (b) and (c); 2-2; 2-2(a)(vii), (viii) and (xi); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report; Section 475.624(4), Florida Statutes, through a violation of Rule 61J1-7.001, Florida Administrative Code, by failing to sign the Report without the proper designation.</p> <p>By stipulation, Respondent agreed to the following penalty: administrative fine of \$2,500.00; investigation costs of \$3,085.50; education: 15-hour National USPAP course; attendance at 2 complete FREAB meetings; 12 months of probation. Effective: 08/17/2020.</p>
Thompson, Paul Eugene	2020-012284	RD 7625	<p><b>Coral Springs, FL:</b> Respondent violated Section 475.624(4), Florida Statutes, by violating Section 455.227(1)(t), Florida Statutes, when Respondent failed to self-report in writing to the board within 30 days after the Respondent pled nolo contendere in January 2019.</p> <p>Penalty: suspension for 12 months; administrative fine of \$1,000.00; investigative costs of \$1,229.25. Effective: 01/25/2021.</p>

Wilson, Christopher	2019-036748	RD 501	<p><b>Tallahassee, FL:</b> Respondent neither admits nor denies that Respondent violated Section 475.624(15), Florida Statutes, by making certain errors and submitting insufficient workfile.</p> <p>By stipulation, the Respondent agreed to the following penalty: Counts 1 and 3 dismissed; administrative fine of \$500.00; investigation costs of \$643.00; 20 hours of education to include The Appraisal Foundation corrective courses entitled: "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Residential Report Writing vs. Form Filling", and "Scope of Work: Appraisals and Inspections"; the remaining 4 hours of education will be at the Respondent's discretion. Effective: 08/17/2020.</p>
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