



Florida Real Estate Appraisal Board Disciplinary Activity Report 2004

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Boca Raton	RD 1205	2004-000679	Jerry Eugene Maly	Boca Raton: Jerry Eugene Maly; Certified Residential; Fined \$1000.00; 1-yr. Probation; 7-hrs. of USPAP education; attendance at one FREAB general meeting; guilty of culpable negligence, or breach of trust in any business transaction; violated a standard provision of USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 2/25/04.
Boca Raton	RI 5399	2004-04276	Joseph Benedict Marchese	Boca Raton: Joseph Benedict Marchese; Registered Trainee; Fined \$1000 plus costs; violated a standard for the development or communication of a real estate appraisal or other provision of the USPAP. Effective 9/21/04.
Boca Raton	RZ 2381	2004-05403	Nancee Zawaki	Boca Raton: Nancee Zawaki; Certified General; Fined \$2500; 1-yr. probation; 30 hrs. of education; guilty of failure to retain records for at least five years of any contracts engaging the appraiser's services, guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard provision for the development or communication of a real estate appraisal. Effective 11/30/04.
Bonita Springs	RD 3297	2004-04819	Stephan B. Manderschied	Bonita Springs: Stephan B. Manderschied; Certified Residential; 30-day suspension; 6-mos. probation; Fined \$500; 15-hr USPAP Course; violated a standard for the development or communication of a real estate appraisal or other provision of the USPAP and found guilty for a second time of misconduct in practice of real estate appraisal. Effective 12/01/04.
Boulder, Colorado	RD 1980	2004-04279	Daniel G. Hammond	Boulder, Colorado: Daniel G. Hammond; Certified Residential; Revoked effective 10/20/04; guilty of violating a standard for the development or communication of a real estate appraisal, specifically Standards 1 and 2, or other provision of the Uniform Standards of Professional Appraisal Practice; guilty of dishonest conduct, culpable negligence, or breach of trust in any business transaction; and having failed to exercise reasonable diligence in developing an appraisal report.

RI: Registered Trainee

RH: Licensed

RD: Certified Residential

RZ: Certified General

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CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Bradenton	RZ 252	2004-02778	Alan D. Moore	Bradenton: Alan D. Moore; Certified General; Fined \$2000.00; 60-day suspension; guilty of failing to communicate an appraisal without good cause and guilty of fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence or breach of trust in any business transaction. Effective 8/5/04.
Brooksville	RI 6067	2005-00145	Dawn Kimberly Gilkes	Brooksville: Dawn Kimberly Gilkes; Registered Trainee; Revoked; effective 2/11/05; guilty of fraud, culpable negligence, or breach of trust in any business transaction; and violated a standard for the development or communication of a real estate appraisal or other provision of USPAP.
Bryceville	RI 4536	2004-04282	Donna J. Todd	Bryceville: Donna J. Todd; Registered Trainee; Fined \$1500 plus costs; 12-mos. probation; 15 hrs. of education; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; failure to exercise reasonable diligence in developing an appraisal report; and failure to furnish in writing any change of address within 10 days of the change. Effective 10/20/04.
Cape Coral	RD 1023	2004-05406	Joseph L. Appelbaum	Cape Coral: Joseph L. Appelbaum; Certified Residential; Revoked effective 11/30/04; Fined \$5000 plus costs; violated a standard for the development or communication of real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of culpable negligence in any business transaction
Casselberry	RD 1558	2004-02130	Tom M. Beilman	Casselberry: Tom M. Beilman; Certified Residential; Fined \$1,300.00 plus costs; 1-yr. suspension; 1-yr. probation; 15-hr USPAP and ABI courses; guilty of failure to notify Petitioner, in writing, of any change in the business location from which he operates, failed to exercise reasonable diligence in developing an appraisal report and failed to comply with the disclosure and display of designation requirements. Effective 7/7/04.

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Chipley	RD 3430	2004-04812	Fate P. Brown	Chipley: Fate P. Brown; Certified Residential; Fined \$2000; 15 hrs. of education; 1-yr. probation; guilty of failing to retain and make available for inspection, for at least five years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled, and formulated by the appraiser in preparing appraisal reports; violated a standard for the development or communication of a real estate appraisal or other provisions of the Uniform Standards of Professional Appraisal Practice; failed to exercise reasonable diligence in developing an appraisal report; misrepresentation and culpable negligence in a business transaction. Effective 11/28/04.
Clearwater	RD 3344	2005-00144	James F. Edwards	Clearwater: James F. Edwards; Certified Residential; Fined \$2500; 15 hrs. of education; neither admits or denies having violated a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice, that he failed to exercise reasonable diligence in developing an appraisal report, that he was culpably negligent or incurred breach of trust in any business transaction. Effective 1/12/05.
Clearwater	RZ 1677	2005-00148	Robert J. Edwards	Clearwater: Robert J. Edwards; Certified General; Revoked; effective 1/12/05; voluntarily surrendered his license for permanent revocation.
Coral City	RI 6754	2003-04484	Alex Lantigua	Coral City: Alex Lantigua; Registered Trainee; 6-mos. suspension; Fined \$2000 plus costs; guilty of obtaining a license by means of knowingly submitting false information, or engaging in misrepresentation and failing to comply with the requirements of Florida Administrative Code 61J1-3.001(6)(a). Effective 10/15/04.
DeBary	RI 9595	2004-05404	Spencer F. Lobban	DeBary: Spencer F. Lobban; Registered Trainee; Revoked; effective 12/30/04; Fined \$1000 and costs \$374.55; obtained a license by means of knowingly submitting false information, or engaging in misrepresentation.
Ft. Lauderdale	RI 9388	2004-04278	Gerard F. Robinson	Ft. Lauderdale: Gerard F. Robinson; Registered Trainee; 30-day suspension; obtained a license by submitting false information; Effective 9/21/04.

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Grand Ridge	RD 3284	2004-01179	Susan Walker Darling	Grand Ridge: Susan Walker Darling; Certified Residential; Fined \$500.00; 6-mos. probation; attendance at one FREAB general meeting; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; having failed to exercise reasonable diligence in developing an appraisal report. Effective 4/28/04.
Green Cove Springs	RD 2092	2004-04487	Ronald L. Mullis	Green Cove Springs: Ronald L. Mullis; Revoked effective 8/3/04.
Hialeah	RD728	2004-05405	Felipe Gonzalez-Sarrain	Hialeah: Felipe Gonzalez-Sarrain; Certified Residential; Revoked effective 11/30/04; Fined \$15000.00 plus costs; violated a standard for the development or communication of a real estate appraisal, failed to exercise reasonable diligence in developing an appraisal report and guilty of having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which shows that he is incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so.
Hialeah	RI 2811	2000-83630	Martha N. Noda	Hialeah: Martha N. Noda; Registered Trainee; Revoked effective 7/19/04; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice (1997), failing to exercise reasonable diligence in developing an appraisal report and being found guilty, for a second time, of any misconduct that warrants disciplinary action.
Hollywood	RD 872	2004-05393	Dana Marc Disanto	Hollywood: Dana Marc Disanto; Certified Residential; Fined \$3000; 7 hrs. of education; 6 mos. probation; guilty of failing to exercise reasonable diligence in developing an appraisal report. Effective 12/30/04.
Hudson	RD 2316	2004-04274	Ken Cote	Hudson: Ken Cote; Certified Residential; Fined \$1500 plus costs; 1-yr. probation; 15 hrs. of continuing education; guilty of having violated a standard for the development or communication of a real estate appraisal or other provision of the USPAP. Effective 8/3/04.
Hudson	RI 8162	2004-04485	Melinda Jones	Hudson: Melinda Jones; Registered Trainee; Fined \$1000 plus costs; 6-mos. suspension; guilty of obtaining a license by means of knowingly submitting false information, or engaging in misrepresentation. Effective 11/4/04.

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Jacksonville	RD 3243	2004-05394	Jim G. Hardin	Jacksonville: Jim G. Hardin; Certified Residential; Fined \$1000.00 plus costs; 6-mos. Probation; 15-hour USPAP course during probation; guilty of having failed to exercise reasonable diligence in developing an appraisal report; has violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(c), or other provision of USPAP; violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(a) and (b), or other provision of USPAP. Effective 11/30/04.
Jacksonville	RZ 50	2004-02775	James C. Johnston	Jacksonville: James C. Johnston; Certified General; Fined \$2000.00 plus costs; 6-month suspension; AB-I and AB-II education; guilty of failing to exercise reasonable diligence in developing an appraisal report and violating a standard for the development or communication of a real estate appraisal or other provision of the USPAP. Effective 8/6/04.
Jacksonville	RI 2355	2004-04281	Peter M. Jones	Jacksonville: Peter M. Jones; Registered Trainee; Revoked effective 8/3/04.
Jacksonville	RI 4490	2004-03677	John Gus Paulin	Jacksonville: John Gus Paulin; Registered Trainee; Cost \$204.90; guilty of obtaining a license by means of fraud, misrepresentation or concealment. Effective 9/15/04.
Jacksonville	RD 2665	2005-00152	Patricia C. Reiter	Jacksonville: Patricia C. Reiter; Certified Residential; Fined \$1000 plus cost; 6-mos. probation; attend one (1) FREAB general meeting; guilty of failing to use proper designation; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-1(a) and 1-1(b), or other provision of USPAP; and guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 1/13/05.
Jacksonville	RI 4094	2005-00150	William E. Reiter	Jacksonville: William E. Reiter; Registered Trainee; Costs; 6-mos. probation; attend one (1) FREAB general meeting; guilty of failing to use proper designation; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-1(a) and 1-1(b), or other provision of USPAP; and guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 1/13/05.

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Largo	RD 2961	2004-05391	Roland Creaser	Largo: Rolando Creaser; Certified Residential; Revoked effective 12/30/04; Fined \$5000.00; violated a standard for the development or communication of a real estate appraisal, specifically Standard 1 and 2, Ethics Rule, Departure Rule and Supplemental Standards Rule, or other provision of the Uniform Standards of Professional Appraisal Practice; guilty of having failed to exercise reasonable diligence in developing an appraisal; and guilty of culpable negligence, or breach of trust in any business transaction.
Longwood	RD 4356	2004-04275	Karen Famularo	Longwood: Karen Famularo; Certified Residential; Fined \$1000 plus costs; guilty of obtaining a license b means of knowingly submitting false information, or engaging in misrepresentation and failing to comply with Rule 61J1-4.003, Florida Administrative Code. Effective 10/20/04.
Longwood	RD 708	2005-00147	George E. Flyth	Longwood: George E. Flyth; Certified Residential; Fined \$2500; 1-yr. probation; 30 hrs. of education; guilty of failing to properly register a trainee real estate appraiser; guilty of failing to have the same business address as the trainee real estate appraiser. Effective 1/12/05.
Margate	RI 9796	2004-05398	Jamie Lee Ray	Margate: Jamie Lee Ray; Registered Trainee; Fined \$500 plus costs; 6-mos. probation; attend one (1) full FREAB meeting; obtained or attempted to obtain a registration, license, or certification by means of knowingly making a false statement, submitting false information, refusing to provide complete information in response to an application question, or engaging in fraud, misrepresentation, or concealment. Effective 11/30/04.
Marianna	RI 6770	2004-04816	Vicki Lynn Harris	Marianna: Vicki Lynn Harris; Registered Trainee; Fined \$1000; 7 hrs. of education; 1-yr. probation; guilty of failing to retain and make available for inspection, for at least five years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled, and formulated by the appraiser in preparing appraisal reports; violated a standard for the development or communication of a real estate appraisal or other provisions of the Uniform Standards of Professional Appraisal Practice; failed to exercise reasonable diligence in developing an appraisal report; misrepresentation and culpable negligence in a business transaction. Effective 11/28/04.

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Miami	RD 2972	2004-05388	Luis M. Aparicio	Miami: Luis M. Aparicio; Certified Residential; Fined \$5500; 2-yrs. probation; 40 hrs. of education; guilty of having failed to exercise reasonable diligence in developing an appraisal report and violating a standard for the development or communication of a real estate appraisal or other provision of USPAP, culpable negligence in any business transaction and fraud. Effective 11/30/04.
Miami	RI 10569	2004-04270	Robert Ayala	Miami: Robert Ayala; Registered Trainee; Voluntary Surrender of License effective April 20, 2004.
Miami	RD 2595	2004-04270	Michael Bell	Miami: Michael Bell; Certified Residential; Fined \$500; 6-mos. probation; 15 hrs. of Standards of Professional Appraisal Practice; violated a standard or other provision of USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 9/21/04.
Miami	RD 2704	2004-04273	Daniel I. Brizuela	Miami: Daniel I. Brizuela; Certified Residential; Fined \$1500 plus costs; 12-mos. probation; 75 hrs. of education to include ABI and ABII; attend two (2) FREAB general meetings; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice and failing to exercise reasonable diligence in developing an appraisal report. Effective 10/20/04.
Miami	RI 5270	2005-00143	Alejandro De Llanos	Miami: Alejandro De Llanos; Registered Trainee; Fined \$1000 plus costs; 1-yr. suspension; 3-hr. ethics course; violated standards for the development or communication of a real estate appraisal or other provisions of the Uniform Standards of Professional Appraisal Practice and guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 1/12/05.
Miami	RI 6499	2004-04814	Richard Espinosa	Miami: Richard Espinosa; Registered Trainee; 28 hrs. of education; 12-mos. probation; guilty of violating a standard for the development or communication of a real estate appraisal or other communication of a real estate appraisal or other provisions of the Uniform Standards of Professional Appraisal Practice; having failed to exercise reasonable diligence in developing an appraisal report; and guilty of culpable negligence in any business transaction. Effective 11/28/04.

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Miami	RD 1806	2004-000837	Barbara Exposito	Miami: Barbara Exposito; Certified Residential; Fined \$6000.00; 6-mos. suspension; guilty of culpable negligence, or misrepresentation; violating standard for the development or communication of a real estate appraisal or other provision of USPAP; failure to exercise reasonable diligence in developing an appraisal report.
Miami	RI 5437	2005-00141	Luis Lleonart	Miami: Luis Lleonart; Registered Trainee; Fined \$500 plus costs; 1-yr. probation; 45 hrs. of education to include Sales Comparison Valuation of Small, Mixed-Use Properties, Residential Subdivision Analysis and Florida Law update; violated a standard for the development or communication of real estate appraisal, specifically 1 and 2, or other provision of the Uniform standards of Professional Appraisal Practice; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 1/12/05.
Miami	RD 1711	2005-00120	Lazaro Menendez	Miami: Lazaro Menendez; Certified Residential; Fined \$1000 plus costs; 45-day suspension; 2-yr. probation; 30 hrs. of education; guilty of culpable negligence; violated a USPAP Standard; failed to exercise reasonable diligence; and guilty a second time. Effective 1/11/05.
Miami	RD 2987	2004-02776	Celso Paul Mesa	Miami: Celso Paul Mesa; Certified Residential; Fined \$3000.00 plus costs; 90-day suspension; 1 yr. Probation; AB-I course; guilty of failing to exercise reasonable diligence in developing an appraisal report; failing to retain, for at least five years, original or true copies of any contracts engaging the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports and violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice. Effective 8/6/04.

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Miami	RD 2987	2004-05396	Celso Paul Mesa	Miami: Celso Paul Mesa; Certified Residential; Fined \$9000.00; 1-yr. suspension; 1-yr. probation; ABI & ABII course during probation; failed to exercise reasonable diligence in developing an appraisal report, violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-1(b), (c), 1-4(c), and 2-2(b)(iii) of the Uniform Standards of Professional Appraisal Practice; failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal, Supplemental Standard 10, A-2 of the Uniform Standards of Professional Appraisal Practice; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-1(b), (c), 1-4(a), and Ethics-Record Keeping of the Uniform Standards of Professional Appraisal Practice; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1-1(a), (b), (c), 1-4(c)(i), (ii), and (iii) of the Uniform Standards of Professional Appraisal Practice. Effective 11/30/04.
Miami	RZ 1826	2004-03670	Scott N. Nappier	Miami: Scott N. Nappier; Certified General; Fined \$2000 plus costs; 3-yr suspension; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standard of Professional Appraisal Practice; having failed to exercise reasonable diligence in developing an appraisal report; misrepresentation, culpable negligence, or breach of trust in any business transaction. Effective 4/28/04.
Miami	RD 591	2003-00704	Antonio Prieto	Miami: Antonio Prieto; Certified Residential; Five year suspension and fined \$3,000; violated a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; failed to exercise reasonable diligence in developing an appraisal report. Effective 4/10/03.
Miami	RI 7199	2004-001175	John Alexander Raxach	Miami: John Alexander Raxach; Registered Assistant; Revoked effective 4/28/04; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a registered assistant appraiser or licensed or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct in violation of Section 475.624(5), Florida Statutes; and having been confined in any county jail, post adjudication; is confined in any state or federal prison.

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Miami	RI 6287	2004-05399	Marisel L. Ross	Miami: Marisel L. Ross; Registered Trainee; Fined \$500.00; 1-yr. probation; 3-hr. ethics course; guilty of having failed to use reasonable diligence in developing an appraisal report. Effective 11/30/04.
Miami	RD 1851	2004-03675	Charles E. Scott	Miami: Charles E. Scott; Certified Residential; Fined \$2000 plus costs; 2-yr. suspension; 14 hrs. of education to include ethics and advance sales comparison approach; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice and failing to exercise reasonable diligence in developing an appraisal report. Effective 9/16/04.
Miami	RD 3223	2004-003673	Dale Smalley	Miami: Dale Smalley; Certified Residential; Fined \$1500 plus costs; 1-yr. probation; 45 hrs. of education to include Sales Comparison Valuation of Small, Mixed-Use Properties, Residential Appraisal Analysis and Florida Law update; violated a standard for the development or communication of a real estate appraisal, or other provision of USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report; reasonable diligence in developing an appraisal report; and guilty of having been found guilty, for a second time, of any misconduct that warrants disciplinary action. Effective 8/14/04.
Miami	RD 3291	2004-02162	Antolin H. Garcia Valinotti	Miami: Antolin H. Garcia Valinotti; Certified Residential; Fined \$1,000.00; 3-mos. suspension; guilty of culpable negligence, or breach of trust in any business transaction. Effective 7/6/04.
Miami	RD 3612	2004-04284	Cesar Vargas	Miami: Cesar Vargas; Certified Residential; Fined \$3000 plus costs; 30-day suspension; 12-mos. probation; 15 hrs. of education; attend three (3) FREAB general meetings; guilty of failing 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; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1, 2, and Ethics Rule, or other provision of the Uniform Standards of Professional Appraisal Practice (2000); and failing to exercise reasonable diligence in developing an appraisal report. Effective 10/20/04.

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Miami Lakes	RZ 2505	2005-00155	John Phillip Pena	Miami Lakes: John Phillip Pena; Certified General; Fined \$1500 plus costs; 1-yr. probation; 28 hrs. of education to include Sales Comparison Valuation of Small, Mixed-Use Properties, Residential Subdivision Analysis; violated a standard for the development or communication of real estate appraisal, or other provision of the Uniform Standards of Professional Appraisal practice; guilty of having failed to exercise reasonable diligence in developing an appraisal report; 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. Effective 1/13/05.
Monticello	RD 2150	2004-02773	J. Birney Linn	Monticello: J. Birney Linn; Certified Residential; Voluntary Surrender of License; effective 2/20/04.
North Miami Beach	RH 146	2004-05400	Ronald G. Schwartz	North Miami Beach: Ronald G. Schwartz; Licensed Appraiser; Fined \$1000; 1-yr. probation; 7 hrs. of education; violated USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 11/30/04.
North Palm Beach	RD 1300	2004-04277	C. Lane Griffin	North Palm Beach: C. Lane Griffin; Certified Residential; Fined \$500 plus costs; 6-mos. probation; 4-hr ethics course; guilty of failure to notify the Petitioner, in writing, of any change in the business location from which she operates. Effective 9/21/04.
Ohio	RI 1088	2004-04285	Edward V. Vollmer	Ohio: Edward V. Vollmer; Registered Trainee; Fined \$1500 plus costs; 1-yr. suspension; 1-yr. probation; 75-hrs of education; guilty of culpable negligence, concealment, or misrepresentation in a business transaction, violated a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; and having failed to exercise reasonable diligence in developing an appraisal report. Effective 10/20/04.
Orange Park	RD 1769	2004-03671	Paul Zappulla	Orange Park: Paul Zappulla; Certified Residential; 30-day suspension; violated a standard for the development or communication of a real estate appraisal or other provision of the USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 8/16/04.
Orlando	RD 3122	2005-00149	Alex Gruszczuk	Orlando: Alex Gruszczuk; Certified Residential; Fined \$1500; failed to maintain five files of twenty-two files for five years from 1996 as a registered trainee. Effective 1/23/05.

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Orlando	RD 1940	2004-04486	Michael S. Moran	Orlando: Michael S. Moran; Certified Residential; Fined \$1000 plus costs; 6-mos. probation; guilty of violating a standard for the development or communication of a real estate appraisal, 1 and 2, or other provision of the Uniform Standards of Professional Appraisal Practice and having failed to exercise reasonable diligence in developing an appraisal report. Effective 11/4/04.
Orlando	RI 5402	2004-000681	Daniel Peter Natoli	Orlando: Daniel Peter Natoli; Registered Trainee; Fined \$500.00; 6 mos. Probation; 7-hr. course on Effective Appraisal Writing; 7-hr. course on Subdivision Analysis and 7-hrs. of USPAP education; attendance at on e FREAB general meeting; violated a standard provision of USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 2/25/04.
Orlando	RH 160	2004-01723	Dennis Natoli	Orlando: Dennis Natoli; Licensed Appraiser; Fined \$1000.00; 30-day suspension; attendance at one FREAB general meeting; guilty of culpable negligence, or breach of trust in any business transaction; violated a standard provision of USPAP; guilty of having failed to exercise reasonable diligence in developing an appraisal report. Effective 5/7/04.
Panama City	RD 1662	2004-04817	C.C. Harrison, III	Panama City: C. C. Harrison, III; Certified Residential; Fined \$2000; 15 hrs. of education; 1-yr. probation; guilty of violating a standard for the development or communication of a real estate appraisal or other provisions of the Uniform Standards of Professional Appraisal Practice and having failed to exercise reasonable diligence in developing an appraisal report. Effective 11/28/04.
Panama City	RZ 324	2004-05397	John G. Newberry, Jr.	Panama City: John G. Newberry, Jr.; Certified General; Fined \$1000.00 plus costs; 12-mth. probation; 7 additional hours of continuing education related to sales comparison approach during probation; guilty of failing to exercise reasonable diligence in developing an appraisal report, violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(a), (b) and (c), 1-2(a), (b), and (f), 1-4(a) and (c), and 2-1(b)(viii) and (xi), Ethics - Record Keeping, Competency Rule, Departure Rule or other provision of Uniform Standards of Professional Appraisal Practice. Effective 11/30/04.

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Panama City Beach	RZ 2204	200403672	Robert L. Brooks	Panama City Beach: Robert L. Brooks; Certified General; Fined \$2000 plus costs; 30-day suspension; 6-mos. Probation; 3 hrs. of business ethics during probation; violated a standard for the development or communication of a real estate appraisal, specifically 1-1(c), 2-3, and Ethic Rule-Record Keeping, or other provisions of USPAP. Effective 8/16/04.
Pembroke Pines	RI 4162	2004-04269	Sonia Alvarez	Pembroke Pines: Sonia Alvarez; Registered Trainee; Revoked effective 10/20/04; guilty of having violated a lawful order of the FREAB.
Pembroke Pines	RI 4162	2004-04268	Sonia Alvarez	Pembroke Pines: Sonia Alvarez; Registered Trainee; Revoked effective 10/20/04; guilty of receiving payment directly without going through her supervisor; dishonest conduct, culpable negligence, or breach of trust in any business transaction; failure to comply with a final order; and having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of course of conduct or practice which shows that she is incompetent, negligent, dishonest, or untruthful to an extent that those with whom she may sustain a confidential relationship may not safely do so.
Pensacola	RZ 2173	2004-02777	Michael Miragliotta	Pensacola: Michael Miragliotta; Certified General; Fined \$2000.00 plus costs; 1-yr. Probation; 14-hrs of continuing education; guilty of violating a standard for the development or communication of a real estate appraisal, specifically 1 and 2, or other provision of the USPAP; failed to exercise reasonable diligence in developing an appraisal. Effective 8/6/04.
Pensacola	RI 1767	2004-04280	Herman E. Tharp	Pensacola: Herman E. Tharp; Registered Trainee; costs of \$125.40; guilty of having been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the activities of a registered assistance appraiser or licensed or certified appraiser, or which involves moral turpitude or fraudulent or dishonest conduct. Effective 10/20/04.
Port Orange	RZ 218	2004-02131	Constance A. Gallagher	Port Orange: Constance A. Gallagher; Certified General; Fined \$1000.00; 6-mos. probation; attendance at two FREAB general meetings; admitted to having published an incomplete appraisal report, in violation of the Uniform Standards of Professional Appraisal Practice (USPAP). Effective 6/7/04.

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CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Port St. Joe	RI 5193	2004-01725	Karen Ann Borden	Port St. Joe: Karen Ann Borden; Registered Trainee; Costs; 6 mos. Probation; 15-hr USPAP and 30-hr residential appraisal course; guilty of misrepresentation, concealment, culpable negligence, or breach of trust in any business transaction; violated a standard for the development or communication of a real estate appraisal or other provision of USPAP; and failed to exercise reasonable diligence in developing an appraisal report. Effective 5/7/04.
Port St. Joe	RD 3197	2004-01724	Thomas G. Mays	Port St. Joe: Thomas G. Mays; Certified Residential; Fined \$1000.00; 1-yr. probation; 15-hrs of Uniform Standards of Professional Practice; violated a standard for the development or communication of a real estate appraisal in so far as the Respondent failed or refused to explain or analyze any renovation to support the difference between the actual age and effective age. Effective 5/7/04.
Port St. Joe	RI 6070	2004-02132	Sandra Kay Smock	Port St. Joe: Sandra Kay Smock; Registered Trainee; Fined \$1000.00 plus costs; 1-yr. probation; 15-hr USPAP course; violated a standard for the development or communication of a real estate appraisal in so far as the Respondent failed or refused to explain or analyze any renovation to support the difference between the actual age and effective age. Effective 6/07/04.
Sanford	RD 1064	2004-05402	Wade H. Singletary, III	Sanford: Wade H. Singletary, III; Certified Residential; Fined \$1500.00 plus costs; 2-yr. suspension; 2-yr. probation; 15 hrs. of USPAP continuing education and 3 hrs. of ethics during probation; violated a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice, failed to exercise reasonable diligence in developing an appraisal report and guilty of having been found guilty, for a second time, of any misconduct that warrants disciplinary action, or has been found guilty of a course of conduct or practice which show that he is incompetent, negligent, dishonest, or untruthful to an extent that those with whom he may sustain a confidential relationship may not safely do so. Effective 11/30/04.
Sarasota	RZ 1526	2004-05387	Thomas Mark Amon	Sarasota: Thomas Mark Amon; Certified General; Fined \$2000 plus costs; 20-day suspension; 1-yr. probation; 30 hrs. of appraisal education; attendance at two (2) FREAB general meetings; violated a standard provision of USPAP and failed to exercise reasonable diligence as reviewer in developing an appraisal report. Effective 12/30/04.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Sarasota	RD 1455	2004-05395	Gerald Kabodel	Sarasota: Gerald Kabodel; Certified Residential; Fined \$1000.00 plus costs; 12-mth. probation; complete ABI & ABII course during probation; failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal specifically 1-1(b) and (c), 1-5(a) and (b), 2-1(a), (b) and (c), and violated a standard for the development or communication of a real estate appraisal specifically Ethics-Competency Rule. Effective 11/30/04.
Silver Springs	RI 7474	2005-001465	Brian Heath Garrison	Silver Springs: Brian Heath Garrison; Registered Trainee; Fined \$500; 18-mos. Probation; guilty of having failed to exercise reasonable diligence in developing an appraisal report; violated a standard for the development or communication of a real estate appraisal, specifically Standards 1 and 2, Ethics Rule, Departure rule and Competency Rule, or other provision of USPAP; guilty of culpable negligence or breach of trust in a business transaction; and guilty of being supervised by a supervisory appraiser not located in or a county contiguous to the county where the supervisor's office is registered with the Department. Effective 1/12/05.
South Miami	RI 7398	2004-05389	Steven Julio Batista	South Miami: Steven Julio Batista; Fined \$1000; attendance at two (2) FREAB general meetings; guilty of not having informed the FREAB in writing within 30 days of having pled guilty or nolo contendere to, or having been convicted or found guilty of any felony. Effective 11/30/04.
St. Petersburg	RD 3570	2004-05392	Richard Joseph DiPietra	St. Petersburg: Richard Joseph DiPietra; Certified Residential; Fined \$1500.00; 30-day suspension; 1-yr. probation; 15 hrs. of continuing education; guilty of culpable negligence, or breach of trust in any business transaction and violated a standard for the development or communication of a real estate appraisal, specifically Standard 1-1(a), (b), and (c), Ethics-Record Keeping, or other provision of Uniform Standards of Professional Appraisal Practice in violation of Section 475.624(14), Florida Statutes. Effective 11/30/04.
Sunrise	RD 1958	2004-04272	Anthony L. Bensman	Sunrise: Anthony L. Bensman; Certified Residential; Fined \$1500; 1-yr. probation; 30 hrs. of education; guilty of not having informed the Florida Real Estate Appraisal Board in writing within thirty (30) days of having pled guilty or nolo contendere to, or having been convicted or found guilty of any felony. Effective 10/20/04.

RI: Registered Trainee

RH: Licensed

RD: Certified Residential

RZ: Certified General

For a copy of the Final Order contact the Agency Clerk's Office at (850) 921-0342

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Tallahassee	RD 783	2003-01988	Richard John DeLuca	Tallahassee: Richard John DeLuca; Certified Residential; Revoked effective 5/21/04; guilty of violating a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; failing to exercise reasonable diligence in developing an appraisal report; fraud, misrepresentation, concealment, false promises, false pretenses, dishonest conduct, culpable negligence, or breach of trust in any business transaction; violating a duty imposed by law, 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, or having interfered with, intimidated, or offered any bribe to a member of the board or any of its employees or any person who is, or is expected to be, a witness in any investigation or proceeding relating to violations of Chapter 475, Florida Statutes and failing to maintain records.
Tampa	RD 114	2004-01177	Paul P. Jackson	Tampa: Paul P. Jackson; Certified Residential; 6-mos. Suspension; Fined \$1000.00; violated a standard for the development or communication of a real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; guilty of having failed to exercise reasonable diligence in developing an appraisal report and culpable negligence or breach of trust in a business transaction. Effective 04/28/04.
Tampa	RI 9368	2005-00156	Michael D. Janisch	Tampa: Michael D. Janisch; Fined \$1800 plus costs; 30-day suspension; 1-yr. Probation; attend two (2) full FREAB general meetings; obtained a license by means of knowingly submitting false information or engaging in misrepresentation; and failed to comply with the requirements of Rule 61J1-3.001, F.A.C. Effective 1/13/05.
Valparaiso	RD 3060	2004-04818	Donald G. Plummer	Valparaiso: Donald G. Plummer; Certified Residential; Fined \$1000; 6-mos. probation; 7-hr. education course; guilty of failing to retain, for at least five years, original or true copies of any contracts engaging in the appraiser's services, appraisal reports, and supporting data assembled and formulated by the appraiser in preparing appraisal reports; violating a standard for the development or communication of a real estate appraisal or other provisions of the Uniform Standards of Professional Appraisal Practice; failing to exercise reasonable diligence in developing an appraisal report; and guilty of culpable negligence in any business transaction. Effective 11/28/04.

CITY	LICENSE	FINAL ORDER # (BPR-)	NAME	VIOLATION AND DISCIPLINARY ACTION
Welaka	RI 5222	2004-01178	Kimberly K. Green	Welaka: Kimberly K. Green; Registered Trainee; Fined \$1000.00; 6-mos. Probation; 8-hr. ethics course and 7-hr. course related to Manufactured Housing Appraisal; guilty of having failed to exercise reasonable diligence. Effective 03/29/04.
Winter Springs	RD 2949	2004-02779	David L. Musto	Winter Springs: David L. Musto; Certified Residential; Fined \$2500.00 plus costs; 1-yr probation; 30-hrs of education to include 15-hrs of USPAP; attendance at three FREAB general meetings; violated a standard for the development or communication of the real estate appraisal or other provision of the Uniform Standards of Professional Appraisal Practice; guilty of having failed to exercise reasonable diligence in developing an appraisal report; guilty of fraud, misrepresentation or concealment in developing an appraisal report. Effective 7/6/04.
Valdosta, GA	RD 3051	2004-01649	Dorsey Gordon	Valdosta, GA: Dorsey Gordon; Certified Residential; Voluntary Surrender of License for Revocation; effective 11/20/02.